

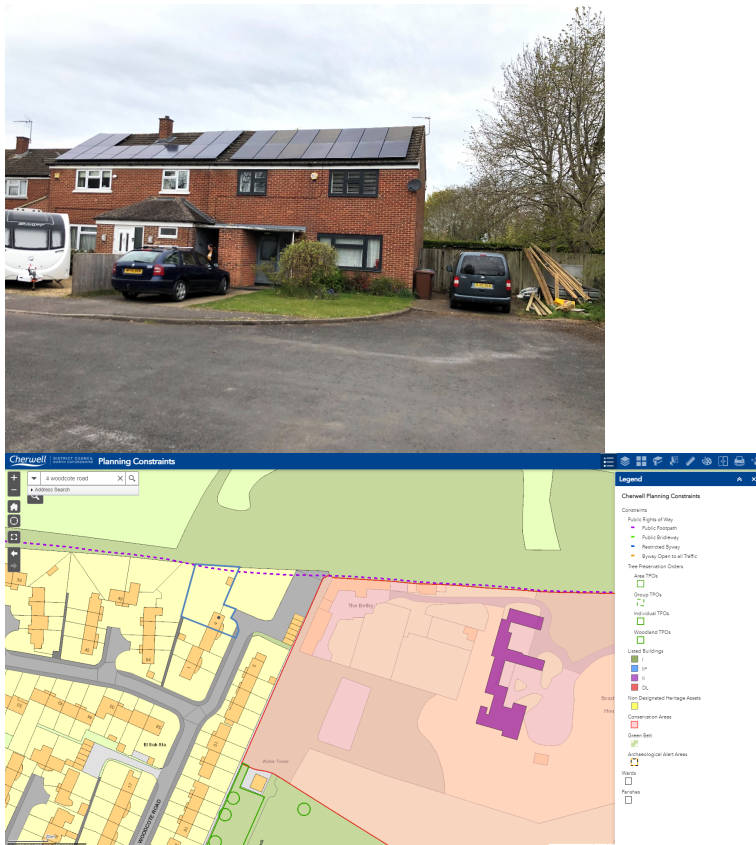
Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr & Mrs M Harland

Proposal: Two storey side extension, single storey rear extensions and alterations to the front porch

Expiry Date: 10 June 2021



## 1. Relevant Features of the Site

- Within the setting of RAF Bicester Conservation Area - Distance to Site: 26.4
- Public Right of Way, Route Code: 153/1/20

## 2. Description of Proposed Development

The applicant seeks planning permission for a two-storey side extension, a single storey rear extension and alterations to the front porch.

The two-storey side extension would have a width of 5.2 metres, a depth of 7.5 metres and a maximum roof ridge height of 6.1 metres. The side extension would be stepped back from the existing dwelling by 1 metres. Four no. rooflights are proposed to be included; two to the front elevation (east elevation) and two to the rear (west elevation).

The rear extension would have a maximum roof ridge height of 2.7 metres and an eaves height of 2.4 metres. The maximum depth of the extension along the boundary would be 3.9 metres and to the rear of the garage would be 4.7 metres.

The applicant has confirmed that construction materials would match the existing dwelling.

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

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

01/02382/F – Two-storey side extension and single storey front extension, as amended by plans received 17.01.02 accompanied by agent's letter dated 16.01.02 and additional plans received 24.01.02. *Application Permitted 29 January 2002.*

No pre-application discussions have taken place with regards to the proposal.

### **4. Response to Publicity**

This application has been publicised by way of a site notice, advertisement in the local newspaper and by letters sent to neighbours situated immediately adjacent to the application site. The final date for comments was **19 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.

Caversfield Parish Council: no objections or comments.

Arboriculture: **objection. Comments** – *The proposal does not appear to give reference to the trees north of the existing dwelling. The proposed extension is expected to offer significant short-term impact to the trees, likely requiring their removal in order to facilitate the proposal. Confirmation is required if trees are scheduled for removal or retention, I may need further information for review following this confirmation.*

Building Control (CDC): comments – *Development requires a building control application. Escape windows required in home office in line with Approved document B.*

Local Highways Authority (OCC): no objections.

Open Spaces Society: no objections or comments provided at the time of drafting the report.

Rambles Association: no objections or comments provided at the time of drafting the report.

Rights of Way (OCC): no objections or 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)

## 7. Appraisal

### **Design and impact on character of the area**

Whilst the side extension would be visible in the public realm of Woodcote Road, the application site is not in a prominent location and is only be visible from the end of the dead-end of the road. Further, the side extension would appear evidently subservient by way of the lower roof ridge and the extension would be stepped back from the front elevation, as well as the proposed construction materials to match the existing dwelling.

The alterations to the front porch would be visible within the public realm, however the construction materials would match and I consider that the proposals would be of some improvement to the existing porch structure. This element would appear congruous and of some enhancement to the character of the existing dwelling and immediate locale.

The proposed front porch alterations and side extension would be within the setting of the designated RAF Bicester Conservation Area, however I consider that the proposed design of the scheme is congruous and considerate of the existing dwelling and the character of the area. I therefore do not consider that the proposals would result in demonstrable harm to the setting of the heritage asset.

The rear extension element would not be visible from the public realm.

Conclusion: acceptable in this regard.

### **Residential amenity**

No. 3 Woodcote Road is attached to the application site and therefore most likely to be impacted by the proposed development. These neighbours would be screened from the proposed side extension by the existing dwelling and from the porch by their existing porch extension.

The proposed rear extension would result in some harm to the neighbours of No.3 Woodcote Road given its proximity to the shared boundary and proposed depth. However, the level of harm is considered acceptable given that the scale of development is single storey, would be of an acceptable height, would predominantly be screened by the retained boundary fencing and no windows would face onto these neighbours. No comments were received from these neighbours so I must assume that they do not have concerns with regards to this element.

No other neighbours would be negatively harmed by the proposals.

Conclusion: acceptable in this regard.

### **Highway safety**

The proposals before me would not result in a net loss in off-street parking provision or any additional bedrooms. Further, the LHA did not provide any objections to the proposals.

Conclusion: acceptable in this regard.

### **Arboriculture comments**

Whilst the Council's Arboriculture Officer objected to the proposal, the existing tree within close proximity to the proposed development is identified on drawing number 303/2019/01A to be removed and replaced within the rear garden. Further, the trees to the north are outside the curtilage of the application site, approximately 19 metres from the nearest part of the extension. I therefore consider that the proposed development is acceptable despite their comments.

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 would not compromise residential amenity or highway safety. Further, there are no material considerations which compromise the acceptability of the 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.

## **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: drawing numbers 303/2019/01A and Co-ordination elevations, floor plan and site 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.

Case Officer: Emma Whitley

DATE: 09/06/21

Checked By: Paul Ihringer

DATE: 10/6/21

---