

Case Officer: Lewis Knox

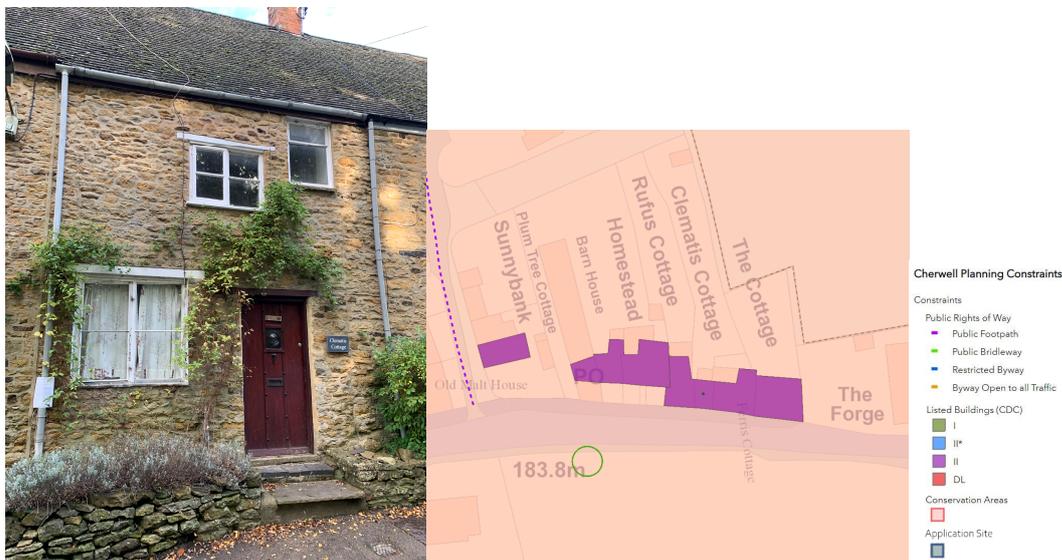
Recommendation: Approve

Applicant: Martin & Oonagh Garnham

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

Expiry Date: 26 November 2021

1. APPLICATION SITE AND SUMMARY OF SIGNIFICANCE



- 1.1. The property is one of four cottages that can be dated to 1721. The cottages are constructed of coursed ironstone rubble with 20th century tile roofs. The significance of Clematis Cottage lies in the historic fabric that remains and its character and contribution to the row of cottages and the conservation area.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. This application relates to the erection of a single storey rear extension which would replace an existing conservatory at the property and internal renovation works including a new bathroom and stair to second floor.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

Application: 21/03259/F Permitted

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

4. PRE-APPLICATION DISCUSSIONS

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

5. RESPONSE TO PUBLICITY

5.1. 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**.

5.2. The comments raised by third parties are summarised as follows:

- Several comments made in support

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. 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.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. **Sibford Ferris Parish Council:** Raised no objections

OTHER CONSULTEES

6.3. **CDC Conservation:** Raised no objections following amendments

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting a listed building

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

- Managing Significance in Decision-Taking in the Historic Environment: Historic England Good Practice (2015)
- The Setting of Heritage Assets: Historic England Good Practice (2015)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)
- Sibford Ferris Conservation Area Appraisal (2012)

8. APPRAISAL

- 8.1. The key issue for consideration in this case is the impact on the historic significance and setting of the listed building(s).
- 8.2. Section 16(2) of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* Further, under Section 72(1) of the same Act the Local Planning Authority has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.3. Listed Buildings and Conservation Areas are designated heritage assets, and Paragraph 190 of the NPPF states that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.*
- 8.4. Paragraph 193 of the NPPF directs that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.
- 8.5. 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 building. It is considered that the appearance of the rear of the heritage asset would be somewhat improved through the proposals.
- 8.6. The use of stone 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.
- 8.7. The replacement of the stairs from first to second floor will not result in a loss of historic fabric as the existing ladder stair is modern and there is already an opening. The details of the replacement stair should be provided to ensure that they are harmonious and in keeping with the internal character of the listed property. The submission of these details will be conditioned and should be received by the LPA prior to commencement of the works to the stairs.

9. RECOMMENDATION

That consent is granted, subject to the following conditions:

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the internal works, full details of the proposed stairs from first to second floor levels and a method statement of installation, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the stairs shall be installed within the building in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

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DATE: 26 November 2021

Checked By: Paul Ihringer

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