

**Shortlands, Hook Norton Road, Sibford Ferris,  
OX15 5QR**

**21/04038/F**

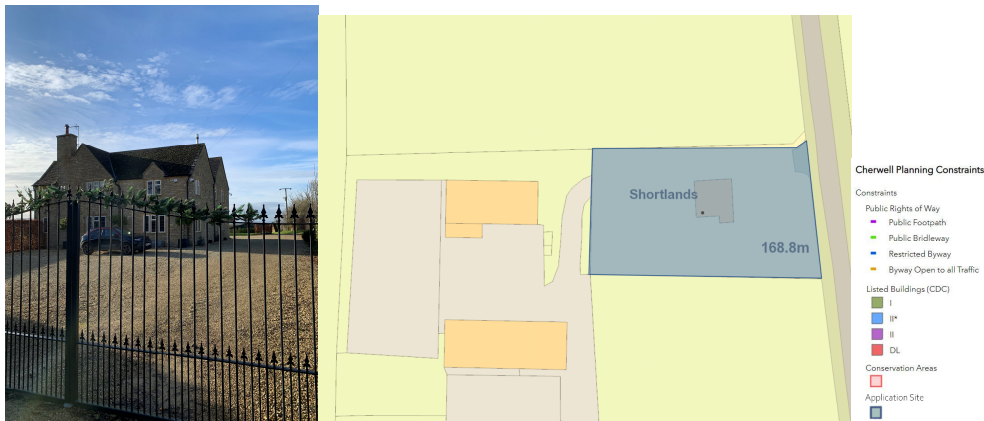
**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Mr & Mrs Adams

**Proposal:** Alterations and extensions, erection of new garage, and formation of swimming pool

**Expiry Date:** 27 January 2022



## 1. Relevant Features of the Site

Not within a designated conservation area  
Not a listed building

## 2. Description of Proposed Development

The applicant seeks planning permission for the erection of a two storey side extension, detached garage and swimming pool.

## 3. Relevant Planning History and Pre-Application Discussions

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

**Application:** 21/03227/PREAPP                      Response Sent                      26 October 2021

Proposed house extensions (follow-up to 21/01570/PREAPP)

After this third round of pre-application advice it was considered that the proposals as described would be able to be supported if submitted as a formal application.

## 4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **1 January 2022** 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 **1 January 2022**. 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:** Where possible all building work and excavation (specifically swimming pool) related traffic should be routed away from the village.

**CDC Building Control:** No adverse comments, 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 development would result in a large increase to the scale of the main dwelling and build form of the application site and would have an impact on the character and appearance of the streetscene.
- Reservations over how the increase in prominence and perceived scale of the building may impact on the character and appearance of the locality and the views from surrounding roads and rights of way had been expressed during pre-application advice at the site.

- It is noted and welcomed that the plans have shown a reduction in overall scale of the extension to the western side of the application dwelling since the original pre-application. This has in turn reduced the overall scale of the proposed southern gable to this side of the dwelling.
- The extension would also be in line with the Cherwell Home Extensions and Alterations Guide (2007) in that it states side extensions to dwellings should be subservient to the original dwelling by including a step down in ridge height and being set back from the front elevation of the original dwelling.
- As a rule of thumb extensions of up to 60% of the width of the original dwelling will be sufficiently subservient, subject to form, detailing, etc. The current proposal would result in a 70% increase in width, as such the extension would result in a development which would generally be considered to be overly dominant to the original dwelling and could cause harm to the character and appearance of the locality through its prominence and scale.
- Notwithstanding the above, the site benefits from a large plot and as such it is considered that it may be able to accommodate a development of this size without appearing too large or prominent within the context of the site.
- Many of the views from the surrounding areas and Public Rights of Way would be obscured by the vegetation surrounding the site and lining the highway along Hook Norton Road. The site visit undertaken as part of this application did suggest that the density of the surrounding vegetation would be enough to shield much of the development from wider views even during winter months.
- The swimming pool would be set to the rear of the dwelling and would not be readily visible from the public domain and would have a limited impact on the character and appearance of the area.
- Overall, given the alterations to the extension and the further information and views which have been available it is considered that the development would not cause significant harm to the character and appearance of the locality and the scale would now be appropriate for the site and surrounding area.

Conclusion: Acceptable

### **Residential amenity**

- The proposed development would be unlikely to significantly impact on neighbouring amenity given the distance to neighbouring properties.

Conclusion: Acceptable

### **Highway safety**

- The dwelling would be increased significantly through the proposals however, the inclusion of the proposed garage and the large driveway space would be sufficient to accommodate the off-street parking needs of a dwelling of this increased size.
- It is unlikely that the development would impact on the safety of the local highway network. Given the scale of the works, there is no need to have a CTMP as sought by the Parish Council.

Conclusion: Acceptable

### **Ecology**

- A bat survey was undertaken as part of the submission and the house was not identified as a bat roost or hibernation site, and as such no further surveys, mitigation measures or conditions are considered necessary.

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: Drg No. 2960-001, 2960-003 Rev C, 2960-004 Rev C, 2960-005 Rev C, Adams.NL.21.03 and Ecological and Bat Survey Report

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 and garage hereby approved 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: 25.01.2022

Checked By: Paul Ihringer

DATE: 27/1/22

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