

Case Officer: George Smith

Recommendation: Approve

Applicant: Mr Peter Hesketh

Proposal: Certificate of Lawfulness of Proposed Development for the replacement of the external doors to the premises

Expiry Date: 7 May 2021

Extension of Time:

1. APPLICATION SITE AND LOCALITY

1.1. The application relates to Bicester Bowls Club, located to the south of Garth Park. The building is single storey, externally faced in render. The site is accessed via London Road. The site lies in the built form of Bicester, and within a designated Conservation Area, but no building within the site is a listed building. The site is bounded by residential properties to the west, the tennis club to the south, a railway line to the south and east and Garth Park to the north.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The applicant seeks a lawful development certificate in relation to the replacement of 5 doors at Bicester Bowls Club. The existing wooden doors would be replaced by uPVC doors.

3. RELEVANT PLANNING HISTORY

3.1. There is no planning history directly relevant to the proposal.

4. PRE-APPLICATION DISCUSSIONS

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

5. RELEVANT PLANNING POLICY AND GUIDANCE

- (General Permitted Development) (England) Order 2015
- Planning Practice Guidance (PPG)

6. APPRAISAL

6.1. The proposal seeks to replace existing wooden doors, not of any significance and falling into disrepair. New uPVC doors are proposed, of a different material to the existing doors and of a different appearance. However, they would match in style and material to the existing windows in the building. On this basis, Officers are satisfied in this instance that that the replacement doors would be of a sufficiently similar appearance to materials used in the existing building so as to be permitted development.

7. PLANNING BALANCE AND CONCLUSION

7.1. The proposal as detailed in the information submitted with the application is permitted development

8. RECOMMENDATION

Permitted Development

FIRST SCHEDULE

1) The replacement of the external doors to the premises, in accordance with the "Bicester UPVC Direct" invoice, quote number: DQO22257.

SECOND SCHEDULE

2) Bicester Bowls Club The Garth Launton Road Bicester OX26 6PS

THIRD SCHEDULE

3) The proposal is permitted development under the (General Permitted Development) (England) Order 2015 (as amended).

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DATE: 07.05.2021

Checked By: Nathanael Stock

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