

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr & Mrs Phillips

Proposal: Proposed side extension and porch extension

Expiry Date: 30 March 2021



1. Description of Proposed Development

The applicant seeks planning permission for a side extension and porch extension.

The side extension would have a width of approximately 2.5 metres and a depth of approximately 3.6 metres. The roof ridge would have a maximum height of approximately 4.7 metres, with an eaves height of 2.3 metres. 1 no. rooflight would be added to the south-east roof elevation of the proposal and 1 no. window would be added to the south-west elevation.

The porch would have a maximum roof ridge height of approximately 3.6 metres (an increase of 0.5 metres), with an eaves height of 2.2 metres and would protrude by approximately 1 metre (an increase of approximately 0.4 metres). The dwarf wall would have a maximum height of 0.7 metres and would protrude by approximately 0.9 metres.

2. Relevant Planning History

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

14/01737/OUT – OUTLINE – With means of access for consideration (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 45 dwellings served via a new vehicular and pedestrian access; public open space and associated earthworks to facilitate surface water drainage; and all other ancillary and enabling works. *Application Permitted.*

16/00219/REM – Reserved matters to 14/01737/OUT - Appearance, landscaping, layout and scale of 45 no. dwellings. *Application Permitted.*

3. Response to Publicity

This application has been publicised by way of a site notice and by letters sent to neighbours immediately adjacent to the site. The final date for comments was **10 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.

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.

Chesterton Parish Council – no objections or comments.

Building Control – no objections. Comments:

The porch will not need to be included in the application for Building Regulation approval as it is exempt works, the side extension for the utility room will require an application for Building Regulation approval.

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 would be visible from the public realm of Lander Close and the public footpath which runs adjacent to the site. That said, the proposals would be constructed from materials to match the existing which would ensure that they respect and be harmonious with the existing dwelling. Further, the proposals would be subservient to the main dwelling.

Conclusion: acceptable in this regard.

Residential amenity

I do not consider that the proposals would result in any unacceptable harm to the amenities of the neighbours.

Conclusion: acceptable in this regard.

Highway safety

The proposals do not involve any additional bedrooms nor would they encroach on the retained parking provision.

Conclusion: acceptable in this regard.

7. 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 would not appear incongruous with the existing dwelling and the built form of the area, would not result in an unacceptable level of harm to the amenities of neighbours and would not compromise 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.

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: drawing numbers WG1028-001, WG1028-002, WG1028-006 Rev A, WG1028-007 Rev A, WG1028-008.

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 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 materials used on the existing building 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: Emma Whitley

DATE: 26/03/21

Checked By: Paul Ihringer

DATE: 26/3/21
