

**Case Officer:** Catherine Harker

**Recommendation:** Approve

**Applicant:** Mr D & Mrs A Brace

**Proposal:** Single storey extension and various internal alterations. New windows and rooflights

**Expiry Date:** 10 July 2020

**Extension of Time:** Yes

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application relates to detached farmhouse in the village of Sibford Gower. The house is a Grade II Listed Building, and it is within a conservation area.

Listing Entry:

*1988 - SIBFORD GOWER BURDROP SP3436-3536 16/169 Burdrop Farmhouse GV II Farmhouse now house. Mid C18 with C20 alterations. Squared, coursed ironstone. Steeply pitched C20-tile roof. Stone coped gables with moulded kneelers. Renewed blue brick end stacks. 3-unit plan plus extension on right. 2 storeys plus attic. 3-window range. Entrance off-centre to left has panelled/glazed door and hood. C20 windows to left on both ground and first floors within original openings; 3-light metal casements on right on both ground and first floors. Wood lintels throughout. Lower single-storey service extension on right. Interior not inspected.*

- 1.2. To the south, east and west are other properties of various sizes and designs, and to the north is a large field surrounded by tall trees and hedges. The site raised above the road to the east but is partially screened by a hedge.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The applicant seeks to erect a single storey side extension, with a number of minor associated internal alterations, and a window, rooflight and door to the existing dwelling.
- 2.2. The existing house has 2 small single storey extensions to the east elevation. One of these would be demolished to make for the larger extension proposed here.

## **3. RELEVANT PLANNING HISTORY**

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

## **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

19/00054/preapp – extension to existing kitchen

- 4.2. Apparently informal advice was given by the Conservation Officer at a meeting, but there is no record of this advice on our systems

## **5. RESPONSE TO PUBLICITY**

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, 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 **18 April 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. Sibford Gower Parish Council SUPPORT this application. The detailed Historical Building Appraisal Statement (HBAS) submitted with this application indicates that the property identifies extensive change both externally (see Indicative Phasing Plan) and internally, notably in the second half of the twentieth century. Internally, the property appears to have been remodelled on several occasions, as evidenced by the numerous stud partition walls. The proposed internal layout would appear appropriate to the context and character of this listed building. The HBAS makes reference to a recent Pre-App report (paras 3.7-3.9) which identifies advice offered by the Conservation Officer with regard to possible extension options. The proposed extension to the east elevation, incorporating the demolition of the existing nineteenth kitchen area to create a large double height kitchen/dining area, is proportionate to the substantive property and has minimum impact on nearby properties, thereby demonstrating that this advice has been incorporated within the current proposals. In summary, the proposals identified within this application sustain the character and appearance of this listed building, enhancing its integrity within the Conservation Area location.

### OTHER CONSULTEES

- 6.3. OCC Highways – Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission.
- 6.4. OCC Archaeology - The site is located in an area of archaeological interest however the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.
- 6.5. CDC Conservation – Supported the extension in principle but had objections to the details. The plans were amended several times to meet Conservation Requirements in terms of the impact on the listed building

## **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

The key issues for consideration in this case are:

- Impact on the Listed Building
- Design, and impact on the character of the area and Conservation Area
- Residential amenity
- Highway safety/parking provision

Impact on the Listed Building

- 8.1. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 190 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.2. Paragraph 193 of the NPPF directs that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.
- 8.3. The extension proposed would be reasonably subservient to the existing building in terms of scale and mass, with a subordinate roof height, and design and materials in keeping with the listed building to which it would attach. The drawings have been amended to reflect the Conservation Officer’s concerns, including the rooflight to the main house given a smaller, more vertical form, and the rear door to the main house and side door to the extension changed to match that shown in the Conservation Officer’s comments.
- 8.4. The number of rooflights in the extension has been reduced, with 2 to the rear of the extension and none to the front, and the design lent a more vertical design with the use of central glazing bars as suggested by Conservation.
- 8.5. The agent is unable to provide details regarding the windows or louvres at this time, and a condition regarding these will be imposed. Likewise, further details of the

landscaping related to the ground work and earthwork to create the door and steps down will be required.

- 8.6. On balance it is considered that the amended proposals would result in less than significant harm to the listed building but would modernise the building such that it will continue to be a viable family home, in keeping with its overall size, in accordance with para 196 of the NPPF and CLP 2031 policy ESD15.

#### Design and Impact on the Character of the Area and Conservation Area

- 8.7. 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.*
- 8.8. 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.*
- 8.9. Conservation Areas are designated heritage assets, and Paragraph 190 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.10. The extension would be subservient in size and scale, with a ridge line considerably lower than that of the host dwelling to which it attaches, and with the front and rear elevations set back compared to the single storey extension it would attach to.
- 8.11. It would be compatible with the scale of the listed building and respect its form, scale and massing. Materials would be compatible with the main house.
- 8.12. Moreover, the house is set away from the surrounding streets, and is screened from the nearest street that curves around to the south and east (Acre Ditch and Hawkes Lane), by a number of other properties.
- 8.13. It is therefore considered that it would be unlikely to result in harm to the visual amenity to the street scene to the or to the wider Conservation Area, in accordance with policy CLP 2031 policy ESD15 and the NPPF.

#### Residential Amenity

- 8.14. 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.*
- 8.15. 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.

- 8.16. The extension would be over 8m from the nearest boundary, and thus would be unlikely to cause a loss of light or outlook to any neighbouring properties.
- 8.17. The new front facing window would be unlikely to result in significantly greater overlooking towards the house immediately to the south than the existing windows in the small extension it would replace.
- 8.18. To the east, the doors and windows would face onto the applicant's own land, with the boundary to the nearest dwelling, Cubbs Cottage, being over 22m away from the extension.
- 8.19. To the north, the windows would face onto the applicant's land, and a field.
- 8.20. It is therefore considered that the proposals would not be likely to harm residential amenity but would comply with CLP 2031 policy ESD15 and the NPPF.

Highway Safety/Parking Provision

- 8.21. 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.*
- 8.22. No additional bedrooms would be created by the extension, and no parking affected. Highways has no objections to the proposal, and it is considered that there would be no harm to Highways safety or convenience, in accordance with CLP 2031 policy ESD15 and the NPPF.

**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: Location plan, Amended Block Plan 19 011 103C, and proposed amended drawings 19 011 104C, 19 011 105, 19 011 106C and 19 011107C

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. Prior to the installation of doors, windows and associated louvres, full details of

the doors, windows and louvres hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors windows and louvres shall be installed within the building in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

4. Prior to the commencement of the development hereby approved above slab level, a stone sample panel shall be constructed on site to match the stonework on the existing house, which 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.

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 ESD 15 of the Cherwell Local Plan 2011-2031, saved Policies C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

5. Prior to the commencement of the development hereby approved above slab level, and notwithstanding the details given in the Design and Access Statement samples of the roofing material to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

6. Prior to the commencement of works above slab level, sections and details of the area around the reduced ground levels to the rear of the house shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the sections and details so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Catherine Harker

DATE: 10/07/20

Checked By: Paul Ihringer

DATE: 10/7/20

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