

Case Officer: Tomaz Akhter

Recommendation: Approval

Applicant: Marat Lutfullin

Proposal: Addition of 2 x fume extract ducts on roof. Erection of external gas storage cage.

Expiry Date: 14 February 2024



1. DESCRIPTION OF PROPOSED DEVELOPMENT

The applicant seeks planning permission for the addition of two flume extract ducts to the roof. Works also include the erection of eternal gas storage cage to the northern facing elevation.

2. RELEVANT PLANNING HISTORY

There is no planning history directly relevant to the proposal

3. PRE-APPLICATION DISCUSSIONS

No pre-application discussions have taken place with regard to this proposal

4. RESPONSE TO PUBLICITY

This application has been publicised by way of a Site Notice displayed near the site, expiring **24 January 2024** 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 **24 January 2024**.

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.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

Kidlington Parish Council – no comments made

STATUTORY CONSULTEES

Environmental Health – no comments

6. RELEVANT PLANNING POLICY AND GUIDANCE

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- ESD15 - The Character of the Built and Historic Environment
- SLE1 – Employment Development

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- ENV1 – Pollution

Other Material Planning Considerations

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

7. APPRAISAL

The key issues for consideration in this case are:

- Design, and impact on the character of the area
- Residential amenity

Design, and impact on the on the character of the area

The proposed works include two duct extractors to the existing building which would be located upon the roof of the application site, as such it would be a relatively prominent addition given the nature of the location it is deemed that it would have limited impact upon the appearance of the character of the area.

The proposal also includes the installation of external gas storage to the northern elevation of the application site. Although, this would be situated to the front of the building, other buildings at the technology park employ similar additions. As such, it would be hard to refuse planning permission on this basis.

Amenity

There are no residential properties in close proximity. The Environmental Health Officer has raised no issue about the proposed gas storage and the extractor in relation to Noise, odour, air quality, land contamination and light. As such it is concluded that there would be no harm to any environmental amenity.

8. PLANNING BALANCE AND CONCLUSION

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.

The proposal would be an acceptable addition to the existing business unit with any harm to the visual amenities of the area being more than mitigated by helping to support an existing industrial employer in accordance with Policy SLE1.

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 application forms and the following plans and documents:

- Block Plan: P23056.06-A
- Proposed Elevations 01 - North & West Elevations: P23056.03-F
- Proposed Elevations 02 - South & East Elevations: P23056.04-G
- Site Location Plan: P23056.05-B

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: Tomaz Akhter

DATE: 13/02/2024

Checked By: Paul Ihringer

DATE: 14/2/24
