

Case Officer: Sarah Willson

Recommendation: Approve

Applicant: Mr Paul Davis

Proposal: Extension to existing barn to form store; replace existing barn roof structure

Expiry Date: 3 April 2020

1. APPLICATION SITE AND LOCALITY

- 1.1. The site is located approximately 500m to the north of Caversfield and is 430m from the Buckingham road accessed via a private track. The main dwelling is two storey and constructed of stone, and there is a single storey outbuilding located to the east.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks planning permission for an extension to the existing barn to form store; replace existing barn roof structure. The outbuilding is in use for the storage of vintage cars as a hobby of the applicant and this use is proposed to be continued in the altered outbuilding.

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 a site notice displayed near the site and by 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 **3 March 2020**, although comments received after this date and before finalising this report have also been taken into account.

- 5.2. No comments have been raised by third parties

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. Caversfield PC: No objection

OTHER CONSULTEES

- 6.3. OCC Highways: No objection

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 application site is located in an isolated position approximately 400m from the Buckingham Road. The existing outbuilding is not visible in the public realm due to this distance and the hedge which provides screening along the western side of the

Buckingham Road. The proposed extension to the outbuilding is suitable in scale in relation to the existing building and the domestic curtilage of the dwelling which is approximately 25 metres to the west.

- 8.5. The outbuilding is located next to the main vehicular entrance to the property and clearly reads as part of the domestic curtilage which is fenced around the dwelling, a garden area and the gravelled driveway and parking area in front of the house. The proposed extension to the outbuilding would not be visible in the public realm and would therefore not impact the character of the streetscene which is rural. The outbuilding is proposed to be finished in materials to complement the rural character, with a facing brickwork and a metal roof similar to those seen on the farm buildings to the west of the dwelling.
- 8.6. It is therefore considered that the proposal is acceptable in terms of design and impact on the character of the area, and thus accords with Government guidance contained within the NPPF and saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Policy ESD15 in the Cherwell Local Plan 2011-2031 Part 1.

Residential Amenity

- 8.7. 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*.
- 8.8. 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.
- 8.9. The dwelling is in an isolated position with no neighbouring properties close by. There are therefore no neighbours to be potentially affected by the proposed extension. The proposal therefore accords with Government guidance contained with the NPPF and saved Policy C30 of the Cherwell Local Plan 1996 and Policy ESD15 of the CLP 2011-2031 Part 1 that seek standards of amenity and privacy acceptable to the Local Planning Authority.

Highway Safety/Parking Provision

- 8.10. 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*.
- 8.11. The gravelled driveway in front of the property has ample space for parking. The existing outbuilding is in use for the storage of vintage cars, which the applicant intends to continue in the extended outbuilding. The Local Highways Authority was consulted on the application and had no objection in terms of highway safety or parking provision subject to a specific use condition.

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: 1950/19/10 Revision A; 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 outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any trade, industry or other use whatsoever or as independent residential accommodation.

Reason - In order to accord with the Council's housing policy and to safeguard the visual amenities of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policies H18 and C28 of the Cherwell Local Plan 1996.

Case Officer: Sarah Willson

DATE: 03/04/2020

Checked By: Paul Ihringer

DATE: 3/4/20
