

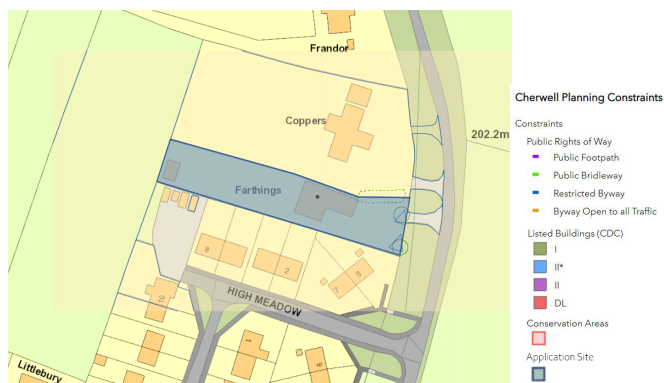
Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Sandra & Patrick Clacy

Proposal: Single storey rear extension

Expiry Date: 9 April 2021



1. Relevant Features of the Site

Tree Preservation Order Coppers, Pound Lane, Sibford Gower, Tree: Cypress
Tree Preservation Order: Coppers, Pound Lane, Sibford Gower, Tree: Ash
Tree Preservation Order Coppers, Pound Lane, Sibford Gower, Tree: Thorn

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 is considered relevant to the current proposal

4. Pre-application Discussions

No pre-application discussions have been held in regard to this development.

5. Response to Publicity

This application has been publicised by way of 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 **25 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: No comments received

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)

8. Appraisal

Design and impact on character of the area

- The proposed single storey extension would be to the rear of the dwelling and would not be readily visible from the public domain and would not have a significant impact on the character and appearance of the streetscene.
- The extension would be relatively large in depth but its overall scale would be appropriately subservient to the original dwelling by virtue of the relatively low level flat roof.
- Whilst large in size the extension would not appear cramped within its setting given that the application dwelling benefits from large plot to the rear.

- Extensions such as this are typical of residential dwellings and so the development would not appear alien within its setting. Other neighbours within the vicinity have also completed similar single storey rear extensions.
- The extension would be largely glazed with some cladding and some render. Whilst cladding is not a typical material of the district, it is considered to be acceptable in this instance as it would not be readily visible from outside of the site and the site itself is not located within an area of special character.
- The render would be on the blank elevation facing north towards the neighbouring property. Whilst it would be preferable to see a continuation of the stone, the lack of views to the elevation means the render would have little impact on the character of the area.

Conclusion: Acceptable

Residential amenity

- The proposed extension would be in close proximity to the boundary with the neighbouring dwelling to the north, however given the large plot sizes at the site and neighbouring dwelling, the extension would be set away from the main dwelling at the neighbouring property. This would ensure that the development would not impact on the amenity of the occupants in terms of loss of light, loss of outlook or overbearing.
- Given the relatively low height of the extension, and the boundary treatments between the dwellings it is not considered that the development would overbear on the neighbouring garden.
- The development would be significantly set away from the neighbouring dwellings to the south.
- There would be no openings which would face towards the neighbour to the north and so levels of privacy would be retained between the properties.
- There would be a large amount of glazing which would face towards the boundary with the southern neighbours but given the boundary treatments and the ground floor nature of the openings it is not considered that the glazing would result in harmful overlooking into these neighbouring properties.

Conclusion: Acceptable

Highway safety

- The proposals would not result in any additional bedrooms at the dwelling and as such the current levels of off-street parking provision would remain adequate for a dwelling of this size. It is therefore considered that the development would not impact on the levels of highway safety in the locality.

Conclusion: Acceptable

9. Planning Balance and Conclusion

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 and would not have any impact on the amenity of nearby neighbours or negatively impact upon the safety of the local highway network. 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: 18_047_ Drawing No: 101 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: 07.04.2021

Checked By: Paul Ihringer

DATE: 9/4/21
