

# Householder Delegated Report



**Cherwell**  
DISTRICT COUNCIL  
NORTH OXFORDSHIRE

## A. Application Details

<b>Application No.</b>	24/01489/F
<b>Site Address</b>	17 Read Place, Ambrosden, Bicester, OX25 2BH
<b>Proposal</b>	Single storey side extension, flat roof, to add a bedroom for disabled person

## B. How the Application is Assessed

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The assessment below has taken into account all relevant policies within the development plan along with the material considerations related to the proposal.

## C. Relevant Planning Policy Documents and Considerations

<b>Development Plan</b> <ul style="list-style-type: none"><li>• <a href="#">Cherwell Local Plan 2011-2031 Part 1</a> (CLP 2015)</li><li>• <a href="#">Cherwell Local Plan 1996</a> (CLP 1996)</li></ul>	<b>Material Considerations</b> <ul style="list-style-type: none"><li>• <a href="#">National Planning Policy Framework</a> (NPPF)</li><li>• <a href="#">Planning Practice Guidance</a> (PPG)</li><li>• <a href="#">Cherwell Residential Design Guide 2018</a></li><li>• <a href="#">Cherwell Home Extensions and Alterations Design Guide (2007)</a></li><li>• Site Constraints</li><li>• Planning History</li><li>• Neighbour/Consultation Responses</li></ul>
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## D. Constraints and Relevant Planning History

<b>Constraints</b>	The application building is not a listed building nor within a designated Conservation Area.
<b>Site history</b>	18/01461/REM - Reserved matters to 18/00325/OUT - Detailed plot design (scale, appearance, layout, and landscaping) for plot 171 (Rural Lane); application permitted.

## E. Summary of Responses

Below is a summary of the 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.

<b>Consultees</b>	Highways – No comments received
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## F. Appraisal of Application

In order to be acceptable, the application needs to be assessed against the following topics:

### Impact on Character of Host Dwelling and Surrounding Area –Policies: ESD15 (CLP 2015); C28, C30 (CLP 1996); Cherwell Residential Design Guide (2018); Cherwell Home Extensions and Alterations Design Guide (2007), NPPF;

The NPPF explains that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. The importance of **high-quality** responsive design also forms a central component of the policies of the development plan and local guidance.

Therefore, to be supported development proposals should meet the following design tests:	Y / N / NA
a) Does the development use external <b>materials to match</b> those on the existing dwelling?	Y
b) Is the <b>design in keeping</b> (use of similar style windows and architectural detailing, fencing/walling) with the host dwelling and the surrounding area?	Y
c) Is the development <b>in scale</b> with the existing dwelling, its curtilage and the character of the street scene?	Y
d) Is the extension <b>subservient</b> to the existing dwelling?	Y
e) For two storey side extensions, does the development <b>avoid a terracing effect</b> ?	NA
f) Is the development <b>consistent</b> with the <b>CDC Residential Design Guide 2018 and Cherwell Home Extensions and Alterations Design Guide (2007)</b> ?	Y
<i>Comments (if any):</i>	

Impact on Residential Amenity – Policies: ESD15 (CLP 2015); C30 (CLP 1996); Cherwell Residential Design Guide (2018), Cherwell Home Extensions and Alterations Design Guide (2007); NPPF	Y / N / NA
a) Does the proposed development <b>comply with the separation guidelines</b> of the Cherwell Residential Design Guide (2018) and Cherwell Home Extensions and Alterations Design Guide (2007)?	Y
b) Would the proposed development result in an <b>acceptable garden size</b> along with suitable <b>amenity and utility space</b> ?	Y
c) Would the development <b>dominate</b> or have an <b>overbearing</b> impact upon any neighbouring garden or property?	Y
d) Would the development result in an adverse degree of <b>overshadowing</b> or <b>loss of light</b> to a neighbouring property?	Y
e) Would the development result in an adverse degree of <b>overlooking</b> to the any neighbouring residents	N
f) Would the development provide an <b>acceptable standard of living conditions for future occupiers</b> , including noise, privacy, daylight, outlook, air quality etc?	Y
g) Would the development adversely affect neighbouring non-domestic uses?	N
<i>Comments (if any):</i>	

The proposed development would be located on higher ground level, further the increased height of the development extending out full width of the shared boundary with no. 15 Read Place, would tower over the neighbouring property and appear overbearing. In addition to this upon site visit it was established the windows serving the kitchen and living room would be affected by the proposed development both of which are habitable rooms the proposal would therefore have an impact on the residential amenities of the neighbour due to substantial loss of light and overshadowing.

Impact on Highway Safety – Policies: ESD15 (CLP 2015); NPPF		Y / N / NA
a) Does the number of parking spaces, as a result of the development, comply with the OCC parking standard?		N
b) If the parking area is to be altered, does the proposed construction accord with the OCC standard?		NA
c) Does any new <b>access</b> proposed meet highway standing advice/OCC response (width, visibility splays etc)?		NA
<p><i>Comments (if any):</i></p> <p>The application site currently has a car port that is the only car parking space for the site. The proposed works would result in loss of parking space. Oxfordshire County Council's Parking Standards for New Developments outlines that a dwelling with 2-3 bedrooms should provide 2 on -site parking spaces. The proposed development would not adhere to this guidance. Further to this, Oxfordshire County Council, as the Local Highways Authority, has objected to the granting of planning permission.</p>		

## G. Conclusion

Due to its siting, scale and design I consider that the proposed development would not provide adequate standards of amenity and privacy for existing and/or proposed residents. The proposal would result in loss of parking space and thus would be unacceptable in highway safety terms. The proposal therefore does not accord with the policies and considerations as set out at section F above.

## H. Recommendation

The application is recommended for **REFUSED** due to reasons set out on the decision notice.

## I. Authorisation

Case Officer:	Hansah Iqbal	Date:	20 August 2024
Authorising Officer:	Paul Ihringer	Date:	29/8/24