

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mrs Sara Thomas

Proposal: Enlarge and convert the garage to an annex, replacement roof on extension to the lounge, windows changed to Anthracite grey - double glazed units and a new rendered finish to the existing dwelling (resubmission of 20/00038/F)

Expiry Date: 17 November 2020

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site consists of a large detached dwelling located in the western end of Sibford Gower to the west of Banbury. The main dwelling at the site is relatively modern in construction compared to its nearest neighbours and is constructed from largely reconstituted stone with some natural iron stone, there are white uPVC windows and doors under a plain tile roof.
- 1.2. The site is bounded to the north, east and south by the Sibford Gower Conservation Area, and the building affects the setting of listed buildings in the vicinity. A public footpath and bridleway are found approximately 25m to the west of the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks planning permission for the enlargement and conversion the garage to an annex, replacement roof on extension to the lounge, windows changed to Anthracite grey - double glazed units and a new rendered finish to the existing dwelling (resubmission of 20/00038/F).

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

Application: 20/00038/F	Application	19 February 2020
	Withdrawn	

Two storey side extension; alterations to exiting lean-to at rear of property including roof to match existing and new glazing/sliding doors; application of new materials to existing dwelling including render and timber cladding

- 3.2. The proposals subject of the withdrawn application were considered detrimental to the street scene as the proposed alterations, including the increased scale, massing, introduction of cladding, render and extensive glazing would result in a significant level of harm to the setting of the Conservation area and listed buildings.

4. PRE-APPLICATION DISCUSSIONS

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

Conversion and extensions to existing garage to create a new annexe. Existing flat roof to garage removed and replaced with a pitched roof to match the host dwelling. Replacement of catslide roof to existing dormer to a pitched roof. Rendering of the entire property except for the feature stonework to the front of the dwelling. Replacement of windows to anthracite grey Upvc double glazed unit. Link roof between garage and dwelling replaced with a pitched roof. Cills to windows of upper bedrooms to rear aspect lowered. Existing glass roof to lean-to extension replaced with a tiled roof with rooflights

- 4.2. Any future planning application for these proposals would be considered favourably subject to (1) the aforesaid planning condition and (2) the colour of the render being changed to a more natural colour.

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 **12 November 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** – Comments in support of the application

OTHER CONSULTEES

- 6.3. **Oxfordshire County Council Highways** – Raised no objections

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 site is bounded to the north, east and south by the Sibford Gower Conservation Area, and the building affects the setting of listed buildings in the vicinity. A public footpath and bridleway are found approximately 25m to the west of the site.
- 8.5. The existing building is of modern construction but has a relatively benign appearance and neutral impact on the character and appearance of the street scene. The proposals subject of the withdrawn application were considered detrimental to the street scene as the proposed alterations, including the increased scale, massing, introduction of cladding, render and extensive glazing would result in a significant level of harm to the setting of the Conservation area and listed buildings.
- 8.6. The proposals subject of this revised application have been substantially reduced the scale, the two-storey element removed, instead proposing the conversion and extensions to existing garage to create a new annexe, with the existing flat roof to garage replaced with a pitched roof and a connection to the pitched roof of the dwelling. The replacement of the catslide roof to existing dormer to a pitched roof is

proposed. To the rear of the dwelling, the glass roof of the lean-to extension is proposed to be replaced with a tiled roof with roof lights.

- 8.7. The scale and massing of the building would remain largely the same as existing, with alterations to the cat slide roof of the dormer and creating a pitched roof over the existing garage and works to convert the garage into habitable accommodation. The pitched roof over the garage would improve its appearance and is welcomed. The cills to windows of upper bedrooms to rear aspect are proposed to be lowered, this work would likely constitute permitted development and is considered acceptable, it would not impact the character of the street scene and retains the character of the dwelling. The replacement of windows to anthracite grey UPVC double glazed unit would be acceptable, with various shades of uPVC units seen elsewhere in the village and Conservation Area.
- 8.8. The proposed materials have been reduced to the retention of the natural stonework on the front elevation of the dwelling and the introduction of smooth "oatmeal" coloured render to the majority of the dwelling to cover the reconstituted stone. Render is not seen in the immediate vicinity of the site however it is found elsewhere within the village and Conservation Area at Tamby Cottage and The Old Co-Op. The proposed colour is considered to complement the stonework and not appear too prominent in the setting of surrounding listed buildings and would be a closer match to the natural Ironstone in the locality.
- 8.9. Overall the proposal is considered to accord with Policy ESD15 of the CLP 2031 Part 1 and Saved Policies C28 and C30 of the CLP 1996 in terms of its impact on the character and appearance of the locality and setting of heritage assets and is considered acceptable in this respect.

Residential Amenity

- 8.10. 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*.
- 8.11. 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.
- 8.12. The site benefits from a rear garden of approximately 10 metres depth from the rear elevation of the dwelling, and to the south of the site lies open countryside. The extension to the garage and creation of a pitched roof to the converted garage/kitchenette would be minor in scale and would not result in a loss of light or amenity to the neighbour to the east, Glebe Farm, which features an L-shaped barn layout.
- 8.13. The proposed alterations would therefore accord with Policy ESD15 of the CLP 2031 Part 1 and Saved Policy C30 of the CLP 1996 and are considered acceptable in regard to residential amenity.

Highway Safety/Parking Provision

- 8.14. 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*.
- 8.15. The site would retain 1-2 parking spaces within the garage and additional spaces in front of the dwelling on the driveway. OCC Highways have commented that there would be no concerns over highway safety or parking provision as a result of the revised proposal. Despite the increase of living accommodation as a result of the development, the parking available would be sufficient for a dwelling of this size and is therefore unlikely to impact on the levels of highway safety in the locality.
- 8.16. The proposals are therefore considered to accord with Policy ESD15 of the CLP 2031 Part 1 in terms of their impact on the local highway network and are acceptable in this regard.

Other Matters

- 8.17. Notwithstanding the above, there are concerns as to the degree to which the proposed annexe would be ancillary to the host dwelling. The annexe would have its own front door and would benefit from separate living accommodation theoretically not dependent on the host dwelling at all.
- 8.18. Due to its size, and its relationship with the host dwelling and surrounding development, the annexe would not be acceptable as a separate dwelling and as such the application can only be supported subject to a planning condition requiring the annexe to remain ancillary to the use of the host dwelling at all times and not to be leased or sold separately from the dwelling.

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: 006 Rev B, 007 Rev B, 008 Rev D, 009 Rev C and 010 Rev B

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 annexe extension hereby approved shall be used solely as ancillary accommodation to the existing dwellinghouse and as such shall not be sold, leased or used as an independent dwelling unit but shall, upon the cessation of its use, become an integral part of the existing dwelling.

Reason - The site is unsuitable to accommodate a separate dwelling without it being cramped or causing harm to the amenities of the occupants of the adjoining dwelling(s) and in order to comply with Policies C28 and C30 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Lewis Knox

DATE: 12.11.2020

Checked By: Paul Ihringer

DATE: 17/11/20
