

ABG/400/6 - Greene King Pub Co
Erection of 4 cone canopies to garden/patio. Alterations to porch flat roof.
The Boundary House, 69 Oxford Road, Abingdon, OX14 2AA.

1.0 **The Proposal**

1.1 This application is for the erection of four cone canopies linked to the front entrance porch by extending the existing flat roof. The canopy structure will provide a covered open sided smoking area within the existing beer garden. **Appendix 1** is the Design and Access Statement.

1.2 **Appendix 2** are a site location and block plan, and **Appendix 3** details the elevation and floor plans.

1.3 The application comes to Committee because of objections received from Abingdon Town Council.

2.0 **Planning History**

2.1 None relevant.

3.0 **Planning Policies**

3.1 Policies DC1 and DC9 of the adopted Local Plan require all new development to achieve a high standard of design, and not cause harm to neighbours.

4.0 **Consultations**

4.1 Abingdon Town Council objects:

“Contrary to Policies DC1 and DC2 of the of the Vale’s Adopted Local Plan 2011, as adjacent to a conservation area. It was hoped that patio heaters would not be erected as wasteful use of energy.”

4.2 Two letters of objection have been received - concerns include:

- * Use of patio heaters (N.B patio heaters do not require planning permission)
- * incongruous
- * visually intrusive
- * unneighbourly

4.3 The County Engineer raises no objection.

5.0 **Officer Comments**

5.1 The main issues to consider in determining this application are:

- (i) whether the proposed development would have a harmful impact on the character and appearance of the area;
- (ii) whether the proposal would have a harmful impact on the amenities of neighbouring properties.

5.2 The Boundary House lies outside the Abingdon Northcourt Conservation Area; it is set well back from the Oxford Road and sits within mature landscaped gardens. The proposal is of lightweight construction with open sides, its dimensions are 5.9m wide, 5.9m long, with an eaves height of 2.2m rising to 3.2m at the cone’s pinnacle. As the proposal is located 18.5m away from Oxford Road it is not considered that a refusal based on harm to the character and appearance of the area could be justified.

5.3 The second issue is impact on neighbours. Concern has been expressed by the neighbouring property 67 Oxford Road. The objections are primarily on grounds of potential harm caused by visual intrusion – design and colour, noise and unneighbourliness. However, account needs to be taken of the existing patio area and beer garden, the proposal being located well within the site and the colour of the canopy – dark green – can be capable of being secured by condition. Your Officers therefore consider that the proposal does not cause any greater harm than the existing situation and refusal based on harm to neighbouring properties cannot be justified.

6.0 **Recommendation**

6.1 *That planning permission be granted subject to the following conditions:-*

1. *TL1 Time Limit – Full Application*
2. *The colour of the canopy shall be dark green*