

New Rectory, Acre Ditch, Sibford Gower, OX15 5RW

Two storey detached replacement dwelling with basement (Revised Scheme)

Design and Planning Statement – October 2021

Introduction

Planning permission was granted on the 14th of July 2021 for a replacement dwelling at the New Rectory (21/01437/F) and a subsequent approval of a non-material amendment (21/02568/NMA) was granted on the 10th of September 2021.

This statement accompanies an application seeking the granting of planning permission for a revision of the permitted scheme. The revision principally comprises the inclusion of what can best be described as a single storey extension to the rear (northern) elevation.

The extant planning permission relates to the construction of a detached dwelling set within a substantial parcel of land. To the rear of the dwelling, the land extends approximately 114 metres to the north.

The site falls outside the boundary of the Sibford Gower with Burdrop Conservation Area. In granting permission for the extant replacement dwelling, the Officer Report notes there is a run of post-war dwellings stretching along the northern section of Acre Ditch and that the application property is not considered a particularly sensitive site.

The design, form and appearance of the extant scheme comprises a contemporary structure with asymmetric roof form and irregular fenestration. In consideration of that scheme, the Officer Report concludes that given the visual context of the property, the proposed replacement unit would not have significant impact on the site or wider area; including that of the neighbouring Conservation Area. Specifically, it was noted that the replacement dwelling would respect the character and visual amenity of the site's surroundings and respond appropriately to the site's characteristics.

It was concluded the extant scheme is wholly appropriate in design and visual terms, and compliant with local and national planning policy.

Addressing the two neighbouring residential properties, the Officer Report notes the proposed dwelling would have windows on the first floor on both side elevations. However, it was reported those windows would be secondary windows to the rooms they serve and were conditioned to be obscurely glazed. It was concluded no negative impacts upon the residential amenity of neighbouring properties would result from the scheme.

Proposed Development.

The proposal subject of the accompanying planning application maintains the design, form, and appearance of the extant scheme. However, it is now proposed to add a single storey out-rigger to the rear elevation. That out-rigger has the appearance of a single storey extension to the kitchen. Ordinarily, that structure would comprise 'permitted development', however the permitted development rights of the property were removed under Condition #9 attached to planning permission 21/01437/F.

The proposed rear out-rigger comprises a footprint of 42m² and has a split height of 3.7m and 3.4m. It consists predominantly of a glazed structure with a flat roof. However, the eastern flank wall and a

small part of the northern wall comprises a solid structure to match the extant replacement dwelling scheme. Fundamentally, the proposed out-rigger has an overtly contemporary form and appearance, to match the design of the extant replacement dwelling.

It should be noted that the proposed structure would not be visible from public vantage points. Further, as a single storey structure set away from the site boundaries, the out-rigger will have no impacts upon the residential amenity of the neighbouring properties.

Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The operative Development Plan for the Cherwell District comprises: The adopted Cherwell Local Plan (November 1996) and the adopted Cherwell District Local Plan (part one) 2011- 2031 (July 2015). Other material considerations include; The National Planning Policy Framework (the Framework), updated July 2021; and, The Cherwell Residential Design Guide Supplementary Planning Document (July 2018).

Policy ESD 15 of the Local Plan requires new development to complement and enhance the character of its context and must meet high design standards. The Policy notes new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. Specifically, the policy requires new development to have regard to the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.

Policy C28 of the adopted Cherwell Local Plan (1996) states that control will be exercised over all new development to ensure standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the local context.

Addressing Policies ESD 15 and C28, it should be noted that the proposed revised scheme remains true to the siting, layout, and high-quality design of the extant replacement dwelling. Equally, the proposed addition of the single storey out-rigger presents a form, design and appearance consistent with its 'host' building. Although, as noted earlier, the out-rigger is not visible from public vantage points.

Equally, as noted above, the single storey structure is set away from the site boundaries and it will have no impacts upon the residential amenity of the neighbouring properties. It is clear the revised design respects the amenity of the neighbouring properties and will not result any adverse impacts on privacy, outlook, natural lighting, ventilation, nor indoor / outdoor spaces.

It is evident the proposed revised scheme complies with the requirements of Policies ESD 15 and C28.

Policy C30 of the adopted Cherwell Local Plan (1996) sets out that design control will be exercised to ensure that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings within the vicinity. The Policy also notes that extensions to dwellings are compatible with the scale of the existing dwelling, its curtilage and the character of the street scene. It goes on to state that residential extensions should not result in adverse impacts on matters of amenity and privacy.

As noted above, the proposed revised scheme remains true to the siting, layout, and high-quality design of the extant replacement dwelling. To that end, the accompanying proposal complies with the provisions of Policy C30, as it applies to the proposed new dwelling. The principal difference being

the proposed inclusion of a single storey out-rigger to the rear elevation; having the appearance of a single storey extension to the kitchen. With that in mind, Clause ii) of Policy C30 provides a useful tool against which to measure the difference between the two schemes. For the reasons noted earlier, the proposed single storey out-rigger would be compatible with the scale of the proposed dwelling, its curtilage and will not result in adverse impacts on matters of amenity and privacy.

It is therefore evident the proposed revised scheme complies with the requirements of Policy C30.

The Cherwell Residential Design Guide provides detailed guidance to shape development such that it results in vibrant, sustainable, safe, and attractive environments that add to the district's legacy. The Guide is not focused on building detail, but instead is aimed at supporting the development of new places that reinforce the character and vitality of a settlement.

As already noted, the proposed revised scheme remains true to the siting, layout, and high-quality design of the extant replacement dwelling. As such, it complies with the advice as set out within the Cherwell Residential Design Guide.

The NPPF was updated in July 2021 and sets out national planning policies. A presumption in favour of sustainable development sits at the heart of the NPPF. Chapter 12 of the Framework relates to the securing of well-designed places. It highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 sets out in that achieving well designed places, planning policies and decisions should ensure that developments function well, are visually attractive because of good architecture and landscaping as well as being sympathetic to local character and history without preventing appropriate innovation or change.

This Design and Planning Statement has set out that the proposed revised scheme subject of the accompanying planning application is fully compliant with the requirements of Policy ESD 15 of the local plan (2011-2031) and the saved policies C28 and C30 of the Cherwell Local Plan (1996). Equally, it has been demonstrated the proposal is consistent with the provisions of the NPPF.

In conclusion, it has been demonstrated that the accompanying proposal comprises sustainable development and that no harm to any interest of acknowledged importance would result from the proposed works.

Paragraph 38 of the NPPF requires local planning authorities to approach decisions on proposed development in a positive and creative way and to approve applications for sustainable development. Paragraph 47 requires decisions on planning applications to be made as quickly as possible, and within statutory timescales. It is, therefore, respectfully requested that the accompanying planning application be determined in accord with paragraphs 38 and 47 of the NPPF.