

Case Officer: Wayne Campbell

Recommendation: Approve

Applicant: Mr Andrew Evans

Proposal: The installation of an exterior render insulation system on the existing house. Reworking the existing extension and garage by cladding, externally insulating, re-roofing, and creating new openings. The addition of a new garage building on the site of an old large shed

Expiry Date: 7 June 2021

1. Relevant Features of the Site

CONA2 - Conservation Area, Name: Sibford Ferris - Distance: 6.9
PUBF - Public Right of Way, Route Code: 347/1/10, Status: Bridleway - Distance: 14.47
PUBF - Public Right of Way, Route Code: 347/3/10, Status: Footpath - Distance: 18.48
RADO - Radon, Percentage Chance: Percentage of homes at or above the Action Level (Class 5) 10-30% - Distance: 0
ARSE - Naturally Elevated Arsenic, Ranking: LOW - Distance: 0
BMVL - Best and Most Versatile Land, Category: 1 - Distance: 0
BMVL - Best and Most Versatile Land, Category: 5 - Distance: 0
AQUI - Aquifer, Details: Groundwater Vulnerability (Aquifers) - MINOR - Distance: 0
PRNO - Oxon Protected and Notable Species, Common Name: Swift, Species Category: Birds, Location: Olden House, Sibford Ferris - Distance: 48.26
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PRNO - Oxon Protected and Notable Species, Common Name: Swift, Species Category: Birds, Location: Woodway Road, Sibford Ferris, OX15 5RF - Distance: 0
SWIFT - Swift Record, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2010 - Distance: 48.26
SWIFT - Swift Record, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2008 - Distance: 48.26
SWIFT - Swift Record, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2012 - Distance: 48.26
SWIFT - Swift Record, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2009 - Distance: 48.26
SWIFT - Swift Record, Species: Swift, Location: Woodway Road, Sibford Ferris, OX15 5RF, Record Type: field record, Record Date: 16/05/2018 - Distance: 0
SWIFT - Swift Hotspots, Hotspot Record Count: 18 - Distance: 0
BIRBU - Birds Nests in Buildings, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2010 - Distance: 0
BIRBU - Birds Nests in Buildings, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2009 - Distance: 0
BIRBU - Birds Nests in Buildings, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2008 - Distance: 0

BIRBU - Birds Nests in Buildings, Species: Swift, Location: Olden House, Sibford Ferris, Record Type: nest, Record Date: 2012 - Distance: 0
WTUT - Water Utility Company, Water Utility: Severn Trent Water - Distance: 0
AIRW - Windfarm Development, Development Consultation: Consult NATS On ANY Windfarm Development (All District) - Distance: 0

2. Description of Proposed Development

This application seeks planning permission for the installation of an exterior render insulation system on the existing house, and the reworking of the existing extension and garage by cladding, externally insulating, re-roofing, and creating new openings. The final element of the proposal seeks permission for the addition of a new garage building on the site of an old large shed.

3. Relevant Planning History and Pre-Application Discussions

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

21/00909/NMA: The garage to be located as the previously granted planning permission 17/00923/F and to be rendered instead of timber clad. The proposed extension layout to be altered to utilise the existing built extensions. The Outbuilding to be removed from the application. Windows in the existing house to be retained. Existing site access to be retained. (Proposed as non-material amendments to 19/01338/F) Decision: Refused

19/01338/F: The demolition of an existing extension and garage, the construction of a new extension, garage and outbuilding and the renovation of Faraday House Decision: Permitted

18/00125/DISC: Discharge of Condition 3 (materials and finishes) of 17/00923/F Decision: Permitted

17/00923/F: Demolition of existing linked garage and separate workshop and the erection of new linked garage and workshop; two storey extension to main house and internal alterations with external alterations to reform the entrance drive. Decision: Permitted

4. Response to Publicity

This application has been publicised by way of a site notice, neighbour letters, consultations with Parish Council and consultees.

The final date for comments was **2 June 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 Ferris Parish Council; No objections

Conservation Officer: Comments.

Views and setting: The property can be seen from the lane to the west of the property in northward views. It can also be seen from across the valley in southward views.

Render: The bradstone texture does not make a positive contribution to the village. Do you know the colour and texture of the render proposed? Are you asking for a sample panel? There is very limited render in the conservation area. I found a rendered front/side gable and extension on a 3-storey house on Main Street, a rendered gable on Main Street, and a rendered rear extension at the east of the village.

Details: Will need to condition eaves/verge/traditional rainwater goods details as part of any approval. Traditional flush painted timber casement windows would also help to improve the aesthetics of the property.

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

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- C30 – Design of new residential development

Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

7. Appraisal

Design and impact on character of the area

Paragraph 124 of the NPPF states that: '*Good design is a key aspect of sustainable development*' and that it 'creates better places in which to live and work'. This is reflected in Policy ESD15 of the CLP 2015, which states that new development proposals should: *be designed to improve the quality and appearance of an area and the way it functions...contribute positively to an area's character and identity by creating or reinforcing local distinctiveness...(and) respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.*

Saved Policies C28 and C30 of the CLP 1996 reinforce this, with Policy C30(ii) stating that, *any proposal to extend an existing dwelling (should be) compatible with the scale of the existing dwelling, its curtilage and the character of the street scene.*

The current reconstituted stone block is porous and is said to become saturated by driving rain, resulting in high humidity levels within the house and an unhealthy internal environment.

The proposed development includes significant renovations to all external elevations of the property, which include the covering of the bradstone with an external Tyrolean lime render to improve the appearance and the insulation of the property. Its finish would be a natural coloured rough cast which would be created by using the traditional Tyrolean flick method. This would create a textured surface which would age well and compliment the village's colour palette. It is also noted that the property is currently significantly different to the other properties down the street, finished in Bradstone that looks particularly weathered.

The concern raised by the Conservation Officer is noted although with regards to the issue of the render this was agreed as part of the previous approval and shown on the plans as such. As for the need for a condition covering rainwater guttering / down pipes and windows this again was agreed as part of the previous design and the rainwater goods are not changing from current. As such it is not considered that a condition is required in this instance. And these alterations have been considered acceptable under the previous application 19/01338/F, which as a fallback position could be implemented. It is, however, considered appropriate to request details of render colour and texture prior to it being applied.

In addition to the render the application also seeks approval for the refurbishment of the existing single storey link and conversion of the attached garage to living accommodation. This element of the proposal would be clad externally with vertical timber and again as per the approved details of application 19/01338/F and the previous permission before this 17/00923/F. The change in appearance would include the removal of the pitched roof over the garage to be replaced with a flat roof of the same style and level to that over the existing single storey link. At the time of considering the previous application this change was considered acceptable.

While timber cladding, which is currently in vogue, is not locally distinctive and is generally not supported on main dwellings, it was previously approved and there is no material change in circumstances which would lead to a different conclusion now.

The timber cladding currently proposed would be untreated and considered to be an improvement to the design of previous permissions. At the time of the previous application it was noted that, while there are no examples of rendering on the dwellings down Woodway Road, given that this particular property already differs from the other buildings in the area and the site is reasonably screened by boundary hedges, it is not considered it would have a detrimental impact on the street scene of the area. It should be noted, however, that only the context of this particular site makes the materials acceptable, and the use of timber cladding would not usually be seen as acceptable.

The main change between the previous permission and this current application is the introduction of the double garage to the side of the property. There has been permission for a garage on the site as part of the previous permission 17/00923/F although this garage was attached to the side extension whether as the current proposal is for a detached garage on the site. The new garage would incorporate a pitched roof design and would use the same render design as to be used on the main dwelling with a pair of timber doors. The position of the garage would be close to the existing access point onto and off the plot and would allow for adequate parking and would not result in a prominent structure within the street scene. As this is the case, the scale of the development is considered to be acceptable.

The overall design of the extensions and renovations is considered to be an improvement to the existing dwelling that is not considered to be particularly architecturally attractive, and the finish although modern is of a high standard.

For the above reasons, it is considered that the proposal is acceptable in terms of design and impact on the character of the area, and thus accords with Government guidance contained within the NPPF, Policy ESD15 in the CLP 2015 and saved Policies C28 and C30 of the CLP 1996.

Highway safety

The proposal includes the provision of a new garage on site which would replace the lost garage as part of the works to the main house. As the proposal is for a double garage this would be an upgrade on the current arrangement which is a single garage. The position of the garage would allow direct access to and from the site via the existing access driveway and the main highway.

The level of parking on the site would not be reduced as a result of the proposed changes to the property. As such adequate parking would be maintained.

Neighbour comments

No neighbour comments have been received. Furthermore, it is considered that the proposals will not result in any adverse impact on the neighbour's amenity in terms of any loss of light, outlook or privacy.

8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, finds that the proposed changes to the property would not result in any adverse impact on the appearance or character of the area or on highway safety and there would be no significant impact on neighbours amenity. 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. The development shall not be carried out otherwise than in complete accordance with the approved plans reference 224 01 100 Rev P3; 224 03 150 Rev P3; 224 03 300 Rev P3; 224 03 301 Rev P3; 224 05 302 Rev P3; 224 05 303 Rev P3; 224 05 300 Rev P3; 224 05 301 Rev P3; 224 04 200 Rev P3; and 224 04 300 Rev P3 all received 12/04/2021 unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Reason: To clarify the permission and for the avoidance of doubt.

3. A schedule of materials and finishes to be used in the external walls and roof(s) of the dwelling and garage shall be submitted to and approved in writing by the

Local Planning Authority prior to commencement of those works. The development shall thereafter be carried out strictly in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the materials are appropriate to the appearance of the locality and to ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area and the significance of heritage assets in accordance 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. Notwithstanding the provisions of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or in any provision equivalent to that class in any statutory instrument revoking, amending or re-enacting that order), the garage(s) shown on the approved plans shall be retained for the garaging of private motor vehicles and shall not be converted to provide additional living accommodation without the grant of further specific planning permission from the Local Planning Authority.

Reason: In the interests of highway safety, to ensure the provision of adequate off-street car parking and turning and to safeguard the character and appearance of the area and the significance of heritage assets 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 in Section 12 of the National Planning Policy Framework.

Case Officer: Wayne Campbell

DATE: 03.06.2021

Checked By: Nathanael Stock

DATE: 04.06.2021
