

**Cornucopia, 1 Horne Close, Caversfield, OX27
8FE**

21/00837/F

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Miss Yasamin Kazemi

Proposal: Two storey side extension including conversion of conservatory to sun room

Expiry Date: 17 May 2021



1. Description of Proposed Development

The applicant seeks planning permission for a two-storey side extension, demolition of existing conservatory and erection of a rear extension.

The two-storey side extension would have a maximum roof ridge height of approximately 6.6 metres and an eaves height of approximately 4.9 metres. This element would have a maximum width of approximately 2.9 metres and a maximum depth of approximately 6.8 metres. It would be stepped in at approximately 4.4 metres so as to follow the line of the boundary. There would be an additional single storey lean-to attached to this element which would have a maximum width of approximately 0.8 metres and a depth of approximately 2 metres.

The single storey extension would have a depth of approximately 2.7 metres and a width of 3.5 metres, with a maximum roof ridge height of approximately 3.3 metres and an eaves height of approximately 2 metres.

The applicant has confirmed that the proposed development would be constructed from materials to match the existing dwelling.

2. Relevant Planning History and Pre-Application Discussions

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

86/00008/SGD – 300 Housing Units together with roads and all necessary services – R.A.F Upper Heyford. *Application Permitted 5 June 1986.*

No pre-application discussions took place with regards to this proposal.

3. Response to Publicity

This application has been publicised by way of letters sent to all neighbours situated directly adjacent to the site. The final date for comments was **17 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.

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.

Caversfield Parish Council – no objections.

Building Control (CDC) – no objections or comments received at the time of drafting the report.

Local Highways Authority (OCC) – no objections.

Stratton Fields Management Ltd – no objections or comments received at the time of drafting the report.

Environmental Health (CDC) – comments:

Noise: No comments

Contaminated Land: No comments

Air Quality: The application does not give much information on the flue required for the wood burner. On the plans provided the flue appears to terminate partway up the roof. In order to minimise the risk of smoke nuisance and negative impact on the amenity of the neighbouring premises, the effective discharge height of the flue must be above ridge height to ensure effective dispersal of all exhaust. Full details of how this will be achieved should be submitted for approval by the LPA. This could be achieved by capping the flue with a venturi cone, which would prevent water from entering the flue while also increasing the speed of vented smoke and therefore improving the effective discharge height.

Odour: No comments

Light: No comments

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 application site occupies a prominent plot at the entrance of Horne Close from Thompson Drive. The proposals would be visible from the streetscene of Thompson Drive. That said, I consider that the proposals are sensitive to the character of the area through its design by way of subservience and use of materials to match the existing dwelling.

The introduction of an extension on this corner would present some harm to the streetscene given that the street is largely uniformed. However, on balance, I consider that this harm to be of an acceptable level given the sympathetic nature of the proposed designs. The extensions would read as subservient and congruous within the streetscene.

Conclusion: acceptable in this regard.

Residential amenity

The proposals would present an acceptable level of harm with regards to the neighbours situated opposite to the proposed extensions (38 Thompson Road) and opposite to the front of the application site. Minimal harm would be caused to the residents situated in the attached dwelling (3 Horne Close).

Conclusion: acceptable in this regard.

Highway safety

The proposals involve the addition of one bedroom. However, the proposals do not encroach on the retained off-street parking for two vehicles, which is considered commensurate for a dwelling of this size and in this location. Further, the LHA did not provide any objections to the proposals.

Conclusion: acceptable in this regard.

Other Matters

Environmental Health has commented with regards to the proposed plans indicating a flue. The proposed elevations plan (drawing number SK.21-877-07A) indicate that the protruding flue is a soil and vent pipe and therefore there should be no neighbour amenity issues with regards to smoke.

7. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, would result in an acceptable form of development which would not compromise neighbour amenity or highway safety. There are no material planning considerations which compromise the acceptability of this proposal. 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 SK.21-877-04A (Site Plans), SK.21-877-05A (Ground Floor Plan), SK.21-877-06A (First Floor Plan), SK.21-877-07A (Proposed Elevations).

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: Emma Whitley

DATE: 13/05/21

Checked By: Paul Ihringer

DATE: 17/5/21
