

Hillcot, 4 Home Farm Court, Main Street, Sibford
Ferris, OX15 5QT

21/01450/F

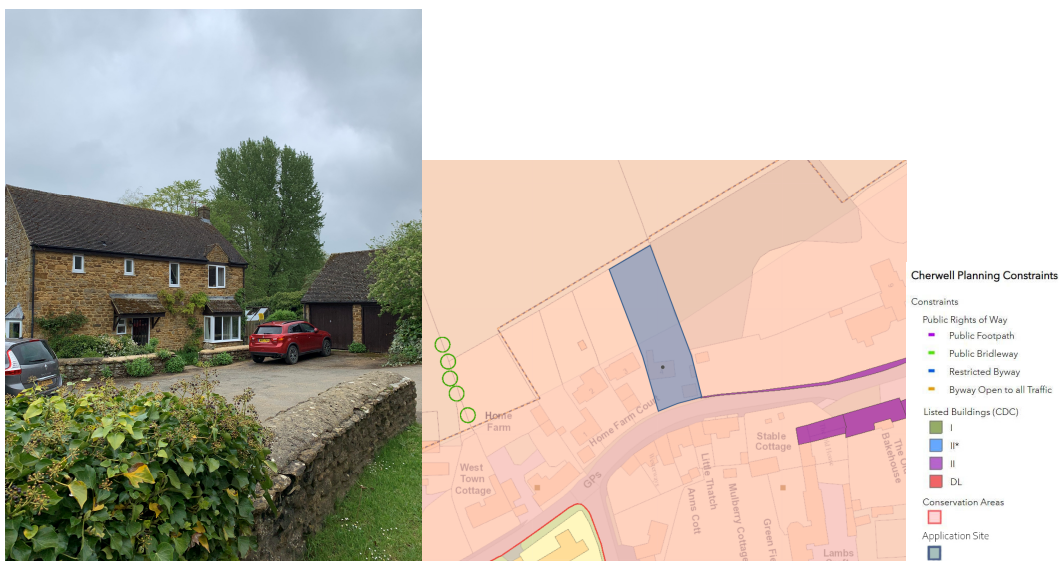
Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr Graydon Kitchen

Proposal: Single storey rear extension to create open-plan kitchen, living, dining area

Expiry Date: 18 June 2021



1. Relevant Features of the Site

Within Sibford Ferris Conservation Area
Setting of Grade II Listed Building: WALL TO LEFT OF SIBFORD SCHOOL
Archaeological Alert Area: Sibford Ferris and Sibford Gower historic cores

2. Description of Proposed Development

The applicant seeks permission for the erection of a single storey rear extension.

3. Relevant Planning History and Pre-Application Discussions

There is no Planning History or Pre-Application discussions considered relevant to the current proposal

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 **11 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 comments received

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 Ferris Conservation Area Appraisal (2012)

7. Appraisal

Design and impact on character of the area

- The proposed single storey extension would be to the rear of the application dwelling and would not be readily visible from the public domain and would therefore not have a significant impact on the character and appearance of the streetscene or conservation area.
- The extension would sit between an existing rear wing and the side elevation of the original dwelling and would therefore appear as a infill extension to the rear of the property.
- The scale of the proposed extension would be appropriate for the application dwelling as it would not overwhelm the property or appear cramped.

- The design would be somewhat contrived with the proposed large flat roof extension which would protrude into the side roof slope of the existing pitched rear wing. Whilst not great design, it would not be visible from outside of the application site and would not have a harmful impact on the streetscene or Conservation Area.
- The extension would be constructed from natural stone to match the existing dwelling and so the character of the site and conservation area would be retained.
- The aluminium windows and lanterns would be of high quality and would be appropriate within the conservation area.

Conclusion: Acceptable

Impact on Setting of Listed Building (Wall to Left of Sibford School)

- The proposed development would be to the rear of the application dwelling and would not be readily visible from the neighbouring Listed Wall to Sibford School and as such it would not have any impact on the significance of the listed structure.

Conclusion: No harm

Residential amenity

- The proposed extension would be set behind the existing rear wing and so would not be visible from the neighbouring dwelling to the west and as such would not have any impact on the amenity of the neighbours in terms of loss of light, loss of outlook or overbearing beyond the existing situation.
- There are no near neighbours to the east of the application site and so there would be no impact on the amenity to this side.
- Most proposed openings would face towards the rear of the garden at the application site and would not result in a loss of privacy or overlooking to neighbouring properties.
- There is an additionally proposed door to the western elevation which would face the neighbour to this side but given the boundary treatments between the sites and the fact it would serve a utility it is considered that it would not impact on levels or privacy between the neighbours.

Conclusion: Acceptable

Highway safety

- The proposed extension would not result in any additional bedrooms at the site and so the current levels of off-street parking would remain adequate for a dwelling of this size.
- It is unlikely that the development would 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, the setting of the surrounding Grade II Listed Structures or the Sibford Ferris 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: Drawing No. 21-009-01 Rev A

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 natural stone to be used on the external walls of the extension 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 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.

Case Officer: Lewis Knox

DATE: 18.06.2021

Checked By: Paul Ihringer

DATE: 18/6/21
