

**Case Officer:** Michael Sackey

**Recommendation:** Approve

**Applicant:** Mr Stewart Boughtflower

**Proposal:** Extension and enclosing front entrance porch to dwelling

**Expiry Date:** 5 May 2021

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## 1. Relevant Features of the Site

- 1.1. The application relates to a detached, two-storey dwelling, externally of brick with a tiled roof, facing south on to School Close. There are no changes in the levels across the site that would significantly affect the application assessment. The site, which lies in the built form of Caverfield, is bounded by residential properties to the east and west and greenfield to the north. The site is not within a Conservation Area and the building is not a listed building.

## 2. Description of Proposed Development

- 2.1. The application relates to the proposed erection of a single storey front porch and proposed porch would measure approximately 2.1m depth, 2.5m width with an overall roof height of 3.5m sloping down to an eaves height of 2.5m.

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

- 3.1. There is no planning history directly relevant to the proposal

## 4. Response to Publicity

This application has been publicised by way of a site notice displayed near the site 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 **11 April 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.

### CAVERFIELD PARISH COUNCIL

No objections

### OTHER CONSULTEES

Building Control - Consulted on (19.03.2021); no comments received

Local Highway Authority - No objections

## 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

7.1. The key issues for consideration in this case are:

- Design, and impact on the character of the area
- Residential amenity
- Highway Safety

### Design and Impact on the Character of the Area

7.2. The proposed front porch introducing a new gable to the front elevation would be visible from the public realm, but would be set down from the existing dwelling, subservient to the existing dwelling in scale and form, and would not be unduly prominent. There would be examples of comparable developments in the vicinity of the site. In addition, the proposed materials would match those of the existing dwelling.

7.3. The proposal would therefore be in keeping with the existing dwelling and would not adversely affect the visual amenity of the locality.

7.4. The proposal thus accords with retained Policy C28 of the CLP 1996 and Policy ESD15 of the CLP 2015 and the relevant paragraphs of the NPPF.

### Residential Amenity

7.5. The proposal would be set off the boundaries of neighbouring properties and would comply with the 45 degree rule. Having regard to its nature, scale and positioning,

the proposed development would not have any significant impact either through loss of light or outlook and would not result in the direct overlooking on to the neighbouring properties.

- 7.6. For these reasons, the proposal accords with retained Policy C28 of the CLP 1996 and Policy ESD15 of the CLP 2015.

#### Highway Safety

- 7.7. The Local Highway Authority has raised no objections to the proposal, indicating that the proposals do not represent an intensification of use at the property and will have no adverse impact on vehicle circulation and car parking at the site. Officers agree with this assessment and proposal is therefore considered acceptable in relation to highway safety and parking provision. The proposal accords with Policy ESD15 of the CLP 2015 and Government guidance in the NPPF.

### **8. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance set out in section 6, 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 not be carried out otherwise than in complete accordance with drawings titled A100 Revision A, A101 Revision A and A102

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: Michael Sackey

DATE: 05.05.2021

Checked By: Nathanael Stock

DATE: 05.05.2021

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