

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mr & Mrs Long

Proposal: Proposed new insulated roof with rooflights to replace the existing glazed roof. Proposed tiled roof marginally higher than existing glazing.

Expiry Date: 7 February 2022



- Not listed
- Not situated within a designated conservation area

1. Description of Proposed Development

The applicant seeks planning permission for a replacement roof to the existing single storey rear extension. The increase in roof height is approximately 0.1m. 3 no. rooflights are also proposed.

The applicant has confirmed that the materials would match the existing dwelling.

2. Relevant Planning History and Pre-Application Discussions

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

03/01653/F – Garage and conservatory extensions. *Application Permitted 24 September 2003.*

No pre-application advice has taken place with regards to this proposal.

3. Response to Publicity

This application has been publicised by way of 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 **9 January 2022**.

No comments have been raised by third parties.

4. 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.

Caversfield Parish Council – No objections.

Building Control – No objections.

5. Relevant Policy and Guidance

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2031 Part 1)

- PSD1 – Presumption in favour of Sustainable Development
When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. *See page 36 of the CLP 2031 Part 1 for full details.*
- 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)

6. Appraisal

Design and impact on character of the area

The rear extension is not visible from the public realm and presents limited harm to the character of the area. Further, the roof marries in height with the existing garage and extension roof. I consider that there would be a minor benefit to the character of

the existing dwelling as a result of the proposal as the roof materials will match the existing dwelling.

Residential amenity

The proposed alteration to the roof would not result in the property extending any further back into the view outlook of the adjoining property, 55 Thompson Drive.

Whilst the alteration of the roof materials would increase the height of the single storey rear projection by approximately 0.1m. This limited increase in combination with the roof pitch, means that this increase would not represent a harmful impact upon views available from the windows of the adjoining neighbour.

Conclusion: Acceptable

7. 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.

8. 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 numbers 2132-P01 (Location and Proposed Block Plan), 2132-P05 (Plans as Proposed) and 2132-P06 (Elevations and Proposed).

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.

Case Officer: Emma Whitley

DATE: 02/02/22

Checked By: Alex Chrusciak

DATE: 07.02.2022
