

Case Officer: Lewis Knox

Recommendation:

Applicant: Philip & Sarah Gale

Proposal: Single storey rear extension

Expiry Date: 29 December 2020



1. Relevant Features of the Site

Within Sibford Ferris Conservation Area
Archaeological Alert Area

2. Description of Proposed Development

The application seeks permission for the erection of a single storey rear extension.

3. Relevant Planning History

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

Application: 12/01249/F Permitted 21 November 2012

Installation of decking area to rear garden

4. Pre-application Discussions

No pre-application discussions have taken place in regards to this proposal.

5. Response to Publicity

This application has been publicised by way of 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 **24 December 2020**, although comments received after this date and before finalising this report have also been taken into account.

No comments have been raised by third parties.

6. 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.

Sibford Ferris Parish Council – Raised No Comments

Cherwell District Council Building Control – Building Regulations application required

7. Relevant Policy and Guidance

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

- 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)
- Sibford Ferris Conservation Area (April 2012)

8. Appraisal

Design and impact on character of the area

- Proposed development would be to the rear of the application site and not readily visible from the public domain
- Would not be any significant impact on the character and appearance of the streetscene or Sibford Ferris Conservation Area.

- Extensions such as this are typical of residential properties and would not look alien within its setting.
- Extension would be single storey and sufficiently subservient to the main dwelling and would not appear overly dominant
- Materials would be largely to match with Ironstone walls and a slate roof to match. The aluminium framed fenestration would be slightly different to existing but would be appropriate for this kind of dwelling and would not be visible from outside of the site.

Conclusion: Acceptable

Residential amenity

- The extension would not conflict with the 45 degree rule to the neighbouring property at 9 Walford Road and so would not impact in terms of loss of light, loss of outlook or overbearing
- The development would be sufficiently away from the neighbour at 7 Walford road as to not impact on the 45 degree rule to this neighbour.
- All proposed openings would face towards the rear of the garden at the application site and would not face any near neighbour, as such the levels of privacy in the locality would be retained.

Conclusion: Acceptable

Highway safety

- The site retains adequate parking (minimum 2 spaces) and there are no highway safety concerns as there would be no potential increase in the number of vehicle movements to and from the site

Conclusion: Acceptable

9. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 7, does not identify any material planning issues which compromise the acceptability of this application. The proposal would have no significant impacts on the character and appearance of the Sibford Ferris Conservation Area and would not have any impact on the amenity of nearby neighbours. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning 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: Job No 20_018_ Drawing Numbers: 001, 102, 103 and 104

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 natural stone to be used on the walls of the extension shall be of the same type, texture, colour and appearance as the stone on the existing building and shall be laid dressed, coursed and pointed to match that of 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.

Case Officer: Lewis Knox

DATE: 29.12.2020

Checked By:

DATE:
