

Case Officer: Katherine Daniels

Recommendation: Approval

Applicant: Mr Drew Patterson

Proposal: Discharge of condition 17 (overheating study) of 21/01227/F

Expiry Date: 27 October 2022

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. The application relates to the North West Bicester site, known as the Elmsbrook development, phases 3 and 4 of which are being constructed by Crest Nicholson. This is part of the Bicester Eco Town site.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. This is an application to discharge condition 17 of application 21/01227/F – overheating study. The following information has been submitted:

- Elmsbrook Ph4 replan - CIBSE TM59 Overheating Assessment

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

21/01227/F – A full planning application for 57 dwellings and associated infrastructure. Permitted.

4. RESPONSE TO CONSULTATION

4.1 Bioregional – The evidence that the design of the dwellings is such that overheating risk is reduced and that heat island effects have been minimised is shown based on a preferable calculation methodology. Reasonable detail and information are provided on the overheating risk to discharge condition 17.

5. APPRAISAL

5.1 The proposal is for the discharge of condition 17 for overheating. The applicants have provided details, which our consultee (Bioregional) has no objection to, therefore the application can be approved. Worst case dwellings have been assessed and the study shows that providing a window specification with a g value of 0.50 is used, then the high risk of overheating would be mitigated.

6. RECOMMENDATION

That Planning Condition 17 of 21/01227/F be discharged based upon the following:

Condition 17

The details and recommendations contained within 'Residential Summer Overheating Analysis CIBSE TM59:2017' by AES Sustainability Consultants Dated March 2021 and Section 6 of AES 'Sustainability Statement' Dated April 2021.

Case Officer: Katherine Daniels

DATE: 9 October 2023

Checked By: Caroline Ford

DATE: 27 October 2023
