

**4 Barretts Row, Main Street, Wendlebury,
Bicester, OX25 2PH**

20/02989/F

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mrs Sheena Croston

Proposal: Single storey side extension to extend kitchen / family room. First floor extension to enlarge bathroom and ensuite.

Expiry Date: 21 January 2021



1. Relevant Features of the Site

- Setting of Grade II Listed The Red Lion Public House
- Archaeological Alert Area: Wendlebury historic core
- Flood Zones 2 and 3

2. Description of Proposed Development

The applicant seeks planning permission for a single storey side extension and a first-floor rear extension.

The proposed single storey side extension would follow the line of the existing single storey extension; with a depth of approximately 2 metres, a roof ridge height of 3.3 metres and an eaves height of approximately 1.8 metres. The width of the proposed side extension would be approximately 3.6 metres, taking the side extension to a width of approximately 9.7 metres.

The proposed rear first floor extension would have protrude by 1.7 metres to match up with the existing rear single storey extension and would have a width of approximately 3.5 metres. The roof ridge line of this element would measure 5.8 metres, dropping to an eaves height of 4.2 metres. This element would retain the 1.6 metre gap between the extension and the shared boundary with 1 Barretts Row.

The applicant has confirmed that the proposals would be finished off in materials to match the existing dwelling, with the exception of the proposed fenestration which would be dark grey aluminium rather than the white uPVC sash windows in situ on the front elevation of the existing dwellinghouse.

3. Relevant Planning History

The following Planning History is considered relevant to the current proposal.

14/00857/F – Rear extensions and first floor, side facing, clear glazed openable window. *Application Permitted.*

4. Response to Publicity

This application has been publicised by way of site notice and letters sent to all neighbours identified in the Council records. The final date for comments was **26 December 2020**, although comments received after this date and before finalising this report have also been taken into account.

The comments raised by third parties are summarised as follows:

- No issues from an immediate neighbour

5. Response to Consultation

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.

Wendlebury Parish Council – **No objections or comments.**

Archaeology (OCC) – **No objections.** Comments:

The proposals outlined would not appear to have an invasive impact upon any known archaeological sites or features.

6. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2031 Part 1)

- ESD6 – Sustainable Flood Risk Management
Development should be safe and remain operational (where necessary) and proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.
- ESD15 - The Character of the Built and Historic Environment.
New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. Where development is in the vicinity of the District's distinctive natural or historic assets, delivering high quality design that compliments the asset will be essential. *See page 117 of the CLP 2031 Part 1 for full details.*

Cherwell Local Plan 1996 (saved policies) – (CLP 1996)

- C28 – Layout, Design and External Appearance of New Development
New development required to have standards of layout, design and external appearance sympathetic to the character of the urban or rural context of that development. *See page 120 of the CLP 1996 for full details.*
- C30 – Design of New Residential Development
Development should be compatible to the scale of the existing dwelling, its curtilage and the character of the street scene. Development should also provide acceptable standards of amenity and privacy. *See page 120 of the CLP 1996 for full details.*

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)

- CDC Home Extensions and Alterations Design Guide (2007)

7. Appraisal

Design and impact on character of the area

The roof element of the proposed side extension would be visible from the streetscene of Wendlebury Road; the remaining elements would not be directly visible within the streetscene.

The proposals would be completed with materials to match the existing, with the exception of the proposed fenestration which would largely not be visible from the public realm.

The proposals demonstrate subservience to the main dwelling and include a dual-pitched roof, which would replace the existing flat roof of the existing two storey rear extension.

I do not consider that the first-floor extension would result in harm to the Grade II listed Red Lion public house as this element would be screened by the existing rear extension. I also do not consider that the single storey extension would result in demonstrable harm to the listed building given that this element would be single storey in height, would predominantly be screened by boundary treatments and would be situated approximately 30 metres away from this element.

Conclusion: acceptable in this regard.

Residential amenity

The only residents likely to be affected by the proposals are the attached 1 Barretts Row, situated to the north. A flat roofed two-storey extension is already in situ and therefore the addition of the pitched roof and the additional depth of 1.7 metres would result in an acceptable level of harm, similar to that already experienced by the flat roofed two-storey extension. The proposals would not breach the 45-degree line with regards to the attached neighbour. In addition, there are no windows proposed in the north-facing side elevation.

The neighbours situated to the south-east of the site (The White House) would be situated approximately 12 metres from the first-floor extension. The proposed extension would predominantly be screened by the gable end of the previous two storey extension due to the set back location of this neighbour. Further, no fenestration is proposed in the rear elevation of the proposed first floor extension.

There would be no harm with regards to residential amenity to neighbours situated to the west and south of the site.

Conclusion: acceptable in this regard.

Highway safety

The proposals would not result in any additional bedrooms. In addition, the parking provision retained at the property is considered commensurate for a dwelling of this size.

Conclusion: acceptable in this regard.

Flood Risk

The applicant provided a Flood Risk Assessment within the application; they have stated that floor levels would be set no lower than existing levels and that flood proofing of the proposed development has been incorporated where appropriate. The proposals are not considered to result in development that would increase flood risk elsewhere and therefore the proposals are considered acceptable in this regard.

8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 7, would result in an acceptable form of development, which integrates with the existing building and respects the built form of the area; whilst not compromising neighbouring amenity nor highway safety. There are no material planning issues which compromise the acceptability of this application. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

9. 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: Proposed Block Plan, Site Location Plan and drawing numbers WE006/02, BW006/04.

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.

Case Officer: Emma Whitley

DATE: 21/01/21

Checked By: Paul Ihringer

DATE: 25/1/21
