

**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Mr Paul Ward

**Proposal:** Conversion of existing outbuilding to living accommodation with pitched roof; single storey extension to connect to existing property; conversion of existing carport to garage with pitched roof; change existing flat roof at front of property to a pitched roof to link in with new conversion and garage (amendments to existing approval reference 18/01650/F)

**Expiry Date:** 24 May 2021



## 1. Relevant Features of the Site

Setting of Sibford Gower with Burdrop Conservation Area  
Not a Listed Building  
Public Right of Way, Route Code: 348/18/10

## 2. Description of Proposed Development

- 2.1. The applicant seeks planning permission for the conversion of existing outbuilding to living accommodation with pitched roof; single storey extension to connect to existing property; conversion of existing carport to garage with pitched roof; change existing flat roof at front of property to a pitched roof to link in with new conversion and garage. Alterations to 18/01650/F
- 2.2. Although there are a lot of works proposed the overall footprint of the property would remain largely the same with much of the works being connecting outbuildings with the main dwelling with a more substantial structure.

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

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

**Application: 18/01650/F**                      Permitted                      23 November 2018

Conversion of existing outbuilding to living accommodation with pitched roof; single storey extension to connect to existing property; conversion of existing carport to garage with pitched roof; change existing flat roof at front of property to a pitched roof to link in with new conversion and garage

### 4. Response to Publicity

This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, 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 **7 May 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:** "No Comments"

**Oxfordshire County Council Highways:** No objections subject to condition

**Cherwell District Council Building Control:** "No comments"

### 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)

- 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)
- Sibford Gower and Burdrop Conservation Area Appraisal (2012)

## 7. Appraisal

### Design and impact on character of the area

- The application dwelling sits on top of a slope and has views to it around all sides of the property and so any external changes would be seen from the public domain and therefore have an impact on the character and appearance of the streetscene
- There are only minimal changes in the proposed appearance of the dwelling beyond what was previously approved under Ref: 18/01650/F and as such is considered acceptable in principle in terms of its impact on the character of the area.
- The main alteration in this proposal beyond what was previously approved in the alterations to the roof pitches to the front of the dwelling. Instead of rotating the roofs so the gables face the front of the site the garage would remain as existing and the roof over the existing flat roof would match this. Given that it would retain the existing character of the site, it is not considered that there would be any harmful impact on the setting of the conservation area as a result of this change.
- Proposed materials would be to match the existing dwelling and as such the character of the site and conservation area would be retained.

Conclusion: Acceptable

### Residential amenity

- The application dwelling is detached and sits in the centre of the plot and so has a large buffer between itself and its neighbouring properties. Because of this it is unlikely that the addition of various pitched roofs on the property would impact on the surrounding properties in terms of loss of light, loss of outlook or overbearing despite its positioning higher than the neighbour to the north.
- The overall footprint of the dwelling would remain largely as previously approved. With its positioning and the minor scale of the extensions this would have no impact on any surrounding dwellings in terms of residential amenity.
- Given the distances between the application dwelling and surrounding neighbours it is unlikely that any of the proposed new openings would impact on privacy to the neighbouring properties.

Conclusion: Acceptable

## Highway safety

- Oxfordshire County Council Highways initially raised concerns regarding the ability to manoeuvre a car into and out of the garage due to the building up of the existing car port walls. They raised no objections to the proposals subject to the submission of a swept path analysis of a large vehicle accessing the garage.
- Through discussions between the Highways Officer and the applicant a further document was submitted which made the following changes:
  - Overall garage footprint remains the same
  - Garage walls have been changed to single leaf thereby increasing the internal length and width (6.08m x 3.1m)
  - Opening has been increased to improve clearance
  - Vehicle used for analysis is 4.6m length
- Following these changes Oxfordshire County Council removed their reservations and as such a further Swept Path Analysis is no longer required through condition.
- The proposals are unlikely to negatively impact on the safety of the local highway network.

Conclusion: Acceptable

## 8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, does not identify any material planning issues which compromise the acceptability of this application. The proposal would not negatively impact on the character and appearance of the streetscene or the setting of the Sibford Gower with Burdrop Conservation Area.

The development would not have any impact on the amenity of nearby neighbours or 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.

## 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: P2-PROPOSED ELEVATIONS (Received 21.05.2021), Block Plan, Tree Location



Plan and Site Location Plan

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. Any stonework necessary for the construction of the development hereby approved shall be carried out in natural stone 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 ESD 15 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: Lewis Knox

DATE: 24.05.2021

Checked By: Paul Ihringer

DATE: 24/5/21

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