

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr Lee Jones

Proposal: Demolish garage. Replacement roof (eaves and ridge to be as existing).
Erection of single storey and two storey extensions to front, side and rear. Enlargement of parking/turning area.

Expiry Date: 19 November 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site consists of a large detached dwelling located on a residential street in the south-east of Bodicote, to the south of Banbury. The main dwelling at the site is constructed from a mixture of facing red brick and painted render elevations with white uPVC windows and doors under a plain tile roof. The site benefits from a flat roof garage to the side of the dwelling and a large area of hardstanding to the front.
- 1.2. The property benefits from a big plot with a relatively large rear garden with patio and grass areas. The site shares boundaries with neighbours to the north and south. Boundary treatments are a mixture of vegetation and fencing.
- 1.3. The application dwelling is not a listed building and is not located within a designated conservation area. There are no other planning constraints relevant to this application.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks planning permission for the demolition of an existing garage. And the erection of single storey and two storey extensions to front, side and rear. The development would also include an enlargement of parking/turning area.

3. RELEVANT PLANNING HISTORY

- 3.1. There is no planning history directly relevant to the proposal:

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **16 October 2019**, although comments received after this date and before finalising this report have also been taken into account.

- 5.2. The comments raised by third parties are summarised as follows:

- Comments in support of the application but hope that roads will be kept mud free and windows free of construction dust.

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. 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.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. **Bodicote Parish Council** – Raised no comments or objections

6.3. **Bodicote Neighbourhood Plan** – No comments received

OTHER CONSULTEES

6.4. **Oxfordshire County Council Highways** – No objections subject to condition

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- C30 – Design of new residential development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Design, and impact on the character of the area
- Residential amenity
- Highway safety/parking provision

Design and Impact on the Character of the Area

8.2. Paragraph 124 of the NPPF states that: *'Good design is a key aspect of sustainable development'* and that it *'creates better places in which to live and work'*. This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new

development proposals should: *be designed to improve the quality and appearance of an area and the way it functions...contribute positively to an area's character and identity by creating or reinforcing local distinctiveness...(and) respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.*

- 8.3. Saved Policies C28 and C30 of the CLP 1996 reinforce this, with Policy C30(ii) stating: *that any proposal to extend an existing dwelling (should be) compatible with the scale of the existing dwelling, its curtilage and the character of the streetscene.*
- 8.4. The two storey front extension, rebuilding of the garage and extension over the garage would all be visible from the public domain and would therefore have an impact on the character and appearance of the streetscene.
- 8.5. Two storey front extensions of this size are generally considered to be beyond what is appropriate at a standard dwelling, however it is noted that two of the neighbouring dwellings to the north (9 and 11 Blackwood Place) have previously completed similar developments. It is therefore considered that the proposed extension would continue the established character of the area which has been set by the two dwellings immediately north of the site.
- 8.6. The rebuilding of the garage and extension over the top would further continue the established character of the eastern side of Blackwood Place with other neighbours incorporating their garages into the main dwelling. The first floor extension would be subservient to the main dwelling in order to respect the original scale of the dwelling.
- 8.7. The part two-storey, part single storey rear extensions would not be readily visible from the public domain and would therefore not have a significant impact on the character and appearance of the streetscene.
- 8.8. The developments to the rear would also be in line with what other neighbours on the eastern side of Blackwood Place and would not appear out of place within the locality.
- 8.9. The proposed developments as a whole would significantly increase the footprint and overall massing of the application dwelling. The property benefits from a large plot and so the developments would not appear cramped within the application site. The application dwelling is currently one of the more modest dwellings on the eastern side of Blackwood Place and the proposed development would bring the dwelling in line with neighbours to the north.
- 8.10. The materials proposed for the extensions are red brick and render which would match what currently exists at the dwelling and so the existing character would be retained. The windows are proposed to be powder coated aluminium which would be an improvement on what currently exists. The proposed materials are considered to be appropriate for this development.

Residential Amenity

- 8.11. Paragraph 127 of the NPPF includes, as a core planning principle, a requirement that planning should have *a high standard of amenity for all existing and future users*. This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.*
- 8.12. The Council's Home Extensions and Alterations Design Guide (2007) provides informal guidance on how the Council will assess proposed extensions to houses,

including guidance on assessing the impact on neighbours. This includes assessing whether a proposed extension would extend beyond a line drawn at a 45° angle, as measured horizontally from the mid-point of the nearest habitable room window.

- 8.13. Given the distance between the proposed two-storey front extension and the neighbouring dwelling to the north, it is not considered that there would be any impact on the residential amenity of the neighbouring occupants on terms of loss of light, loss of outlook or overbearing. There would be approximately 10m between the extension and the front of the neighbouring dwelling to the north which would lessen potential impacts.
- 8.14. The application dwelling is set further forward than the neighbouring dwelling to the north and so the proposed rear extensions would not protrude beyond the rear elevations of the neighbour and so would not have an impact on the amenity in terms of loss of light, loss of outlook or overbearing.
- 8.15. The application would not extend any closer to the neighbouring dwelling to the south through the proposed development, given that the application dwelling angles away from this neighbour the single storey extension to the rear close to the shared boundary would not have any significant impact on the amenity of the neighbouring occupants.
- 8.16. The only proposed openings which would face the neighbouring properties to the north or south would be on the first floor of the two-storey front extension. These windows would serve a stairwell and an en-suite bathroom and not any principally habitable areas and so would not impact on the levels of privacy in the locality.
- 8.17. The other proposed openings would face across Blackwood Place and to the rear of the garden at the property and would not impact on privacy to any near dwellings.

Highway Safety/Parking Provision

- 8.18. Policy ESD15 of the CLP 2031 Part 1 states, amongst other matters, that new development proposals should: *be designed to deliver high quality safe...places to live and work in*. This is consistent with Paragraph 110 of the NPPF which states that: *developments should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles*.
- 8.19. The proposed extensions would increase the number of bedrooms at the property from 3-5. Despite this increase it is considered that sufficient off-street parking provision would be retained at the site for a dwelling of this size. The site benefits from a large front driveway with hardstanding which would be increased through the development. The garage at the site would also be retained.
- 8.20. Oxfordshire County Council Highways raised no objection to the proposals subject to the condition that the driveway shown in plan number 16-05-04 BP Ver.2 shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. For the reasons set out in this report, the proposal complies with the relevant Development Plan policies and guidance listed at section 7 of this report, and so is considered to be sustainable development. In accordance with Paragraph 11 of the NPPF, permission should therefore be granted.

10. 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: Drawing Numbers 19-08-02 PE Ver.4, 19-08-02 PFP Ver.4, 19-08-02 SS Ver.2, 16-05-04 BP Ver.2 and Site Location Plan

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.

4. Prior to the first use/occupation of the development hereby approved, the enlarged parking and manoeuvring areas shall be provided in accordance with the plan approved (Drawing No. 16-05-04 BP Ver.2) and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the parking and manoeuvring areas shall be retained in accordance with this condition and shall be unobstructed except for the parking and manoeuvring of vehicles at all times.

Reason - In the interests of highway safety and flood prevention and to comply with Policies ESD7 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Lewis Knox

DATE: 18.11.2019

Checked By: Paul Ihringer

DATE: 19/11/19
