

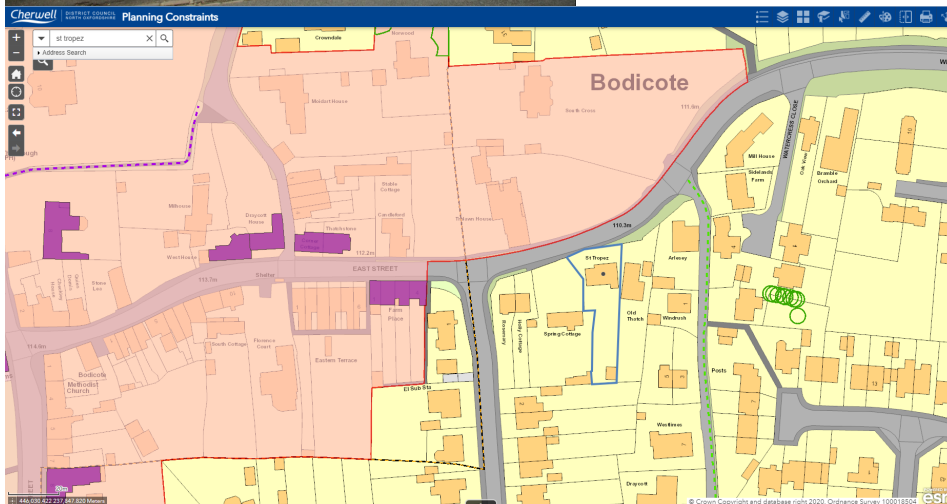
Case Officer: Emma Whitley

Recommendation: Approve

Applicant: L Attley

Proposal: Two storey front and rear extensions, with new pitched roofs replacing flat roof area to side of the property. Enlargement of vehicle access width in stone boundary wall (resubmission of 20/02280/F)

Expiry Date: 10 May 2021



1. Relevant Features of the Site

- Setting of Bodicote Conservation Area (Distance to site 6.3 metres)

2. Description of Proposed Development

Two storey front and rear extensions, with new pitched roofs replacing flat roof area to side of the property. Enlargement of vehicle access width in stone boundary wall (resubmission of 20/02280/F)

3. Relevant Planning History and Pre-Application Discussions

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

95/01820/F – First floor extension over existing garage and kitchen. App Refused.

The proposal was refused as it was considered contrary to the provisions of Policy E3 of the adopted Rural Areas Local Plan and Policy C31 of the Draft Cherwell Local Plan because of its size, prominent position, design and external appearance. The proposal was considered to be an unacceptably incongruous addition to the original dwellinghouse, which, due to its close proximity to the boundary and the orientation of the house in the streetscene would produce a contrived and congested form of development which would appear out of character with the form and nature of the existing buildings and streetscene generally.

20/02280/F – Two-storey front and rear extensions with single storey infill and formation of new first floor extension over side area of dwelling. Enlargement of vehicle access width in frontage stone boundary wall. Application Refused.

The proposal was refused as it was considered to result in an incongruous form of development when viewed from the public domain that would result in 'less than substantial' harm to the setting of the Bodicote Conservation Area. The two storey side and rear extension was also considered to adversely affect the residential amenities of the neighbouring residents at the Old Thatch, through a loss of light and by virtue of having an overbearing impact.

21/00372/PREAPP – Two storey and single storey extensions.

The front extension, on balance, is considered not to present demonstrable harm to the character of the area and on the setting of the heritage asset. The side extension, whilst not ideal with regards to the linear character of the existing dwelling, has been reduced in height and scale and the bulk of which would not be visible from the public realm, incorporates the existing footprint of the main dwelling and would be subservient to the main dwelling. The proposals are therefore an improvement on the previous proposal. A hipped roof would unlikely be looked on favourably but a reduction in the impact to the front elevation would be advisable. The rear elements are considered acceptable with regards to design and impact on the area and harm to immediate neighbours.

4. Response to Publicity

This application has been publicised by way of a site notice, an advertisement in the local newspaper and by letters sent to the neighbours situated immediately adjacent to the site.

The final date for comments was **29 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.

Bodicote Parish Council – no comments or objections received at the time of drafting the report.

Bodicote Neighbourhood Plan – no comments or objections received at the time of drafting the report.

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

Local Highways Authority – no objections.

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.
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)

- C23 – Retention of features contributing to character or appearance of a conservation area
There is a presumption in favour of retaining buildings trees, walls and other features that make a positive contribution to the character and appearance of a conservation area. *See page 117 of the CLP 1996 for full details*
- 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

The proposals would involve a change to the principal elevation and therefore would have an impact on the streetscene, particularly given its proximity to the roadside.

The Council's Home Extensions and Alterations Design Guide (2007) advises that "Extensions to the front of houses can disrupt the pattern of the buildings in a street and obscure the original elevation, so they are generally discouraged".

The proposals have been amended following the previously proposal, so that the front gable extension would demonstrate subservience to the main dwelling and would present a feature to break up the linear form of the existing dwelling. The

proposed front double height extension is not ideal particularly given the 2007 Design Guide and the situation of the application site being within the setting of the Bodicote Conservation Area. However, there are a number of examples of front extensions of a similar height and scale within the setting of the Bodicote Conservation Area, the proposals have been reduced in scale and height, and the proposed materials would be in-keeping with the main dwelling. On balance, I consider the front extension element not to result in demonstrable harm to the designated heritage asset and is therefore considered acceptable.

Following feedback provided in the 2020 refused application, the side extension has been amended to be single storey in scale. It is unfortunate that the side extension element extends beyond the principal elevation, however this is following the existing footprint of the main dwelling. The side extension element is still considered to alter the simple form of the existing dwelling; however, the proposals have been amended in order to take into account the amenities of the adjacent neighbour.

I consider that the amendments to create two gable end extensions to be of some improvement than the previous scheme and is therefore acceptable in this regard.

Conclusion: the proposals, on balance, are considered not to result in demonstrable harm to the Bodicote Conservation Area and are considered acceptable in this regard.

Residential amenity

The roof ridge height of the single storey side extension would measure approximately 4.3 metres and would have an eaves height of 2.3 metres, which is considered to still be of a considerable height given its single storey scale. The proposals have not been reduced compared with the plans submitted at pre-application stage, however I do not consider that this element would result in demonstrable harm with regards to the Old Thatch and are therefore not so harmful so as to warrant refusal.

The rear extensions would cause minimal impact to the amenities of the residents of the Old Thatch as it would be stepped back approximately 4 metres and would have no windows facing them. The two-storey extensions would be approximately 7 metres from the residents at Spring Cottage. However, given the relationship and orientation of the two buildings, on balance, I am satisfied that any harm would be limited and would not warrant a refusal.

Conclusion: acceptable in this regard.

Highway safety

The proposals would entail an additional bedroom, however the retained parking provision for the site is considered suitable for a dwelling of this size and in this location. Whilst the Local Highways Officer (LHA) presented concerns with regards to construction traffic in the pre-application stage, these concerns were not presented as part of this consultation, nor were the conditions considered necessary or appropriate.

The LHO did seek a condition with regards to the layout of parking. However, I did not consider the condition necessary.

Conclusion: acceptable in this regard.

8. 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 integrates with the existing building and respects the built form of the area, would not adversely affect the living conditions of neighbouring residents and would not compromise highway safety. There are no material planning issues which compromise the acceptability of the current proposal, which is thus 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: 1933/03 (Site Location Plan), 1933/04 (Block Plan), 1933-05A (Proposed Plans).

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. The materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

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 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. The natural stone to be used on the walls of the extensions shall be of the same type, texture, colour and appearance as the stone on the existing building and shall be laid dressed, coursed and pointed to match that of the existing building.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to 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: Emma Whitley

DATE: 10/05/21

Checked By: Paul Ihringer

DATE: 10/5/21
