

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr Neville Lorimer

Proposal: Single storey extension with metal framed double glazed windows and doors, with new flat lead clad roof and glazed lantern/rooflights; new oak framed pergola with decking and new glazed doors at first floor level; new oak framed car port; new timber clad outbuilding to match existing materials (re-submission of 21/01886/F)

Expiry Date: 26 October 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 front extension with the insertion of two no. rooflights and two no. roof lanterns, oak framed pergola and raised platform attached to the south-east elevation, replacement glass doors to the existing window openings of the dormers in the south-east elevation, oak framed car port and timber clad outbuilding. This application is a re-submission of the previously approved 2021 application (ref: 21/01886/F).

3. Relevant Planning History and Pre-Application Discussions

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

21/01886/F – Single storey extension, oak framed pergola with decking and new glazed doors at first floor level, oak framed car port and timber clad outbuilding. *Application Permitted 4 August 2021.*

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 displayed near the site, expiring **23 September 2021**, by advertisement in the local newspaper expiring **30 September 2021** and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was **30 September 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.

Caversfield Parish Council: 'no comments or objections'.

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)

- 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)

- 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 front extension has previously been considered acceptable as 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 lanterns above this structure would be of limited view and minor in scale when viewed with the property as a whole.

The oak framed pergola and raised platform would be attached to the south-east facing elevation of the existing two-storey element of the dwelling. Whilst the structure would add an element of complexity to this elevation, the scale and massing of this addition would be a subservient, modern addition. The alterations from two windows within the dormers of the south-east elevation to doors and the inclusion of glass balustrades surrounding the raised platform are not considered to result in any additional harm to the appearance of this elevation.

The timber clad outbuilding has previously been considered acceptable as the scale and massing of this element demonstrate its connection and subservience to the main dwelling. This element remains unchanged from the previous proposal.

The timber clad car port has previously been considered acceptable and remains unchanged from the previous proposal.

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

Conclusion: acceptable in this regard.

Residential amenity

The proposals were previously not considered to 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.

The inclusion of a pergola and new doors to the south-east elevation would not alter this opinion given the distance between the dwellings and that the level of fenestration remains unchanged to this elevation.

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, 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 numbers P02 Rev A (Proposed GF Plan), P02 Rev A (Proposed FF Plan), P03 Rev A (Proposed Elevations), L01 Rev A (Location Plan), L03 Rev A (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: 21/10/21

Checked By: Paul Ihringer

DATE: 26/10/21
