

**The Bothy, Brashfield House, Buckingham Road,
Caversfield, Bicester, OX27 8RE**

21/01886/F

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr Neville Lorimer

Proposal: Single storey extension, oak framed pergola with decking and new glazed doors at first floor level, oak framed car port and timber clad outbuilding

Expiry Date: 4 August 2021



1. Relevant Features of the Site

- Situated within the RAF Bicester Conservation Area
- Public Right of Way Route Code: 153/1/20. Distance from site: 0

2. Description of Proposed Development

The applicant seeks planning permission for a single storey extension, oak framed pergola, oak framed car port, new upper floor openings and timber clad outbuilding.

3. Relevant Planning History and Pre-Application Discussions

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

19/01271/F – Sub-division of existing dwelling into 2no. 4 bedroom houses including new ground & first floor extensions. Demolition of existing garden wall. Erection of 2no. double garages with ancillary spaces. Creation of a new vehicular access to serve both houses. New hard and soft landscaping proposals. *Application Permitted 11 September 2019.*

90/00569/SLB – *Extension to existing dwelling (as amended by plans received 11 December 1990). Application Permitted 12 December 1990.*

82/00374/S – Proposed conversion and extension to existing stables into a single storey dwellinghouse. *Application Permitted 4 November 1982.*

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

4. Response to Publicity

This application has been publicised by way of a site notice, advertisement within the local newspaper and by letters sent to neighbours situated immediately adjacent to the site. The final date for comments was **13 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.

Caversfield Parish Council: no comments or objections received at the time of drafting the report.

Arboriculture (CDC): no comments or objections received at the time of drafting the report.

Building Control (CDC): no comments or objections received at the time of drafting the report.

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

Ramblers Association: no comments or objections received at the time of drafting the report.

Rights of Way (OCC): no comments or objections.

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)

- C23 – Retention of features contributing to character or appearance of a conservation area
There is a presumption in favour of retaining buildings trees, walls and other features that make a positive contribution to the character and appearance of a conservation area. *See page 117 of the CLP 1996 for full details*
- 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 site is situated approximately 290m from the public realm of the A4421 and is accessed via a private road and driveway. The proposals are situated approximately 44m from the Grade II listed Brashfield House and would not be directly visible to this heritage asset given the substantial vegetation screening the site. The proposals are therefore not considered to result in demonstrable harm with regards to the setting of the designated heritage asset.

The single storey extension would be situated within the existing tarmac courtyard to the front elevation of the dwelling. The extension would be constructed from stone to match the existing dwelling and involve a flat roof and gable end and would appear subservient to the main dwelling. The scale and massing of this element would appear as a modern addition to the dwelling that would be sympathetic and in-keeping with the character of the main dwelling.

The timber clad extension would be attached to the east of the existing dwelling and would be subservient by way of both the roof ridge line and eaves height. Further, the scale and massing of this element demonstrate its connection and subservience to the main dwelling and is considered an acceptable addition to the dwelling.

The timber clad car port would be situated adjacent to the boundary wall to the south-east of the main dwelling and would provide covered parking for at least four cars. This element would not appear to the detriment of the site or character of the original dwelling.

Whilst the inclusion of timber cladding to the two outbuildings is not considered ideal, there is evidence of timber cladding within the construction of the original dwelling and the use of timber cladding goes someway in demonstrating the ancillary uses that the outbuilding and extension would provide.

Conclusion: acceptable in this regard.

Residential amenity

The proposals would not result in demonstrable harm to the amenities of The Coach House, The Garden House, Brashfield Lodge or Brashfield House given that these dwellings are situated approximately 44m from the application site.

There are no other dwellings situated within close proximity to the application site.

Conclusion: acceptable in this regard.

Highway safety

The parking provision retained at the property is considered commensurate for a dwelling of this size and in this location. Further, no additional bedrooms are proposed.

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, demonstrates that the proposals would result in an acceptable form of development which would not result in demonstrable harm to the setting of the designated heritage asset and would not compromise residential amenity or highway safety. There are no material considerations which compromise the acceptability of the proposals. 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 P01 Rev A (Proposed GF Plan), P02 (Proposed FF Plan), P03 (Proposed Elevations), L01 (Location Plan), L03 (Proposed 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: 04/08/21

Checked By: Paul Ihringer

DATE: 4/8/21
