

**Case Officer:** John Cosgrove

**Recommendation:** Approve

**Applicant:** Mr and Mrs J Cordy

**Proposal:** Rear extension over one and two storeys.

**Expiry Date:** 2 July 2021

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## **1. Relevant Features of the Site**

The application site is located on the East side of Main Street within the village of Wendlebury and contains a two-storey detached dwelling finished in render and situated on a generous plot. The site is located within Flood Zones 2 and 3 and within an area of Archaeological Interest. There is a Grade II Listed Public House Adjacent to the site and a protected species (Common Swifts) have been identified in the area. There are no other relevant planning constraints.

## **2. Description of Proposed Development**

The application proposes a part single and part two-storey rear extension. The proposed single storey rear extension would measure c. 4.2 metres wide c. 4.93 metres deep and would have a flat roof with a height of c. 3.13 metres and featuring a roof lantern with a height of c. 0.2 metres. The proposed two storey rear extension would extend over the existing single storey rear projection and proposed single storey extension to a depth of c. 6.59 metres and would have a gabled roof with an eaves height of c. 3.94 metres and a ridge height of c. 6.4 metres, and would feature a rear facing Juliet balcony, and would be linked to the existing rear gable by a zinc box section. The application also proposes the insertion of one rear facing light tunnel and one side facing rooflight. The proposed extensions would be finished in render to match the host dwelling and would be positioned C. 1.5 metres from the boundary with the adjacent public house.

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

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

16/00031/DISC - Discharge of Conditions 4 (boundary wall), 5 (landscaping scheme), 8 (access vision splays details) and 9 (parking and turning area details) of 15/00147/F – Permitted: 15/04/2016.

15/00316/DISC - Discharge of conditions 3 (materials schedule) and 10 (surface water) of 15/00147/F. – Permitted: 24/09/2015.

15/00147/F - Erection of two storey detached dwelling with car port and division of site for proposed development - re-submission of 14/01912/F and 14/00860/F – Permitted: 29/07/2015.

14/01912/F - Erection of two storey detached domestic dwelling and division of site for proposed development - Re-submission of 14/00860/F – Withdrawn: 05/01/2016.

14/00860/F - Erection of two storey detached domestic dwelling and division of site for proposed development – Withdrawn: 08/07/2014.

## 4. Response to Publicity

This application has been publicised by way of a site notice, and by letters sent to neighbouring properties.

The final date for comments was **2 July 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.

Wendlebury Parish Council: No Objections.

CDC Building Control: The proposals will require a Building Regulations application

OCC Archaeology: No archaeological Constraints.

CDC Land Drainage: There is a high risk of surface water flooding and a medium risk of fluvial flooding in Main Street at the front of the property. No objections in principle but advise applicant to ensure that finished floor level is above maximum flood level and the surface water flood risk is mitigated.

Environment Agency: Please refer to flood risk standard advice.

CDC Conservation: the proposed extension to the dwelling is not considered to affect the setting of the Listed Building.

CDC Ecology: No Response.

OCC Drainage (LLFA): No Response.

## 6. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2031 Part 1)

- **PSD1 – Presumption in favour of Sustainable Development**  
When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. *See page 36 of the CLP 2031 Part 1 for full details.*
- **ESD 6 – Sustainable Flood Risk Management**  
Requires the submission of a Flood Risk Assessment (FRA) and demonstration that developments will be safe and remain operational (where necessary), and that surface water will be managed effectively on site and that the development will not increase the flood risk elsewhere. *See page 95 of the CLP 2031 Part 1 for full details*
- **ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment**  
Requires relevant habitat and species surveys to accompany applications which may affect a site, habitat or species of known or potential ecological value, seeking net gains in biodiversity, the protection of existing trees and the protection,

management, enhancement and extension of existing resources along with the creation of new ones. *See page 106 of the CLP 2031 Part 1 for full details*

- **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**

The application proposes the erection of a part single part two storey rear extension, the proposed extension would be set below the ridgeline of the existing roof and from the South facing flank of the host dwelling and would appear as a subservient addition to the host dwelling. While the proposed zinc box section between the existing and proposed gables would be a less than subtle addition to the roof, it would not be visible from the public realm and would have a limited impact on the character and appearance of the host dwelling. Overall, it is considered that the proposed extensions would not fail to integrate with the host dwelling and would not have a significant detrimental impact on the character and appearance of the host dwelling or the wider area. While it is noted that the site is adjacent to a Grade II Listed Public House, the Council's Conservation Officer has considered the proposal and has stated that it would not adversely impact on the setting of the adjacent Heritage Asset and therefore the proposal is considered acceptable in heritage terms, however, in order to ensure the protection of the setting of the adjacent Heritage asset it is considered reasonable to impose a condition requiring the materials to be used on the proposed extensions to match those of the host dwelling. Having regard to the above the proposed development is considered acceptable in design terms and therefore no objections are raised with regard to the design elements of Policies: ESD15, C28 or C30.

### **Residential amenity**

The proposed development would provide a good standard of amenity for the current and any future occupants of the host dwelling. Due to the positioning of the proposed extension and its position in relation to neighbouring properties it is not considered that the proposed extension would have any significant adverse impacts on the amenity of any neighbouring properties and therefore no objections are raised with regard to the amenity elements of Policies: ESD15, C28 or C30.

### **Flood Risk**

The application site is located within Flood Zones 2 and 3, the applicant has addressed flood risk within the Design and Access statement submitted with the application and have stated that floor levels would be set above the level identified as being at risk of flooding. The Environment Agency, the Councils Drainage Officer and the LLFA were consulted on the application with the Environment Agency declining to comment in detail due to the scale of the proposal and no response being received from the LLFA, the council's Drainage Officer has raised no objections in principle but stated that the applicant should ensure that the finished floor level is above the maximum flood level and the surface water flood risk is mitigated. Overall, it is not considered that the proposed development would significantly increase the flood risk at the site and would not increase flood risk elsewhere and therefore the proposals are considered acceptable in this regard, and thus no objections are raised with regard to the provisions of Policy: ESD6.

### **Highway safety**

The application does not propose the alteration of any existing or the creation of any new access onto the highway, the application site benefits from sufficient space for the parking and manoeuvring of in excess of two vehicles on the hardstanding to the front of the dwelling. While the application proposes the enlargement of the dwelling to include the creation of an additional bedroom, it is considered that the existing quantum of parking would be sufficient to serve the needs of the enlarged dwelling. Having regard to the above the proposed development is considered acceptable in highways terms and no objections are raised with regard to parking and highway safety.

### **Ecology**

It is noted that a protected species (Common Swifts) have been identified in the vicinity of the site. The Council's Ecologist was consulted on the application however, no response has been received at the time of drafting this report. However, while the application proposes works to the eaves of the host dwelling due to the recent construction of the dwelling it is not considered that its eaves would provide a suitable habitat for Common Swifts and therefore the proposal is unlikely to adversely impact on the habitat of any protected species. However, the applicant is reminded of their responsibilities regarding protected species and it is considered reasonable to place an informative on any permission granted to the effect that should evidence of any protected species be discovered work must cease immediately and the applicant should contact the Council's Ecologist for further advice prior to the recommencement of any works on the site. Subject to the above the proposal is considered acceptable in ecology terms and therefore no objections are raised with regard to Policy: ESD10.

## **8. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance set out in section 6, demonstrates that the proposed development would accord with the provisions of the relevant Development Plan Policies and the proposal is therefore considered to represent sustainable development thus, in accordance with Paragraph 11 of the NPPF, it is recommended that planning permission should therefore be granted on this occasion.

## **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: PA101, Entitled: Location Plan, Dated: 15/03/21 and received by the Local Planning Authority on the 07/05/2021.

Drawing No: PA102, Entitled: Site Plan, Dated: 05/05/21 and received by the Local Planning Authority on the 07/05/2021.

Drawing No: PA103, Entitled: Existing Plans and Elevations, Dated: 05/05/21 and received by the Local Planning Authority on the 07/05/2021.

Drawing No: PA104, Entitled: Proposed Plans and Elevations, Dated: 05/05/21 and received by the Local Planning Authority on the 07/05/2021.

Design and Access Statement by Guy Roberts Architect, Undated, and received by the Local Planning Authority on the 07/05/2021.

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 (Excluding the zinc box element) and doors and windows 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 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.

Informative:

Should evidence of any protected species be discovered on site the applicant is advised that work must cease immediately and that they should contact the Council's Ecologist for further advice prior to any works resuming on site.

Case Officer: John Cosgrove

DATE: 01/07/2021

Checked By: Paul Ihringer

DATE: 2/7/21

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