

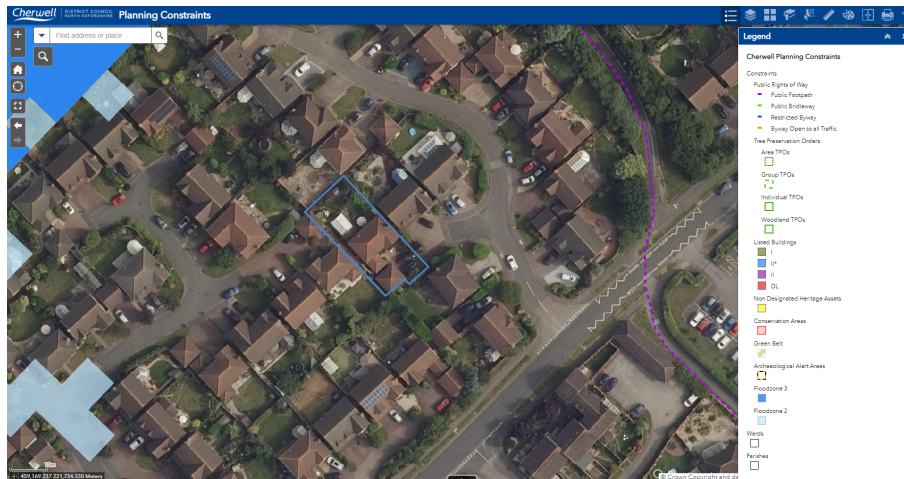
Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr and Mrs Haines

Proposal: Single storey rear extension to replace conservatory

Expiry Date: 16 February 2022



- Not listed
- Not situated within a designated conservation area

## 1. Description of Proposed Development

The applicant seeks planning permission for a single storey rear extension, which would replace the existing conservatory. The extension would measure 4.6m (depth) x 3.82m (width) with a maximum roof ridge height of 3.3m and eaves height of 2.45m. The roof ridge height would be increased by approximately 0.1m from the existing conservatory. 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.

94/00312/S – Residential development (164 No. two storey dwellings and associated roads) (as amended by layout plans Dwg. Nos. 51/6A and 51/7 received 30.8.94). *Application Permitted 21 November 1994.*

98/01568/F – Erection of white uPVC sun lounge to rear of property. *Application Permitted 8 December 1998.*

Permitted development rights have been removed with regards to garage conversions, means of enclosure between the dwelling and the highway, extensions and new openings by way of conditions 13 to 16 respectively of the 1994 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 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 **25 January 2022**.

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 comments or objections received at the time of drafting the report.

Building Control (CDC) – No comments or objections received at the time of drafting the report.

### 5. Relevant Policy and Guidance

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

- 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 2031 Part 1 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 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.*

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 proposed development would be located to the rear of the property and would not be visible from the public realm, and therefore would have no impact on the streetscene.

The width of the extension matches the existing conservatory but would extend further than the existing conservatory, and therefore the scale in this regard is considered to be acceptable. The significant difference in the application to what has previously been allowed at the property is the increase in the height of the proposal. While the height is considerably taller than the boundary and the current conservatory structure seen, the overall design of the materials used is considered to be in keeping with the existing locally listed building. While flat roof extensions are not normally encouraged, as this would be to the rear and therefore not visible from the public domain, it is not considered to cause significant harm on this occasion.

For these reasons, it is therefore considered that the proposal is acceptable in terms of design and impact on the character of the area, and thus accords with Government guidance contained within the NPPF and saved Policies C28 and C30 of the Cherwell Local Plan 1996 and policy ESD15 in the Cherwell Local Plan 2011-2031 Part 1.

### Residential amenity

Whilst the bulk of the extension is deep, there would be no additional harm to adjacent neighbours as a result of the proposal.

For the above reasons it is therefore considered that the proposed development would not result in a detrimental impact to amenities of the neighbouring properties, and therefore complies with saved Policy C30 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

### Highway safety

The proposals would not encroach on the retained parking provision.

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: Site Location Plan, Block Plan and drawing numbers 21-BT-2 (Proposed Ground Floor Plans) and 21-BT-4 (Proposed Elevations).

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: 11/02/22

Checked By: Paul Ihringer

DATE: 16/2/22

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