

**Bridge House, Main Street, Wendlebury, OX25
2PW**

21/02208/F

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr Will Boucher-Giles

Proposal: Replacement of all single glazed windows on the front of the house and north gable end with new double glazed units; replacement of single glazed porch

Expiry Date: 12 October 2021



Google Streetview (2021).

1. Relevant Features of the Site

- Situated adjacent to the Grade II Listed The Red Lion Public House
- Situated within Flood Zone 3
- Situated within Flood Zone 2
- Situated within the Archaeological Alert Area of Wendlebury historic core

2. Description of Proposed Development

The applicant seeks planning permission for the replacement of the existing single glazed units with double glazed units and the replacement of the existing porch.

3. Relevant Planning History and Pre-Application Discussions

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

53/00456/M – Alterations to existing Cottage. Application Permitted 14 September 1953.

69/00188/NE – Rear extension to form cloakroom, sunlounge & bedroom. Application Permitted 1 April 1969.

21/00793/PREAPP – Stone clad extension to either side of the property to square the building and to create a larger family room and utility as well as providing a larger bathroom and additional bedroom. Upgrade of existing single glazed windows to double glazed units in a similar style. Replace damaged existing porch structure with a similar timber and glass structure. Addition of single storey ground floor glass wintergarden. Removal of existing oil heating and storage tank and replacement with air source heat pump.

The proposed development was not considered acceptable with regards to the character and appearance of the property and residential amenity of adjacent neighbours.

4. Response to Publicity

This application has been publicised by way of a site notice and letters sent to neighbours situated immediately adjacent to the site. The final date for comments was **23 September 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.

Archaeology (OCC) – no objections.

Building Control (CDC) – comments:

Replacement of windows will require a building regulations application if the work is not being carried out by a 'competent person'.

Conservation (CDC) – comments:

Change from single glazed to double glazed windows

The current windows are modern replacements and are not particularly sensitive to the historic building. There would be no objection to their replacement, but preferably with a more sensitive design. Slim-lite double glazing would be preferable and would provide more traditional profiles to the windows.

Replacement porch

There are no objections to the replacement of the porch, which is identified in the Article 4 study as detracting from the character of the building. There would be the opportunity to enhance the character of the property by erecting a porch of more traditional design and dimensions.

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)

7. Appraisal

Design and impact on character of the area

The application site relates to a two-storey, stone-built cottage with white uPVC fenestrations under a slate roof. The property benefits from a relatively large front garden, meaning that the dwelling is stepped back from Wendlebury Road. The existing building has a traditional rectilinear form with some added extensions to the rear. The existing roof form is considered to be shallow and uninterrupted and is therefore a feature that the Council would prefer to retain.

The proposals to update the fenestrations would result in a minor enhancement over the existing units. However, no details have been provided, despite the guidance provided in the pre-application report advising that slim-lite double glazing would be preferable. The plans before me indicate that the proposed fenestration would reflect the existing fenestration and overall would be visually sensitive.

The scale and design of the proposed porch has not been amended following feedback in the pre-application report. However, I would consider that the proposed porch would be a small enhancement to the character of the area and setting of the Grade II listed heritage asset compared with the existing porch. There is evidence of oak framed structures situated immediately adjacent to this dwelling and within the curtilage of the Grade II listed public house. Further, the immediate streetscene is mixed in character and as such I do not consider that the porch element would result in any additional harm to the character of the area than that already posed by the existing dated porch.

Conclusion: Acceptable

Impact on the adjacent heritage asset would be a small enhancement given the current fenestrations and existing porch are somewhat dated.

Residential amenity

The proposals would not have a material impact upon neighbouring amenity.

Conclusion: acceptable.

Highway safety

There would be no impact on highway safety as a result of the proposals.

Conclusion: acceptable.

Other matters

The application form states that 'Emplacement of solar-thermal panels for heating water on the southern roof under permitted development. Removal of oil tank from garden under permitted development' are also included in the description of proposed works. Should the applicant wish to gain legal confirmation that these matters constitute permitted development then a Lawful Development Certificate should be applied for.

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 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: Proposed Elevations Rev E, Site Plan, Site Location Plan, Proposed Plans Rev E.

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 walls of the porch 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 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.

Case Officer: Emma Whitley

DATE: 12/10/21

Checked By: Paul Ihringer

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