

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr John McArthur

Proposal: Single storey rear extension

Expiry Date: 2 December 2021



1. Relevant Features of the Site

Public Right of Way, Route Code: 347/8/20
Not within a designated conservation area
Not a listed building

2. Description of Proposed Development

The applicant seeks permission for the erection of a single storey rear extension.

3. Relevant Planning History and Pre-Application Discussions

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

Application: RM.CHN.330/89 Permitted 26 September 1990

Rehabilitation of cottage and conversion of adjoining redundant barn into a single dwelling.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **15 November 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**.

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.

Sibford Ferris Parish Council: No objections but pointed out inaccuracies regarding views from the public right of way

CDC Building Control: Building Regulations application required

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 is a relatively isolated plot and as such alterations to the dwelling are unlikely to have an impact on the character of the area or streetscene.

- Whilst is it an isolated plot the proposed single storey extension would be visible from the Public Right of Way Footpath (Ref: 347/8/20) running to the south of the site. It is considered that the extension would be small in its scale and would not appear dominant from outside of the site.
- Views to it would also be obscured by the vegetation and boundary treatments at the site.
- The extension is sufficiently subservient to the main dwelling and would clearly appear secondary.
- The extension would appear similar to that of a conservatory and as such the glazed appearance would appear appropriate within the residential setting and would not appear out of character with the site.

Conclusion: Acceptable

Residential amenity

- The dwelling is not located in close proximity to any nearby neighbour and as such the small scale extension would not have any impact on the amenity of the locality in terms of loss of light, loss of outlook, overbearing or loss of privacy.

Conclusion: Acceptable

Highway safety

- The extension would not result in any additional bedrooms at the dwelling and as such the off-street parking provision to the front of the property would remain adequate for a dwelling of this size.
- It is unlikely that the development would have any impact on 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: Drawing Number: 21025.05 Rev P1, 21025.06 Rev P1, 21025.07 Rev P1 and 21025.08 Rev P2

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 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 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: Lewis Knox

DATE: 26.11.2021

Checked By: Paul Ihringer

DATE: 2/12/21
