

Case Officer: Gemma Magnuson

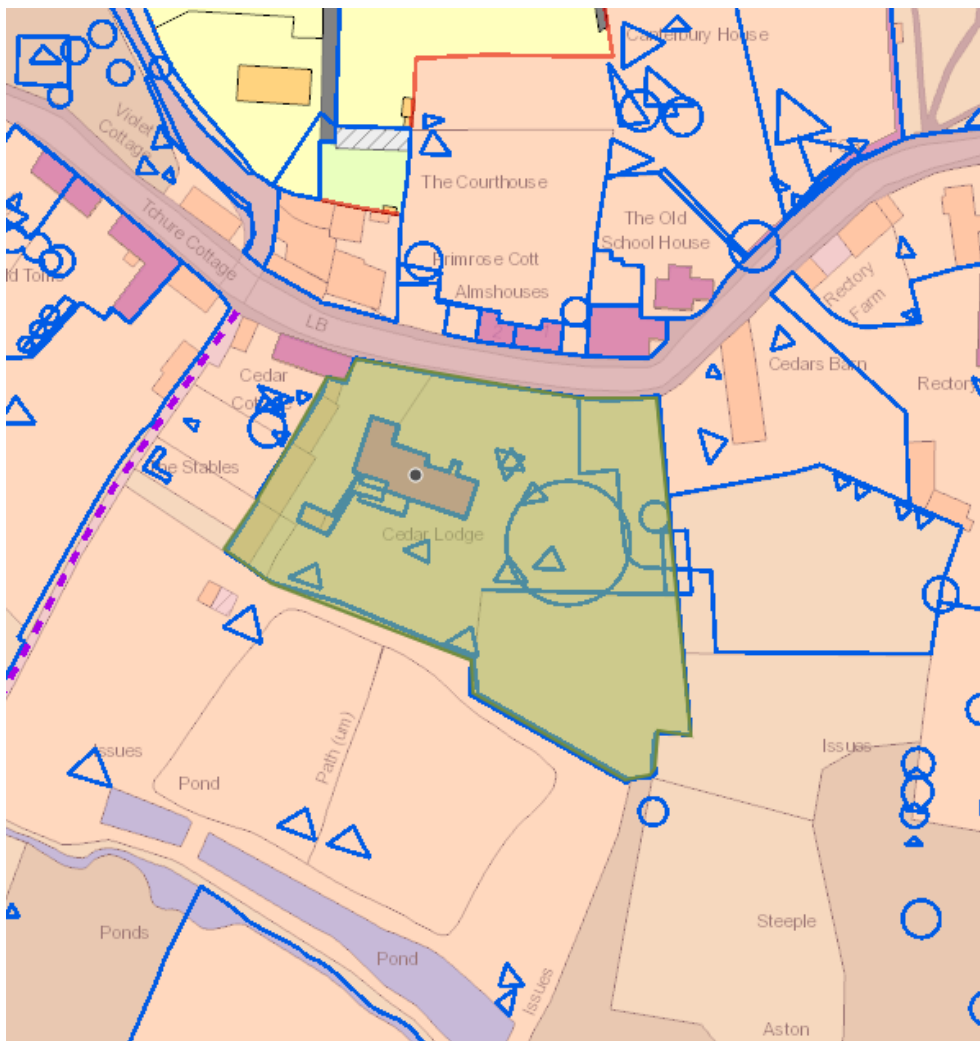
Recommendation: Permitted

Applicant: Mr & Mrs A Pasteur

Proposal: Change to one window in new extension as approved under application 19/00531/F

Expiry Date: 16 April 2020

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## 1. Relevant Features of the Site

AIRS - London Oxford Airport Development Height Safeguarding Zone, Development Consultation: London Oxford Airport - All Development Exceeding 45 M - Distance: 0

AIRW - Windfarm Development, Development Consultation: Consult NATS On ANY Windfarm Development (All District) - Distance: 0

WTUT - Water Utility Company, Water Utility: Thames Water - Distance: 0

PRNO - Oxon Protected and Notable Species, Common Name: Bluebell, Species Category: Higher Plants - Flowering Plants, Location: Steeple Aston SS Peter & Paul Churchyard - Distance: 7.89

PRNO - Oxon Protected and Notable Species, Common Name: Hoary Plantain, Species Category: Higher Plants - Flowering Plants, Location: Steeple Aston SS Peter & Paul Churchyard - Distance: 7.89

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 50.21

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 116.83

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 240.86

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 67.08

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 109.01

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 90.89

POND - Pond Mapping, Detail: Standing water - eutrophic - Distance: 48.42

ARCH - Archaeological Alert Area, Designation ID: DOX16887, Description: Steeple Aston historic core, Priority: Medium - Distance: 0

AQUI - Aquifer, Details: Groundwater Vulnerability (Aquifers) - MINOR - Distance: 0

BMVL - Best and Most Versatile Land, Category: 5 - Distance: 0

NDP - Neighbourhood Development Plan, Neighbourhood Area: Mid Cherwell, Status: Successful Referendum, March 2019 ' forms part of the Development Plan for Cherwell District, Details: Neighbourhood Plan Area, Policy Number: N/A - Distance: 0

NDP - Neighbourhood Development Plan, Neighbourhood Area: Mid Cherwell, Status: Successful Referendum, March 2019 ' forms part of the Development Plan for Cherwell District, Details: Settlement Area, Policy Number: PD1 - Settlement Area - Steeple Aston - Distance: 0

TPO - Tree Preservation Order, TPO Type: Individual TPO, Reference: 003/2001, Location: Trees at Cedar Lodge, North Side, Steeple Aston, Tree Description: Holm Oak, - Distance: 0

TPO - Tree Preservation Order, TPO Type: Individual TPO, Reference: 003/2001, Location: Trees at Cedar Lodge, North Side, Steeple Aston, Tree Description: Corsican Pine, - Distance: 0

ARSE - Naturally Elevated Arsenic, Ranking: LOW - Distance: 0

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ARSE - Naturally Elevated Arsenic, Ranking: LOW - Distance: 0

RADO - Radon, Percentage Chance: Percentage of homes at or above the Action Level (Class 6) Greater than 30% - Distance: 0

PUBF - Public Right of Way, Route Code: 364/9/10, Status: Public Footpath - Distance: 22.57

LIST - Listed Building, Grade: II, Name: THE OLD SCHOOL HOUSE, HE Ref: 1065957 - Distance: 17.78

LIST - Listed Building, Grade: II, Name: ALMSHOUSES, HE Ref: 1357429 - Distance: 8.11

LIST - Listed Building, Grade: II, Name: THE OLD SCHOOL, HE Ref: 1065958 - Distance: 7.7

LIST - Listed Building, Grade: II, Name: CEDAR COTTAGE, HE Ref: 1357430 - Distance: 0

LIST - Listed Building, Grade: II, Name: CEDAR LODGE, HE Ref: 1225927 - Distance: 0

CONA2 - Conservation Area, Name: Steeple Aston - Distance: 0

## 2. Description of Proposed Development

The application seeks planning permission to use a larger window to that approved within an extension to the dwelling. The original extension was approved on 16 May 2019. The window proposed for amendment is within the southern facing elevation and the window would be enlarged following the lowering of the cill.

### 3. Relevant Planning History

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

**Application: 19/00531/F** Permitted 17 May 2019

Removal of existing timber framed conservatory, internal alterations, new kitchen extension and the refurbishment of an existing potting shed to form a new garden studio.

**Application: 19/00532/LB** Permitted 17 May 2019

Removal of existing timber framed conservatory, internal alterations, new kitchen extension and the refurbishment of an existing potting shed to form a new garden studio.

**Application: 19/01418/DISC** Permitted 25 November 2020

Discharge of condition 4 (biodiversity enhancements), 5 (schedule of materials) and 6 (Arboricultural Method Statement) of 19/00531/F

**Application: 19/01419/DISC** Permitted 25 November 2020

Discharge of condition 4 (schedule of materials), 5 (cross section and colour/finish), 7 (French drain details) and 8 (stone floor method statement) of 19/00532/LB

### 4. Pre-application Discussions

There have been no pre-application discussions specifically relating to the current proposal.

### 5. Response to Publicity

This application has been publicised by way of press notice, site notice and neighbour letter. The final date for comments was **31 March 2020**, although comments received after this date and before finalising this report have also been taken into account. No comments have been raised by third parties.

### 6. 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.

Steeple Aston Parish Council – no comments received.

Mid-Cherwell Neighbourhood Plan Forum – no comments received.

### 7. Relevant Policy and Guidance

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

- 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 2031 Part 1 for full details.

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

- 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.

#### Mid-Cherwell Neighbourhood Development Plan 2018-3031 Policies:

- PD4 – Protection of Important Views and Vistas  
Development should not harm to the Conservation Area and its setting, other heritage assets or historic street and village views and longer distance vistas. (See page 33)
- PD5 – Building and Site Design  
New development should be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment. Further, proposals should wherever possible include appropriate landscape mitigation measures to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the village and development affecting existing traditional stone walls should identify them on proposals drawings, and wherever possible retain and/or repair them using traditional techniques and materials. (See page 35)

#### 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)

## 8. Appraisal

### Design and impact on character of the area

The current application was submitted whilst two DISC applications (see refs: 19/01418/DISC & 19/01419/DISC) were being considered by the Local Planning Authority. These are relevant to the current case, as they related to the opening details for the approved extension (see refs: 19/00531/F & 19/00532/LB). The current case seeks to amend the cill height of one of the approved windows.

During the consideration of the DISC applications, the Conservation Officer raised concern regarding the use of standard double glazing with applied glazing bars. I raised this with the Agent on 03 February 2020, advising that the openings should consist of slimlite double glazing with integral glazing bars.

The agent advised on 06 February 2020 that the openings had already been installed. The current application was subsequently submitted and determination has been delayed pending the outcome of further consideration by the Conservation Officer. The COVID-19 pandemic has hampered the consideration of the

application; a meeting was due to be held on site on 18 March 2020 although this had to be cancelled until further notice.

As restrictions eased, I visited the site unaccompanied on 27 May 2020 and was able to confirm that the larger window proposed as part of the current application has been installed within the extension.

I received comments from the Conservation Officer on 11 September 2020 advising that *“In my view although the windows on the extension aren’t ideal and the Conservation Team would usually try to push for slimlite double glazing I am not sure that it is expedient to enforce those on the extension. The harm is more limited and reversible– (this is the second extension in this location since 2000) and the building is clearly read as a modern addition.”*

As a result, the opening details proposed as part of the DISC applications were approved on 25 November 2020.

The current application seeks to increase the size of the central window on the southern elevation through the lowering of the cill, although in other respects the opening is as approved as part of the DISC applications.

Conclusion: I consider that the lowered cill represents a minor alteration, in-keeping with the two door openings to either side, that does not harm the historic significance of the listed building, its setting, the setting of nearby listed buildings or the designated Conservation Area. Further, the window is discreetly positioned and does not detract from the visual amenities of the locality, all in accordance with the above Policies.

#### **Residential amenity**

The window is positioned in the southern facing elevation which does not directly overlook any neighbouring properties. Other existing windows also face toward this direction. The dimensions of the extension itself have not altered.

Conclusion: The development would not result in harm to the amenity or privacy currently enjoyed by neighbouring properties, in accordance with the above Policies.

## **9. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance set out in section 7, demonstrates that the altered window does not harm the historic significance of the listed building, its setting or those in the vicinity of the site. Further, the development would not harm the historic significance of the designated Conservation Area, the visual amenities of the wider locality or the amenity or privacy currently enjoyed by neighbouring properties. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

## **10. RECOMMENDATION**

That permission is granted, subject to the following conditions:

1. Except where otherwise stipulated by conditions attached to this permission, the development shall remain in accordance with the information contained within the application form and the following approved plans: Drg. No: 2018-1014-PL31, Mumford and Wood Ltd window details

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: Gemma Magnuson

DATE: 13 January 2021

Checked By: Paul Ihringer

DATE: 27/1/21

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