

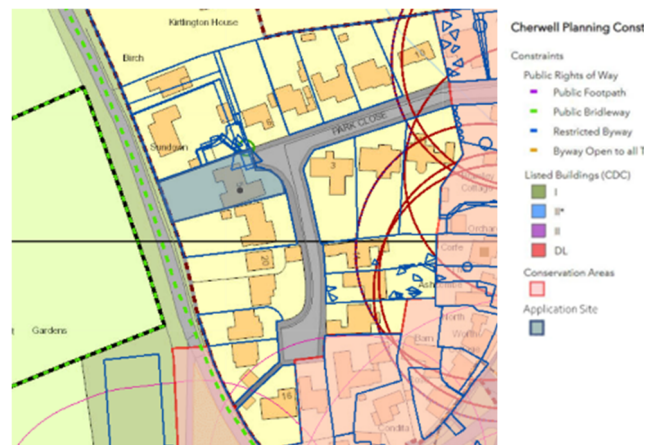
Case Officer: Jordan Campbell

Recommendation: Approve

Applicant: Samantha Nicol

Proposal: Single storey rear extension, new front dormer, alterations to front elevation and internal modifications

Expiry Date: 28th August 2023



1. Relevant Features of the Site

This application relates to a single storey property located within the built form of Kirtlington. The property is not a Listed Building, nor is it located within a designated Conservation Area. A Public Right of Way, Route Code: 270/4/40, Status: Bridleway, runs along the property's rear boundary.

TPO - Tree Preservation Order, TPO Type: Individual TPO, Reference: 018/2005, Location: Walnut tree at Sundown, Crowcastle Lane, Kirtlington, Kirtlington, Tree Description: Walnut - Distance: 0

2. Description of Proposed Development

The applicant seeks Planning Permission to erect a single storey rear infill extension; to install a dormer to the original dwelling's front roof slope; to install x2 rooflights to the property's front roof slope; x1 new ground floor window to the property's East side elevation; to alter the original dwelling's principal elevation; to remove the property's sole chimney; to install a new log burner flue.

Dimensions of the original dwelling: Width 14.7m, Depth 17.3m, Height 5.9m

Dimensions of the proposed rear extension: Width 6.5m, Depth 3m, Height 2.9m

Dimensions of the proposed dormer: Width 2.9m, Depth 1.9m, Height 1.6m

Height of the proposed flue, 5.6m, 0.3m below the property's ridge line.

3. Relevant Planning History and Pre-Application Discussions

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

Application number: 06/02368/F

Proposal: Single storey front extension

Decision: Permitted

Decision Issued Date: 24/01/2007.

Application number: 08/01004/F

Proposal: Alterations and extensions to existing dwelling including raised roof height (as amended by plans received 23/06/08)

Decision: Permitted

Decision Issued Date: 18/09/2008.

Application number: 15/00561/F

Proposal: Erection of single storey front and rear extensions (to include living accommodation in roof space of front extension) and dormer window

Decision: Permitted

Decision Issued Date: 01/06/2015.

Application number: 14/01387/F

Proposal: Demolition of existing single storey rear extension and bay window. Erection of single storey rear and front extensions, together with replacement bay window

Decision: Permitted

Decision Issued Date: 30/10/2014.

4. Response to Publicity

This application has been publicised by way of advertisement in the Bicester Advertiser expiring **10 August 2023** 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 **10 August 2023**.

No comments have been raised by third parties.

5. 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.

Kirtlington Parish Council – No Objection. The small extension to 5 Park Close appears to be mainly internal rearrangement work with a small infill extension. There are some external material changes but no elevational increases.

6. 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.*
- **ESD 1 – Mitigating and Adapting to Climate Change**
Seeks to incorporate suitable adaptations measures in new development to ensure that development is more resilient to climate change impacts. *See page 85 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.*

Mid-Cherwell Neighbourhood Plan 2018-2031

- **PD4 - Protection of important views and vistas**
Development proposals within the plan area must demonstrate sensitivity to the important views and vistas described in Table 4 and illustrated by photographs in the documents referred to in that Table, by including an assessment of the significance of the views and the effect of the proposed development on them. Proposals which cause significant harm to any of these views will only be acceptable where the benefits of the proposal clearly outweigh any harm.
- **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.
- **PH6 - Parking facilities for existing dwellings**
Applications to alter or extend an existing dwelling that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained on site is satisfactory and will not exacerbate existing difficulties with on-street parking in the locality.

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)

7. Appraisal

Design and impact on character of the area

- No.5 Park Close is a prominent feature within the street scene, and is readily visible from the public domain. The property is merely set back 6m from the road edge, and is only partially screened by hedging to the front, running along the property's front common boundary.
- The proposed single storey rear infill extension would not be visible from the public domain, as it would be fully screened behind the host dwelling. Thus, the proposed development would not result in any adverse impact to the character of the locality.
- Moreover, No.5 Park Close has benefited from a single storey front extension and flat roofed rear dormer externally finished in grey timber cladding. Thus, the proposed rear infill extension's form and grey timber cladding would not result in any notable adverse impact to the site's visual amenity, and would respect the context.
- The proposed rear extension would be adequately subservient by virtue of being sited to the rear and stepped down 3m from the ridge line of the main dwelling.
- Whilst the proposed box dormer to the main dwelling's front roof slope would be clearly visible from the public domain, any adverse impact to the character of the site or locality from the proposed box dormer would be somewhat mitigated through the proposed dormer being set down 0.5m from the ridge line of the main dwelling and in from the eaves, and due to the dormer's moderate scale, as the proposed dormer would not result in making the property appear visually top-heavy.
- The proposed grey timber cladding to the main dwelling's principal elevation, whilst unfortunate, would respect the context, and as such would not result in any notable adverse impact to the character of the site or locality. It would not set a precedent for other dwellings in the vicinity to carry out similar works.

Conclusion: Acceptable

Residential amenity

- The degree of amenity currently enjoyed by the residents of all the adjoining neighbouring properties would not be materially affected by the proposed development, due to No.5 Park Close's spatial relationship with the adjoining properties, and due to the design, scale and siting of the proposed rear extension.
- Overall, the proposal would not result in any notable loss of daylight, loss of privacy, or loss of outlook.
- The proposed flue does not require planning permission. Any potential impact on the neighbouring residents would be addressed as part of a building regulations application.

Conclusion: Acceptable

Highway safety

- The proposed development would result in the property's total number of bedrooms being reduced from x4 to x3.
- Moreover, the proposed development would not result in the alteration of the property's existing onsite parking arrangements. #
- Overall, the proposed development would not result in any adverse impact on the safety or convenience of the local highway network.

Conclusion: Acceptable

8. 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.

9. 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:

- Proposed Elevations: Drawing No.130, Revision A.
- Proposed Floor Plans: Drawing No.P102, Revision A

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: Jordan Campbell

DATE: 24/08/2023

Checked By: Paul Ihringer

DATE: 25/8/23
