

**Faraday House, Woodway Road, Sibford Ferris,
Oxfordshire, OX15 5RF**

23/02719/F

Case Officer: Jordan Campbell

Recommendation: Refuse

Applicant: Andrew & Claire Evans

Proposal: Installation of external render system and stone cladding to existing house. Facing of the existing extension and garage in stone, externally insulating, re-roofing and creating new openings. The addition of a new garage building on the site of an old large shed.

Expiry Date: 27th November 2023



1. Relevant Features of the Site

This application relates to a two-storey detached dwelling located within the built form of Sibford Ferris. The dwelling is not a Listed Building, nor is the site located within a designated Conservation Area.

PRNO - Oxon Protected and Notable Species, Common Name: Swift, Species Category: Birds, Location: Woodway Road, Sibford Ferris, OX15 5RF - Distance: 0

SWIFT - Swift Record, Species: Swift, Location: Woodway Road, Sibford Ferris, OX15 5RF, Record Type: field record, Record Date: 16/05/2018 - Distance: 0

2. Description of Proposed Development

The applicant seeks Planning Permission to externally face the main dwelling in a combination of render (first floor) and stone (ground floor); to replace the existing front porch canopy; to undertake refurbishment works to the existing side link extension and garage, which would involve the conversion of the garage into an office / lough, externally facing the extension in stone, re-roofing, and creating new openings; to demolish the existing greenhouse; to carry out minor landscaping works to the front of the existing side link extension, creating a set of steps; and to erect a new single storey detached garage on the site of a former workshop / shed.

Planning Permission was previously granted (21/01277/F) for the installation of an exterior render insulation system on the existing house, the reworking of the existing

extension and garage by cladding, externally insulating, re-roofing, and creating new openings; the addition of a new garage building on the site of a large old shed.

Amended plans have been received to replace the originally proposed timber cladding to natural stone in the case of the house and render in the case of the proposed detached garage. The assessment and determination of the application is based on these amended plans.

3. Relevant Planning History and Pre-Application Discussions

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

17/00923/F; Demolition of existing linked garage and separate workshop and the erection of new linked garage and workshop; two storey extension to main house and internal alterations with external alterations to reform the entrance drive; Permitted; 21/06/2017.

18/00125/DISC; Discharge of Condition 3 (materials and finishes) of 17/00923/F; Permitted; 03/05/2018.

19/01338/F; The demolition of an existing extension and garage, the construction of a new extension, garage and outbuilding and the renovation of Faraday House; Permitted; 11/09/2019.

21/01277/F; The installation of an exterior render insulation system on the existing house. Reworking the existing extension and garage by cladding, externally insulating, re-roofing, and creating new openings. The addition of a new garage building on the site of a large old shed; Permitted; 04/06/2021.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **21st November 2023**, by advertisement in the local newspaper expiring **2nd November 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 **21st November 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.

Sibford Ferris Parish Council - Has no objection to this application.

6. Relevant Policy and Guidance

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

- PSD1 – Presumption in favour of Sustainable Development
See page 36 of the CLP 2015 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 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)

7. Appraisal

Design and Impact on Character of the Area

- The proposed new front porch canopy whilst larger would be similar to the existing in terms of design and materials and is thus not considered unacceptable.
- The proposed works would involve all of the main dwelling's external elevations being renovated and finished in a combination of natural stone (ground floor) and render (first floor).
- The western section of site benefits from a reasonable degree of screening from the public domain, due to existing mature vegetation being sited along the site's boundary. However, the proposed development would be readily visible from the street scene, from views along Woodway Road.
- It was considered that the originally submitted proposals for a considerable expanse of timber cladding would have had a very significant impact on the character and appearance of the area. The use of timber cladding is not supported by Cherwell in its Residential Design Guide, is not locally distinctive, and would result in a visually incongruous form of development.
- The amended proposal, for a combination of natural stone and render, would result in an acceptable form of development in visual terms and indeed would provide for a significant improvement on the character and appearance of the existing dwelling.
- With regard to the proposed garage, whilst it would be positioned in close proximity to the site's existing and sole access point onto and off the plot, it is considered that the proposed garage would not result in a visually prominent structure within the street scene.

- Permission was granted in the planning application prior (21/01277/F) for a double garage of a similar scale and siting, and thus the proposal is not considered unacceptable with regard to its position or size.
- Overall, the amended proposal would not adversely affect the character or appearance of the area, and is therefore considered acceptable in visual amenity terms.

Conclusion: Acceptable

Residential Amenity

- Having regard to its nature, scale and siting, it is considered that the proposal would not adversely affect the amenity of any neighbouring occupiers either through loss of outlook, light or privacy or through an imposing or overbearing form of development.

Conclusion: Acceptable

Highway Safety

- Whilst the proposed development would not involve the establishment of any additional bedrooms, the proposal would result in the alteration of the site's existing on-site car parking arrangements. However, the degree of existing and available on-site car parking would not be decreased as a result of the proposed works.
- The proposal would involve the erection of a new single storey double garage. The proposed garage's positioning would permit direct access to and from the site via the existing access driveway and highway (Woodway Road).
- Overall, post development, an adequate degree of on-site car parking would remain available, a minimum of x3 on-site car parking spaces.

Conclusion: Acceptable

8. Planning Balance and Conclusion

For the reasons set out above, the proposal would not adversely affect the character or appearance of the area, the setting of the Conservation Area or the amenities of neighbouring residents, and would be acceptable in highway safety terms. The proposed development therefore accords with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policies C28 & C30 of the Cherwell Local Plan 1996, and Government guidance within the NPPF.

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 application form and drawings numbered 001 (Location Plan), 102 (Proposed Block Plan), 103 (Proposed Plans), 104 Revision B (Proposed North and East Elevations), 105 Revision B (Proposed South and West Elevations) and 106 Revision A (Proposed Garage).

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. Before the installation of any stonework in the development hereby approved a stone sample panel (minimum 1m² in size) shall be constructed on site in natural stone and showing the mortar to be used and 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 and shall be retained as such thereafter. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good natural daylight from a distance of 3 metres. The panel shall be retained on site for the duration of the construction contract.

Reason – To safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. A schedule of materials and finishes to be used in the external walls and roof(s) of the dwelling and garage shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall thereafter be carried out strictly in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area and the significance of heritage assets in accordance with Policy ESD15 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.

5. Notwithstanding the details submitted, the development shall be constructed using traditional eaves and verge details with no fascias or barge boards unless any that are used match exactly in dimensions, colour and finish those on the existing dwelling and shall be retained as such thereafter unless replaced with traditional eaves and verge details.

Reason: To ensure that the completed development is in keeping with and safeguards the character and appearance of the area and the significance of

heritage assets and to comply with Policy ESD15 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.

6. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order), the garage(s) shown on the approved plans shall be retained for the garaging of private motor vehicles and shall not be converted to provide additional living accommodation without the grant of further specific planning permission from the Local Planning Authority.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning and to safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance in Section 12 of the National Planning Policy Framework.

Case Officer: Jordan Campbell

DATE: 15/11/2023 / Dec 2023 /
13.06.2024

Checked By: Nathanael Stock

DATE: 13.06.2024
