

**Case Officer:** George Smith

**Recommendation:** Approve

**Applicant:** Mr & Mrs N. Mattinson

**Proposal:** Single and two-storey extensions and internal alterations

**Expiry Date:** 10 March 2021

---

## 1. Relevant Features of the Site

- The site is within the designated Sibford Gower with Burdrop Conservation Area
- Public Right of Way 348/8/30 is in close proximity to the site

## 2. Description of Proposed Development

The existing dwelling is constructed externally in stone and set on higher ground than the road.

The applicant seeks a rear extension at two storey level predominantly in stone under a slate roof, which would provide additional internal space to suit the needs of the applicant. A lift shaft is also proposed, which would be connected to the eastern side of the extension, and would be clad in timber.

## 3. Response to Publicity

This application has been publicised by way of site notice, press advert and neighbour letters sent to adjacent properties that could be identified.

The final date for comments was **11 February 2021**, 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.

## 4. 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.

## 5. 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)

## 6. Appraisal

### Design and impact on character of the area

The proposals are to the rear of the dwelling and would not be readily apparent in the street scene, predominantly due to the dwelling being on higher ground than the road, with a stone wall blocking views into the property. Given its scale, massing and materials (clad in timber), the proposed lift shaft would appear somewhat peculiar where visible within the site but on balance is considered not to cause demonstrable harm, to the visual amenity of the locality or to the significance of the Conservation Area. The natural stone is considered an appropriate match for the existing house.

The proposals are large, but the building itself is a generous size and the enlargements would be in proportion to it. The proposed materials are in keeping with the existing building and would help to reduce the impact of the size.

Subject to material details, which have already been agreed with the applicant, permission can be granted.

Conclusion: Acceptable

### Residential amenity

Whilst the dwelling is within the village, its orientation and size of garden, plus the fact that outbuildings to the rear garden are in the same ownership, means that no adjacent neighbour would be materially affected by this proposal.

Conclusion: Acceptable

### Highway safety

The LHA has raised no objections to this proposal. I see no reason to disagree with this judgement.

Conclusion: Acceptable

## 7. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 7, find no harm that would result from the proposed development. The proposal is therefore considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be granted.

## 8. 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:

- 19 076 100 Rev A – Proposed Plans and Elevations
- 19 076 101 Rev A – Proposed Site 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 external walls of the development (except for the lift shaft) shall be constructed using natural stone in accordance with the email received from Mr Rob Statham on 08/03/2021 and shall be retained as such thereafter.

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.

4. The external walls of the lift shaft shall be constructed in accordance with the Siberian Larch in accordance with the email received from Mr Rob Statham on 26/02/2021 and shall be retained as such thereafter.

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.

5. The external roof of the development shall be constructed using Spanish roofing slates – SSQ 'Del Carmen' in accordance with the email received from Mr Rob Statham on 26/02/2021 and shall be retained as such thereafter.

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.

6. The doors and windows shall be installed within the building in accordance with the details contained in drawing no: 19-076-102 and the Auraplus outward opening doors document and windows document both dated 24.07.2016. The windows and doors as installed shall be retained as such thereafter.

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: George Smith

DATE: 9<sup>th</sup> March 2021

Checked By: Nathanael Stock

DATE: 11.03.2021

---