

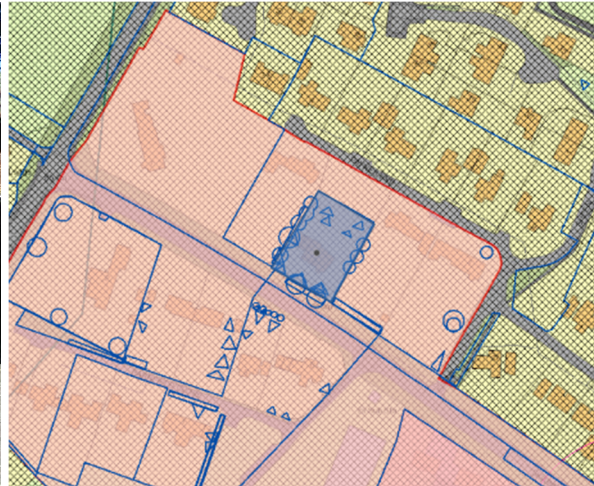
Case Officer: Jordan Campbell

Recommendation: Approve

Applicant: M Page Building Services Ltd c/o US Embassy

Proposal: Replacement garage.

Expiry Date: 19th September 2023



1. Relevant Features of the Site

This application relates to a two-storey detached property located within the built form of Bicester. Whilst the property is not a listed building, it is located within the RAF Bicester Conservation Area.

2. Description of Proposed Development

The applicant seeks Planning Permission to demolish the existing garage, and to erect a new garage on a similar footing.

Dimensions of the main dwelling: Width 13m, Depth 10m, Height 7.5m.

Dimensions of the existing garage: Width 3.2m, Depth 5m, Height 2.7m

Dimensions of the proposed garage: Width 5.4m, Depth 7.6m, Height 5.5m

There would be a covered link between the garage and dwellinghouse.

3. Relevant Planning History and Pre-Application Discussions

No Planning History or Pre-Application discussions are considered relevant to the current proposal.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **31 August 2023**, by advertisement in the Bicester Advertiser expiring **1**

September 2023 and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **1 September 2023**.

No comments have been raised by third parties.

5. Response to Consultation

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

Caversfield Parish Council - The Council has considered the application and has no comments or objections.

6. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2015)

- PSD1 – Presumption in favour of Sustainable Development
See page 36 of the CLP 2015 for full details.
- ESD 1 – Mitigating and Adapting to Climate Change
Seeks to incorporate suitable adaptations measures in new development to ensure that development is more resilient to climate change impacts. *See page 85 of the CLP 2015 for full details.*
- ESD15 - The Character of the Built and Historic Environment.
New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. Where development is in the vicinity of the District's distinctive natural or historic assets, delivering high quality design that compliments the asset will be essential. *See page 117 of the CLP 2015 for full details.*

Cherwell Local Plan 1996 (saved policies) – (CLP 1996)

- C23 -Retention of features contributing to character or appearance of a conservation area.
There is a presumption in favour of retaining buildings trees, walls and other features that make a positive contribution to the character and appearance of a conservation area. *See page 117 of the CLP 1996 for full details.*
- C28 – Layout, Design and External Appearance of New Development
New development required to have standards of layout, design and external appearance sympathetic to the character of the urban or rural context of that development. *See page 120 of the CLP 1996 for full details.*
- C30 – Design of New Residential Development
Development should be compatible to the scale of the existing dwelling, its curtilage and the character of the street scene. Development should also provide acceptable standards of amenity and privacy. *See page 120 of the CLP 1996 for full details.*

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- CDC Home Extensions and Alterations Design Guide (2007)

7. Appraisal

Design and impact on character of the area

- No.3 Skimmingdish Lane is a prominent feature within the street scene / locality and is clearly visible from the public domain.
- The proposed garage would be single storey, sited to the front of the property, and would be readily visible from the public domain.
- The proposed garage and link is on an appropriate scale and the pitched roof form and materials, facing brickwork, roof tiles, white uPVC doors, would be to match that of the original dwelling. The catslide link would have a limited impact on the streetscene and would be replace a larger existing link.
- Overall, it is considered that the proposed development would not result in a detrimental impact to the character and appearance of the RAF Bicester Conservation Area.

Conclusion: Acceptable

Residential amenity

- When assessed against the amenity of all of the adjoining neighbouring properties, it is considered due to the design, scale, and siting of the proposed development, and due to the site's orientation / spatial relationship with the surrounding properties, that the proposed development would not result in any adverse impact to the degree of amenity currently enjoyed by the residents of the adjoining neighbours, in terms of loss of light, loss of outlook, or loss of privacy.

Conclusion: Acceptable

Highway safety

- No additional bedrooms would be added to the property as a result of the proposed development, nor would the proposed works involve the loss of any existing on-site parking that would count towards the total. Indeed unlike its replacement the current garage has substandard dimensions and does not count as a parking space. Thus, the proposal would not result in any adverse impact on the safety or convenience of the local highway network.

Conclusion: Acceptable

8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, does not identify any material planning issues which compromise the acceptability of this application. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

9. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans:

- Proposed In Context Plans and Elevation – Drawing No. 02523-HBA-DR-A-005, Revision B
- Proposed Site Plan – Drawing No. 02523-HBA-DR-A-004, Revision A

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Case Officer: Jordan Campbell

DATE: 24/08/2023

Checked By: Paul Ihringer

DATE: 4/9/23
