

Case Officer: Tomaz Akhter

Recommendation: Approve

Applicant: Mr P Bradford

Proposal: Proposed two storey side and single storey rear extensions and garage conversion with associated internal and external works

Expiry Date: 12 January 2024



1. Description of Proposed Development

The applicant seeks planning permission for the development of a two-storey side and single storey rear extension. Works also include a garage conversion.

2. Relevant Planning History and Pre-Application Discussions

There is no relevant Planning History and Pre-Application discussions that are considered relevant to the current proposal.

3. Response to Publicity

This application has been publicised 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 **20 December 2023**.

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 made.

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 extension would be to the side of the application dwelling and would be readily visible from the public domain and by virtue of its scale and form would have a significant impact on the character and appearance of the street scene.

Whilst two storey side extensions are typical developments to residential dwellings such as this, it is essential that they are appropriately proportioned in relation to the original dwelling as to not appear overly dominant within the site and to the detriment of the character of the area.

The extension would retain a sufficient gap between itself and the neighbouring property at 72 Shannon Road as to not cause harm to the character and appearance of the streetscene through a dominant and overbearing form of development or by promoting a terracing effect.

The proposed single storey rear extension would not be visible from the public realm, therefore, would have no impact on the street scene. The extension would employ a lean-to roof, this along with the modest size will allow the proposal to remain subservient to host dwelling.

The garage conversion would replace the existing garage door with a window, this window would face onto Shannon Road. The window would be expected to match the existing materials and as such would not cause harm to the character of the area.

The proposed materials would be to match the original dwelling and so the character of the area would be retained.

Conclusion: Acceptable

Residential amenity

The proposed side extension would not protrude beyond the existing front or rear elevations of the original dwelling or the neighbouring dwelling to the detached side and therefore would not conflict with the 45-degree rule to any nearest habitable window and would not have any impact on the amenity of nearby occupants in terms of loss of light, loss of outlook or overbearing.

The proposal would be built right up to the boundary line, however, there is a public area set between No. 72. The proposal would include no openings on the side elevation, with the only openings on the rear and principal elevations having the same outlook as the existing openings.

Due to the modest size, location, orientation, and distance to neighbouring properties to the west, east and north, the proposed extension and openings towards the nearest neighbouring properties, it is considered that the proposed development would not result in any demonstrable harm in terms of loss of amenity either in terms of light, privacy, outlook or an imposing form of development.

Conclusion: Acceptable

Highway safety

The proposals would see an increase in the number of bedrooms at the dwelling from four to five, with no significant loss of any parking space. 71 Shannon Road offers at least two off street parking spaces which complies with the OCC standards.

Conclusion: Acceptable

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.

The proposal would be an acceptable addition to the existing dwelling, would respect the character and appearance of the area, would not adversely affect residential amenity and there is satisfactory parking provision.

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:
 - Location/block/site plans: P 23 232 001
 - Proposed plans/elevations: P 23 232 003

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. The materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

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 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.

Case Officer: Tomaz Akhter

DATE: 12/01/2024

Checked By: Paul Ihringer

DATE: 12/1/24
