

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Mr Duncan Cardow

**Proposal:** Partial demolition of existing rear lobby and erection of a new extension

**Expiry Date:** 22 July 2020

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## 1. APPLICATION SITE AND LOCALITY

- 1.1. Duckets House is located on the east side of Paines Hill, Steeple Aston. It is part two and part single-storey semi-detached property constructed in stone with slate roof and within the designated Steeple Aston Conservation Area. The ground level slopes steeply from the south to the north of the site. Vehicular access to the property is via a gated entrance at the north of the building between Lidice (adjacent property) leading to an attached garage.
- 1.2. The area is characterised by semi-detached and terraced properties constructed predominately in stone and slate roofs set on the back edge of the footway.

## 2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks planning permission for the partial demolition of existing rear lobby and erection of a new extension.
- 2.2. The main alteration from the originally approved application is the addition of a small first floor extension over the approved extension to accommodate a small bathroom. The ground floor will also be connected to the main dwelling along the northern and eastern elevations.
- 2.3. The application relates to amended plans received 29.07.2020, referenced 175/05E and 175/07B which made the following changes to the original plans:
  - Pitched roof added above first floor bathroom extension following discussions between agent and planning officer.

## 3. RELEVANT PLANNING HISTORY

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

**Application: 17/01196/F**                      Permitted                      4 August 2017

Partial demolition of existing rear lobby and erection of a new extension

## 4. PRE-APPLICATION DISCUSSIONS

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

## 5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties

immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **29 June 2020**, although comments received after this date and before finalising this report have also been taken into account.

5.2. No comments have been raised by third parties.

## **6. RESPONSE TO CONSULTATION**

6.1. 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

6.2. **Steeple Aston Parish Council** – No comments received

### OTHER CONSULTEES

6.3. **Cherwell District Council Building Control** – Development would require a building regulations application

6.4. **Mid Cherwell Neighbourhood Plan Contact** – No comments received

## **7. RELEVANT PLANNING POLICY AND GUIDANCE**

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

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 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 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- C30 – Design of new residential development

### MID-CHERWELL NEIGHBOURHOOD PLAN

- PD5: Building and Site Design
- PH6: Parking facilities for Existing Dwellings

7.3. 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)
- Steeple Aston Conservation Area Appraisal (2014)

## 8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Design, and impact on the character of the area and conservation area
- Residential amenity
- Highway safety/parking provision

### Design and Impact on the Character of the Area and Conservation Area

- 8.2. Paragraph 124 of the NPPF states that: *'Good design is a key aspect of sustainable development'* and that it *'creates better places in which to live and work'*. This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *be designed to improve the quality and appearance of an area and the way it functions...contribute positively to an area's character and identity by creating or reinforcing local distinctiveness...(and) respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.*
- 8.3. Saved Policies C28 and C30 of the CLP 1996 reinforce this, with Policy C30(ii) stating: *that any proposal to extend an existing dwelling (should be) compatible with the scale of the existing dwelling, its curtilage and the character of the streetscene.*
- 8.4. The proposed extension would be to the rear of the application dwelling and would not be readily visible from the public domain, it is therefore considered that there would not be a significant impact on the character and appearance of the streetscene or the wider conservation area.
- 8.5. The ground floor element of the extension was largely approved under the previous application (Ref: 17/01196/F). During the appraisal of the original permission the extension was described as relating awkwardly with the original dwelling but was acceptable given that it would not be visible from outside of the application site. It is considered that the ground floor element proposed in this application is an improvement on what was proposed as it would neatly join with the eastern elevation of the dwelling without leaving a gap.
- 8.6. The proposed first floor extension over the single storey element would be relatively minor in scale in comparison to the ground floor. The originally proposed box form of the proposed extension was not desirable and was against the special character of the locally listed building and the Steeple Aston Conservation Area. Amended plans were sought and received which added a more appropriate pitch to the extension as well as the removal of the proposed timber cladding. The changes to the original scheme would allow the extension to have minimal impact on the character of this locally listed building.
- 8.7. The first floor extension would site below the eaves of the original dwelling and would therefore not cause significant disruption to the roof slope of the dwelling and would allow the original dwelling to be read, and so the general character of the site would be retained.
- 8.8. Given the similar nature of this application to what was previously approved, it is considered appropriate and necessary to impose the same conditions regarding the stone to be used for the elevations, the slate to be used for the roof and details for

the proposed windows to ensure that the materials respect and retain the original character of the dwelling and the surrounding Conservation Area.

- 8.9. Overall it is considered; subject to condition; that the proposed extension would accord with Policy ESD15 of the CLP 2031 Part 1, saved Policies C28 and C30 of the CLP 1996 and Policy PD5 of the Mid Cherwell Neighbourhood Plan in regard to its impact on the character and appearance of the streetscene and Steeple Aston Conservation Area and is considered acceptable in this respect.

#### Residential Amenity

- 8.10. Paragraph 127 of the NPPF includes, as a core planning principle, a requirement that planning should have a *high standard of amenity for all existing and future users*. This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*.
- 8.11. The Council's Home Extensions and Alterations Design Guide (2007) provides informal guidance on how the Council will assess proposed extensions to houses, including guidance on assessing the impact on neighbours. This includes assessing whether a proposed extension would extend beyond a line drawn at a 45° angle, as measured horizontally from the mid-point of the nearest habitable room window.
- 8.12. The original development was considered acceptable in respect to its impact on the residential amenity of the local area due to its scale and siting, it was considered that the proposal would not adversely affect the living conditions of neighbouring residents, either through loss of outlook, loss of light or through being overbearing or imposing.
- 8.13. Whilst the overall scale of the extension would be greater as a result of what is now proposed, it is not considered that there would be any additional harm caused to the amenity of the locality as the nearest neighbours are still a significant distance away and the increased height would not impact in terms of loss of light, loss of outlook or overbearing.
- 8.14. The additional windows to the upper floor element of the extension would serve a bathroom and not a principally habitable room and so levels of privacy within the locality would remain unaffected.
- 8.15. Overall it is considered that the development would not have a significant impact on the residential amenity within the locality and would therefore accord with Policy ESD15 of the CLP 2031 Part 1 and Policy PD5 of the Mid Cherwell Neighbourhood Plan.

#### Highway Safety/Parking Provision

- 8.16. Policy ESD15 of the CLP 2031 Part 1 states, amongst other matters, that new development proposals should: *be designed to deliver high quality safe...places to live and work in*. This is consistent with Paragraph 110 of the NPPF which states that: *developments should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles*.
- 8.17. The development would not result in the number of bedrooms at the property increasing and would not result in the loss of any area which is currently in use as off-street parking provision. It is therefore considered that the current levels of off-street parking provision are acceptable for a dwelling of this size, and it is unlikely

that the development would adversely impact on the safety of the local highway network.

- 8.18. It is therefore considered that the development would accord with Policy ESD15 of the CLP 2031 Part 1 and Policy PH6 of the Mid Cherwell Neighbourhood Plan in respect to its impact on the safety of the local highway network and is acceptable in this respect.

## **9. PLANNING BALANCE AND CONCLUSION**

- 9.1. For the reasons set out in this report, the proposal complies with the relevant Development Plan policies and guidance listed at section 7 of this report, and so is considered to be sustainable development. In accordance with Paragraph 11 of the NPPF, permission should therefore be granted.

## **10. 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: Drawing Numbers 175/01, 175/05 Rev E, 175/06 and 175/07 Rev 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.

3. Prior to development above slab level of the development hereby approved, a stone sample panel (minimum 1m<sup>2</sup> in size) shall be constructed on site in to match the stonework on the existing building and showing the mortar to be used in the stonework and any repointing, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the development above slab level of the development hereby approved, samples of the slate and details of the flat roof material to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved and retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development

and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Notwithstanding the details submitted, and prior to the development above slab level of the development above slab level, joinery details of the doors and windows at a scale of 1:20 including a cross section and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details. The windows shall be flush casement timber windows.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Lewis Knox

DATE: 17.08.2020

Checked By: Paul Ihringer

DATE: 21/8/20

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