

**Case Officer:** Shona King

**Recommendation:** Approve

**Applicant:** Kathy Yorke

**Proposal:** Single storey rear extension

**Expiry Date:** 9 April 2021

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## **1. Relevant Features of the Site**

The application site lies within the centre of the village of Sibford Gower. It is within the Conservation Area and is in an Archaeological Alert Area (medium).

## **2. Description of Proposed Development**

The proposal is to erect a single storey extension to the rear of the dwelling.

## **3. Relevant Planning History and Pre-Application Discussions**

There is no planning history relevant to the current proposal.

## **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 **23 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:** Sibford Gower Parish Council SUPPORTS this application. This application seeks to facilitate enhanced living provision, including accommodation provision for a full-time carer, to accommodate an increasingly challenging and debilitating medical condition.

**OCC ARCHAEOLOGY:** The site is located in an area of archaeological interest; however, the development is of a relatively small scale and as such there are no archaeological constraints to this scheme.

## **6. Relevant Policy and Guidance**

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

- ESD15 - The Character of the Built and Historic Environment.

Cherwell Local Plan 1996 (saved policies) – (CLP 1996)

- C28 – Layout, Design and External Appearance of New Development
- C30 – Design of New Residential Development

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 heritage assets

The building the subject of this application is within the Sibford Gower Conservation Area.

The proposal is to erect a single storey flat roofed extension to the rear of the property; it extends an existing flat roofed addition, but at a slightly greater height. The works would be carried out in materials to match the existing building, namely red brick with a felt roof. Due to the location of the extension it would not be readily visible in public views.

Given its scale, siting and massing, and although of disparate height compared to existing additions, the proposal would not result in detriment to the character or appearance of the Conservation Area.

Therefore, it is considered that the proposal complies with Policy ESD 15 of the CLP 2015 and saved Policies C28 and C30 of the CLP 1996.

### Residential amenity

The proposed extension lies adjacent to a boundary shared with another residential property. However, due to the relationship between the dwellings and the size of the extension it is considered that the extension would not adversely affect the living amenities of the adjacent dwelling. No windows are proposed in the side elevation which would result in overlooking of the adjacent property.

As such the proposal is considered to comply with saved Policy C30 of the CLP 1996.

## 8. Planning Balance and Conclusion

The proposal is 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: 001, 002, 003, 004A, 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 to safeguard the character and appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Shona King

DATE: 12/04/21

Checked By: Nathanael Stock

DATE: 16.04.2021

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