

Case Officer: John Cosgrove

Recommendation: Approve

Applicant:

Proposal: Erection of single storey extension and front porch with the addition of new rooflights.

Expiry Date: 1 October 2021

1. Relevant Features of the Site

The application site is located on the North side of Springfield Road and contains a two-storey semi-detached dwelling constructed from brick with a pitched roof form. The host dwelling benefits from a generous front garden and parking area and a modest rear garden area. The adjacent dwelling benefits from a full width front porch extension. A driveway serving a dwelling to the north of the plot runs to the side of the plot. The area is characterised by a mix of terraced and semi-detached two storey dwellings constructed from brick. The site is not located within a Conservation Area and does not contain or impact on the setting of any Listed Buildings. There are no other relevant planning constraints.

2. Description of Proposed Development

The application seeks planning permission for the erection of single storey extension and front porch with the addition of new rooflights. The proposed front extension would measure c. 1.5 metres deep and would wrap around the dwelling to form a front/side extension with the width of c. 3.36 metres. The proposed extension would have a mono pitched roof with an eaves height of c.2.22 metres and a maximum height of c. 3.44 metres.

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 letters sent to neighbouring properties.

The final date for comments was **3 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.

Caversfield Parish Council: No comments or objections.

CDC Building Control: A building control application will be required before work commences on site. An emergency escape window or door must be provided for the new office off the lounge.

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.*
- 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 a single storey wrap around front and side extension. The proposed extension would be modest in scale and would feature a mono-pitched roof featuring a single rooflight to the rear of the side extension. The proposed extension would be constructed from materials to match the host dwelling, due to the presence of a full width front porch extension of a similar depth to that proposed on the dwelling forming the other half of the pair of semi-detached dwellings it is not considered that the proposal would imbalance the pair of dwellings. While it is noted that Building Control have stated that a means of escape would need to be provided emergency escape window or door must be provided for the new office off the lounge, it is considered that should this be required the insertion of a window in the flank of the extension could be provided either under the dwellings permitted

development rights or as a minor amendment to the permission hereby granted and that the omission of this detail at this stage would not justify the refusal of planning consent. Overall, it is considered that the proposed development would integrate with the host dwelling and would not have a significant adverse impact on the character and appearance of the host dwelling or the wider area and is considered acceptable in design terms. Therefore, having regard to the above no objections are raised with regard to the design elements of Policies: ESD15, C28 or C30.

Residential amenity

The proposed extensions would be modest in scale and would provide a good standard of amenity for the current and any future occupants of the host dwelling. Due to their bulk scale and positioning within the plot and relationship to neighbouring dwellings it is not considered that the proposed development would have any significant adverse impacts on the amenity of any neighbouring properties and therefore the proposal is considered acceptable in amenity terms and thus no objections are raised with regard to the amenity elements of Policies: ESD15, C28 or C30.

Highway safety

The proposed development would not create any new or alter any existing access onto the highway and would not result in the loss or gain of any off street parking spaces, and sufficient off street parking would be retained post development to serve the enlarged dwelling. Therefore, the proposed development is considered acceptable in highways terms and no objections are raised with regard to parking or highway safety.

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:

Drawing No: PL01 Rev: A, Entitled: Existing Floor Plans, Elevations Site and Location Plan, Dated: 12/07/2021 and received by the Local Planning Authority on the 02/08/2021.

Drawing No: PL02 Rev: A, Entitled: Proposed Floor Plans, Site and Location Plan, Dated: 12/07/2021 and received by the Local Planning Authority on the

02/08/2021.

Drawing No: PL03, Entitled: Proposed Elevations, Dated: 06/21, and received by the Local Planning Authority on the 02/08/2021.

Design and Access Statement by MC Architecture, Dated: July 2021, and received by the Local Planning Authority on the 02/08/2021.

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.

Case Officer: John Cosgrove

DATE: 01/10/2021

Checked By: Paul Ihringer

DATE: 1/10/21
