

Home Farm, Woodway Road, Sibford Ferris, OX15 5RF

21/01712/F

Case Officer: Bob Neville

Recommendation: Approval

Applicant: Mrs Emily Crossley

Proposal: Single storey rear extension to dwelling and extension to and conversion of existing outbuilding to habitable accommodation

Expiry Date: 9 July 2021



1. Relevant Features of the Site

The application relates to a stone and slate period dwelling located on the edge of the village of Sibford Ferris. The main dwelling sits to the front of a substantial curtilage with extensive private garden areas extending southwards. The site benefits from vehicular access to the side which serves a large area of hard-standing to the rear of the property. The site contains a number of outbuildings to the side and rear. Land levels whilst relatively level at the main dwelling and immediate rear garden area, drop to the south out onto open countryside.

The site is located within the Sibford Ferris Conservation Area and historic village core which is considered of archaeological interest. The application building is not a listed building. There are no listed buildings within the immediate vicinity of the site.

The geology in the area is known to contain naturally occurring elevated levels of Arsenic and is an area affected by Radon Gas; as seen across much of the district.

There are records of protected and notable species (Swifts and House Martins) within the vicinity of the site; although given the single storey nature of the proposed development it is considered that these species are unlikely to be affected by the proposed development.

2. Description of Proposed Development

The application seeks planning permission for a single storey rear extension to dwelling and conversion and extension of existing outbuilding (former piggery) to habitable accommodation. The proposed extension is proposed to be constructed externally of stone under a single ply flat roof with glazed lantern.

The proposed conversion of the outbuilding to provide ancillary residential accommodation, would include new window and door openings to the south-west elevation, replacement of existing corrugated metal roof with new profiled grey metal roof and a small glazed extension to the northern end of the building.

The description of development as submitted did not refer to what the outbuilding was to be converted to – the words “to habitable accommodation” have been added in the interests of clarity and accuracy.

The proposals originally included further proposals for the demolition of existing car port and erection of new garage; however, these were removed at the applicants request during the application.

3. Relevant Planning History and Pre-Application Discussions

None

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 **24 June 2021**

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.**

Archaeology (OCC): **No objections.**

Local Highways Authority: **No objections subject to conditions** in relation to secure further details in respect of the proposed garage.

6. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2015)

- 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 2015 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 site is a large residential property that has previously been extended, sitting within its own substantial curtilage and located at the edge of village. The proposed development would be wholly contained within the existing residential curtilage and would not expand the residential use beyond existing extents.

The proposals would not be visually prominent with the street-scene, being located to the rear of the property, with views only being experienced from within the site and from immediately adjacent neighbouring properties.

The proposed extension to the dwelling would be single storey and appear as a subservient structure to the main dwelling house; to be constructed externally in materials (including natural stone walls) that would match existing. Its design would not appear out of place in the residential context; sustaining the character and appearance of the site and its wider setting.

The proposed conversion of the outbuilding would not significantly affect the general scale or form of the existing outbuilding other than the small glazed extension to the rear elevation, replacing an existing agricultural gate that currently exists. The proposed replacement roof would be carried out in materials that would be reflective of existing, and again would not appear out-of-place or to the detriment of the rural character of the outbuilding.

Overall, officers do not consider that proposals would be out-of-place or to the detriment of the visual amenities of the site or its wider setting and subject to the walling materials for the proposed rear extension matching those in use on the existing building would not result in any significant detrimental impacts on visual amenities and would preserve the character and appearance of the conservation area.

Conclusion: Acceptable

Residential amenity

The site has a substantial curtilage and there is separation between the dwelling house and neighbouring properties. Given the context of the site and siting of the proposed development, the proposals are only likely to impact to any degree on 1 Home Farm Court to the east of the site.

The proposed extension would sit at the rear of the property, with the outbuilding proposed for conversion further to the rear (north) sitting on the boundary with the adjacent property to the east. The site is bounded along its eastern boundary by hedgerow planting and closed boarded fencing.

The proposed conversion works would not alter the scale and form of the existing outbuilding and would not introduce any new windows that would overlook neighbouring property. The proposed extension would be single storey and again not introduce any further opportunities for over-looking above those that currently exist.

Given nature of the proposals and the relationship of the site with neighbouring properties it is considered that the proposals would not result in any detrimental impacts on the levels of amenity afforded to neighbouring properties; either through loss of privacy, loss of light or loss of outlook and the site would remain in residential use.

Conclusion: Acceptable

Highway safety

The LHA has assessed the application proposals and raises no objections subject to a condition requiring amended details for the proposed garage. Since the LHA has commented, the proposed garage has been removed from the scheme retaining the existing carport and parking provision.

The proposed extension and conversion of the outbuilding are unlikely to give rise to any increase in vehicular movements to and from the site being ancillary to the existing residential use.

The proposals would utilise the existing access and would not restrict parking provision at the site; with there being an existing large area of hardstanding for parking and manoeuvring, that would allow for vehicles to enter and leave the site in a forward manner.

It is considered that the proposals would not result in any significant impacts on the safety and convenience of highway users.

Conclusion: Acceptable.

Other matters

The converted outbuilding would have the facilities to be used independently and would not be appropriate as such – for reasons of visual amenity, residential amenity and highway safety, as well as this application being made as a householder application, so a condition to restrict its use is both reasonable and necessary and meets the other tests for conditions.

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 compromises the acceptability of this application. 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: Drawings numbered: WG1069 - 001, WG1069-005 A, WG1069-011 A, WG1069-012, WG1069-013, WG1069-014 A, WG1069-015 A and WG1069-016 A.

Reason: For the avoidance of doubt, to ensure that the development is carried

out only as approved by the Local Planning Authority and to safeguard the character and appearance of the area, the significance of heritage assets and the living conditions of neighbouring occupiers and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. The natural stone to be used on the external walls of the rear extension shall be of the same type, texture, colour and appearance as the stone on the existing dwelling and shall be laid dressed, coursed and pointed to match that of the existing dwelling, and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area, the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. The detached converted outbuilding hereby approved shall be used solely as ancillary accommodation to the existing dwelling house and as such shall not be sold, leased or used as an independent dwelling unit.

Reason: The site is unsuitable to accommodate a separate dwelling without it being cramped or causing harm to the amenities of the occupants of the main dwelling (Home Farm) or the character and appearance of the area or to local highway safety and in order to comply with saved Policies C28 and C30 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Planning Notes:

1. Planning permission only means that in planning terms a proposal is acceptable to the Local Planning Authority. Just because you have obtained planning permission, this does not mean you always have the right to carry out the development. Planning permission gives no additional rights to carry out the work, where that work is on someone else's land, or the work will affect someone else's rights in respect of the land. For example there may be a leaseholder or tenant, or someone who has a right of way over the land, or another owner. Their rights are still valid and you are therefore advised that you should seek legal advice before carrying out the planning permission where any other person's rights are involved.
2. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England on 0300 060 3900.
3. Birds and their nests are fully protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally take, damage or destroy the eggs, young or nest of a bird whilst it is being built or in use. Disturbance to nesting birds can be avoided by carrying out vegetation removal or building work outside the breeding season, which is March to August inclusive.
4. The applicant's and/or the developer's attention is drawn to the requirements of the Control of Pollution Act 1974, the Environmental Protection Act 1990 and the Clean Air Act 1993, which relate to the control of any nuisance arising from

construction sites. The applicant/developer is encouraged to undertake the proposed building operations in such a manner as to avoid causing any undue nuisance or disturbance to neighbouring residents. Under Section 61 of the Control of Pollution Act 1974, contractors may apply to the Council for 'prior consent' to carry out works, which would establish hours of operation, noise levels and methods of working. Please contact the Council's Environmental Protection Team Leader for further advice on this matter.

5. It is known that in some areas of the northern part of Cherwell District elevated concentrations of naturally occurring arsenic, chromium and nickel and in Souldern, Somerton, Upper Heyford, Lower Heyford and Kirtlington elevated levels of naturally occurring arsenic exist above soil guideline values produced by DEFRA. While these elements are not considered a risk to residents occupying the completed development, there exists a potential risk to residents using the garden for home grown produce or where regular contact with the soil occurs due to ingestion and dermal contact. A risk may also occur to building site workers during construction, due to dermal contact and inhalation of potentially contaminated soil and dust. The applicant is therefore requested to ensure contact with the soil is minimised, especially where young children are present and not to grow home grown produce until such a potential risk has been shown to be negligible. In addition, to ensure that all site workers are informed of this potential risk and that appropriate health and safety requirements are used to protect the site workers. For further information please contact the Council's Environmental Protection Officer.

Case Officer: Bob Neville

DATE: 09/07/2021

Checked By: Nathanael Stock

DATE: 09.07.2021
