

Case Officer: Shona King

Recommendation: Approve

Applicant: Fiona Darey Architecture & Interiors Ltd

Proposal: Addition of solar thermal panels under slate tiles for solar-thermal power to the garage - install new garage doors -changing deteriorated windows in the garage with new double-glazed to match the Main House.
Demolish the dilapidated Log Store and replace it with a Garden Room.
New timber entrance gates to the driveway

Expiry Date: 15 April 2021

1. Relevant Features of the Site

The application site is located in a row of detached and semi-detached cottages outside the built-up limits of Sibford Gower. It is within the Sibford Gower and Burdrop Conservation Area and is a Grade II listed building.

2. Description of Proposed Development

Planning permission is sought for the incorporation of solar thermal panels under slate tiles for solar-thermal power to the garage, the installation of new garage doors, replacement of deteriorated windows in the garage with new double-glazed to match the Main House, the demolition of the dilapidated Log Store and its replacement with a Garden Room and the provision of new timber entrance gates to the driveway. Other works are proposed to the dwelling but these do not require planning permission. The description of development has been amended accordingly.

The application has been amended following officer's concerns about the extent of the works including to the windows and the size/design of the proposed garden room and amended plans have been submitted.

There is a concurrent application for listed building consent ref. 21/00438/LB.

3. Relevant Planning History and Pre-Application Discussions

The following Planning History and Pre-Application discussions are considered relevant to the current proposal.

Application: 02/00459/LB	Permitted	22 April 2002
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Minor improvements to dwelling including new window in north elevation, new window in south gable elevation, replace existing UPVC door with timber frame door in rear elevation and internal alterations

Application: 02/01468/F Permitted 5 September 2002

Erection of car shelter and garden store

Application: 09/00407/F Refused 26 May 2009

Extension to rear of property replacing existing verandah

Application: 09/00408/LB Refused 26 May 2009

Extension to rear of property replacing existing verandah

Application: 09/01280/LB Permitted 29 October 2009

Extension to rear of property replacing existing verandah.

Application: 09/01599/DISC Permitted 22 December 2009

Discharge of Condition No.2 of 09/01280/LB

4. Response to Publicity

This application has been publicised by way of a site notice, neighbour letters and an advertisement in the Banbury Guardian.

The final date for comments was 15 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.

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.

SIBFORD GOWER PARISH COUNCIL: Objection - Bartlett Cottage is the only listed property (Grade 2) within The Colony conservation area location, and is currently in need of a sensitive renovation programme which the applicant is proposing to undertake. Much of the proposed works to the roof, gutters, downpipes, external pointing, boundary walls, replacement of external doors and some aspects of glazing are very welcome, and will enhance the character of the property. The inclusion of a wind source heat pump and the natural slate thermal insulator system support environmentally friendly credentials. However, there is concern that the substantial works indicated for window replacement utilising metal frames with wooden framing and double glazing throughout, including the glazed metal framed garage doors, are appropriate. The uniform visual appearance could damage the character and integrity of this listed building. While the footprint for the proposed garden room / log store is similar to the existing dilapidated log store (garage?), there are concerns regarding the visual impact in the curtilage of this listed building due to the proposed height and use of corrugated metal and rough sawn timber as appropriate materials, rather than the existing local stone. An appropriately worded condition relating the garden room / log store to the main property would be helpful.

LOCAL HIGHWAY AUTHORITY: No comment to date

BUILDING CONTROL: An application will not be required for the new 20 square metre outbuilding on the basis that it does not have sleeping accommodation and is either at least one metre from any boundary or it is constructed substantially of non-combustible materials. A building control application will be required for some of the other work, if that work is not being carried out by a person covered under the competent person scheme who can self-certify their work. We recommend that the applicant or agent contacts the building control department before work commences on site to clarify.

6. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2015)

- 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 2015 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 and the significance of heritage assets

The building the subject of this application is a listed building within a conservation area. As such works to outbuildings and boundaries require planning permission. Permission is also required for the proposed garden building due to its size and location.

Having regard to their extent/nature and design details, the proposed works to the garage roof, doors and windows (as amended) are considered to be acceptable and would not result in any significant detriment to the visual amenities of the area, the setting of the listed building and would preserve the character and appearance of the Conservation Area.

The design and scale of the proposed garden room has been amended along with the proposed materials. This element of the proposal is now considered to be acceptable in terms of the design and would not detract from the visual amenities of

the area nor result in detriment to the significance of the listed building through change to its setting.

One of the concerns of the Parish Council was the visual impact of the building due to its size and the materials proposed. The roadside elevation would now be constructed externally from natural stone and the overall scale of the building reduced with the lowering of the eaves.

The proposed works to the boundaries are also considered to be acceptable. The new gates are to replace existing gates and are of an appropriate design and height for the opening/adjoining boundary walls.

Residential amenity

In light of the location of the dwelling and its relationship with other dwellings and the nature, extent and siting of works, the proposed works would not result in any detriment to the living amenities of neighbouring properties.

Highway safety

Whilst no comments have been received from the Local Highway Authority it is considered that the proposals would not result in any detriment to highway safety. The access and parking arrangements are not affected by the proposals. An amended plan has been submitted addressing the concern that the garage doors open inwards restricting parking capabilities within the garage.

Other matters

The Parish Council has suggested restricting the garden room to a use ancillary to the property. The use of this building other than as ancillary would require planning permission and therefore such a condition is unnecessary.

8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, does not identify any 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: 120 001, 010, 011, 012, 013A, 021, 022, 031, 110C, 111D, 112C, 113C, 121C,

122C, 131C

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. Prior to the installation of any new doors and windows hereby approved, full details of the doors and windows, at a scale of 1:20 including a cross section, cill, lintel and recess detail, ironmongery and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. The doors and windows shall not be installed within the building other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and 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. Prior to the repair of any windows and doors hereby approved, a schedule of the repairs for each window or door shall be submitted to and approved in writing by the Local Planning Authority. The doors and windows shall be repaired strictly in accordance with the approved details and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and 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. Prior to the construction of the garden room above slab level samples of the timber cladding and corrugated roofing to be used in the construction of the garden room shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and 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. Prior to the installation of the solar thermal panels on the garage roof details of the panels including ridge/verge/eaves details shall be submitted to and approved in writing the by the Local Planning Authority. The development shall not be carried out other than in accordance with the details so approved and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and 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.

7. Prior to the construction of the garden room above slab level, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone to match the stonework on the existing building/boundary wall, which shall be

inspected and approved in writing by the Local Planning Authority. The external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel 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 safeguard the significance of heritage assets and 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.

8. All mortar used in the new works and those of making good must be lime mortar.

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 safeguard the significance of heritage assets and 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.

9. Prior to the installation of the new gates details of the gates and gate posts shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the details so approved and shall be retained as such thereafter.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and 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: Shona King

DATE: 11/08/21

Checked By: Nathanael Stock

DATE: 08.09.2021
