

**Meadow Brook House, Colony Road, Sibford  
Gower, OX15 5RY**

**21/00365/F**

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Edward & Vanessa Spooner

**Proposal:** Single storey rear extension

**Expiry Date:** 30 March 2021

---



## 1. Relevant Features of the Site

Sibford Gower and Burdrop Conservation Area  
Not a listed building

## 2. Description of Proposed Development

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

## 3. Relevant Planning History

There is no Planning History considered relevant to the current proposal.

## 4. Pre-application Discussions

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

## 5. Response to Publicity

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 March 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.

## 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 Gower Parish Council** – Supports the application

**Cherwell District Council Building Control** – No comments received.

## 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 Gower and Burdrop Conservation Area Appraisal (2012)

## 8. Appraisal

**Design and impact on character of the area and Conservation Area**

- The proposed extension would be to the rear of the application site and would not be readily visible from the public domain and as such would not have a significant impact on the streetscene or the Sibford Gower and Burdrop Conservation Area.
- Whilst the application dwelling has been significantly extended in the past, the proposed single storey extension would be a minimal addition beyond the existing scale and would in fill the rear corner of the dwelling and as such would not extend beyond the existing rear wall of the property.

- The flat roof form of the extension would be different to the existing roof pitches at the dwelling however designs such as this are typical and appropriate for residential dwellings and so would not appear alien within its setting. Given the lack of views to the extension from outside of the site, the impact of the roof would be minimal.
- The extension would be completed in white render which would match some of the render which already exists at the property and as such would retain the existing character of the site.

Conclusion: Acceptable

### **Residential amenity**

- The proposed extension would be an infill development to the rear corner of the existing dwelling and as such would not extend beyond the existing rear or side elevations of the dwelling and as such would not be any closer to any dwellings in the immediate vicinity.
- The rear elevation of the nearest dwelling to the north east is approximately 20m away from the proposed development and as such would not be impacted on in terms of loss of light, loss of outlook or overbearing.
- The development would not be visible from the nearest dwelling to the west and as such would not impact on the amenity of the occupants of this dwelling.
- The extension proposes a large amount of glazing to the eastern and southern elevations. Given the single storey scale and the boundary treatments at the site it is not considered that there would be a loss of privacy to the rear garden of the neighbouring Springfield Cottage.
- There are no immediate neighbours to the south and so there would be no loss of privacy to this side.

Conclusion: Acceptable

### **Highway safety**

- There would not be any additional bedrooms within the dwelling as a result of the proposed development and as such the current levels of off street parking provision would remain adequate for a dwelling of this size.
- It is not considered that there would be any impact on the safety of the local highway network as a result of this development

Conclusion: Acceptable

## **9. Planning Balance and Conclusion**

- 9.1. 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 streetscene or the Sibford Gower and Burdrop Conservation Area. The development 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 19\_049\_ Drawing No: 001 Rev A, 103 Rev A, 104 Rev A and 105 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.

Case Officer: Lewis Knox

DATE: 23.03.2021

Checked By: Paul Ihringer

DATE: 26/3/21

---