

**Case Officer:** Emma Whitley

**Recommendation:** Approve

**Applicant:** Mr and Mrs David Barrie

**Proposal:** Erection of single storey rear extension

**Expiry Date:** 31 December 2021

---



- Not a listed building
- Not situated within a designated conservation area

## 1. Description of Proposed Development

The applicant seeks planning permission for a single storey rear extension. The proposal involves 1no roof light above the flat roof of the proposal. The applicant has confirmed that materials would match the existing dwelling.

## 2. Relevant Planning History and Pre-Application Discussions

The following Planning History and Pre-Application discussions are considered relevant to the current proposal.

16/00193/REM – Reserved matters application to 06/00967/OUT - Access, layout, scale, landscaping and appearance of proposed dwelling on parcel KM5 comprising of 90 No. dwellings. *Application Permitted 8 June 2016.*

Permitted development rights with regards to means of enclosure between the dwelling and highway were removed by way of condition 19 of the 2016 planning permission.

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

## 3. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **15 December 2021** 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 **15 December 2021**.

No comments have been raised by third parties.

## 4. 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.

Bicester Town Council – No objections.

Building Control (CDC) – No objections. Comments: proposed sedum roof would require a building regulations application.

## 5. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2015)

- PSD1 – Presumption in favour of Sustainable Development  
When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. *See page 36 of the CLP 2015 for full details.*
- 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 2015 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.*

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)

## 6. Appraisal

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

The proposal would not be visible from the public realm. Whilst the inclusion of a flat roof is not considered ideal and is advised against within the CDC Home Extensions and Alterations Design Guide (2007), given that the proposal would be situated to the rear of the dwelling and not readily visible it would not cause demonstrable harm to the character of the area. Some benefit is gained through the use of materials to match the existing dwelling.

Conclusion: Acceptable in this regard.

### **Residential amenity**

The proposal would not breach the 45-degree line (a guide to assessing impact) with regards to either adjacent neighbour (Nos. 22 and 26 Epsom Way) and would not result in detrimental impact to the amenities of these neighbours either by reason of loss of outlook, light or privacy.

The neighbour to the east (37 Epsom Way) would be screened by the existing dwelling.

No. 86 Fontwell Road would be situated approximately 20m from the proposal and, given that the proposal is single storey in scale which would largely be screened by the existing boundary treatment, would not significantly impact on the neighbour. Further, the extension would only protrude by an additional 0.7m from the existing rear elevation, and as such the impact would be of a similar (acceptable) level from the existing.

Conclusion: Acceptable in this regard.

### **Highway safety**

The proposal would not encroach on the retained parking provision and does not include an additional bedroom. The parking provision is therefore considered commensurate for a dwelling of this size and in this location.

Conclusion: Acceptable in this regard.

## **7. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance set out in section 6, does not identify any material planning issues which compromise the acceptability of this application. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

## **8. 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 BAR-R-01 (Site Location and Block Plans and Existing Plans/Elevations) and BAR-PL-02 (Proposed Elevations and Plans).

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: Emma Whitley

DATE: 22/12/21

Checked By: Nathanael Stock

DATE: 29.12.2021

---