

**Clematis Cottage, Main Street, Sibford Ferris,
OX15 5RG**

21/03259/F

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Martin & Oonagh Garnham

Proposal: Alterations and erection of single storey rear extension to replace existing conservatory

Expiry Date: 26 November 2021



1. Relevant Features of the Site

Within Sibford Ferris Conservation Area

Grade II Listed Building: RUFUS COTTAGE, CLEMATIS COTTAGE, FERRIS COTTAGE AND THE COTTAGE

Setting of Grade II Listed Building: HOMESTEAD

Archaeological Alert Area: Sibford Ferris and Sibford Gower historic cores

2. Description of Proposed Development

The applicant seeks permission for the erection of a single storey rear extension which would replace an existing conservatory at the property.

3. Relevant Planning History and Pre-Application Discussions

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

Application: 21/03260/LB

Single storey rear extension to replace existing Conservatory. Internal renovation works including a new Bathroom and stair to the second floor

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **15 November 2021**, by advertisement in the local newspaper expiring **28 October 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 **15 November 2021**.

The comments raised by third parties are summarised as follows:

- Several comments received in support of the proposals

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: Raised no objections

CDC Building Control: No comments received

CDC Conservation: Raised no objections following amendments

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)
- Sibford Ferris Conservation Area Appraisal (2012)

7. Appraisal

Design and impact on character of the area

- The proposed extension would be to the rear of the application dwelling and would not be readily visible from the public domain and would not have a significant impact on the character and appearance of the streetscene or the Sibford Ferris Conservation Area.
- Similar scale single storey extensions are visible to the rear of other neighbouring dwellings within the row of terraces and as such the existing character of the locality would be retained.
- The extension would replace an existing conservatory at the site which currently appears dilapidated. As such its replacement with a more substantial extension is considered to be an improvement on the existing character of the site.
- The proposed use of render to the external walls of the extension is considered to be unfortunate considering the widespread use of natural ironstone across the application dwelling and neighbouring properties. Amended plans were sought and received which detailed stone to match on the rear elevation and this was considered to be an improvement to the scheme and its impact on the character of the dwelling and locality.
- It is noted that render is also visible to the rear of neighbouring properties and as such the render to the side elevations would retain the character of the locality would be retained and so on balance it is considered to be acceptable in this instance.
- The proposed materials for the windows and roof would be appropriate for this type of development within the sensitive area. Impact on the wider streetscene would be minimal.

Conclusion: Acceptable

Impact on Listed Buildings (Clematis Cottage, Rufus Cottage, Ferris Cottage, The Cottage and Homestead)

- The extension to the rear is a large addition, however because of the existing situation with the dilapidated conservatory it is; on balance, considered not to result in a detrimental impact to the character of the dwelling or the significance of the listed building.
- The overall scheme would tidy the appearance of the rear of the dwelling and improving the character of the heritage asset when viewed from the rear of the garden.
- The use of stone on the rear elevation to match the existing is welcomed as it is felt this will ensure a complementary development. The main external wall of the cottage should ideally not be plastered or treated.

Conclusion: Acceptable

Residential amenity

- The proposed extension would be set close to the neighbouring property to the west; Rufus Cottage, but would not extend further than the rear elevation of the conservatory at the neighbouring property and as such would not conflict with the 45 degree rule and would not impact on the amenity of the occupants in terms of loss of light, loss of outlook or overbearing.
- As existing, the conservatory at Rufus Cottage has a glazed side elevation that looks directly into the garden of the application dwelling. Through the proposals this glazed elevation is proposed to be replaced with a rendered wall which would increase the levels of privacy between the properties and as such this is considered to be a positive alteration to the amenity within the locality.
- The extension would also be set close to the shared boundary with the property to the east; Ferris Cottage. Whilst this extension would extend beyond the rear elevation of the extension at this property, it is considered that due to the minimal scale of the flat roof, it is not considered that it would harmfully impact on the amenity of the neighbours in terms of loss of light, loss of outlook or by being overbearing.
- All proposed openings would face towards the rear of the garden at the site and would not face any neighbouring openings. As such the levels of privacy between the neighbouring properties would be retained.

Conclusion: Acceptable

Highway safety

- The proposals would not result in any additional bedrooms at the property and as such there would not be any requirement for the provision of any off-street parking provision at the site.
- It is unlikely that the development would result in any harm to the safety of the local highway network.

Conclusion: Acceptable

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: Job No. 21_036_ Drawing No. 001, 102, 103, 104 Rev A and Design and Access Statement.

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 rear elevation of the extension 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 building materials used in the locality 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: Lewis Knox

DATE: 26.11.2021

Checked By: Paul Ihringer

DATE: 26/11/21
