

Case Officer: Emma Whitley

Recommendation: Approve

Applicant: Mandy Purcell

Proposal: Extensions and alterations to existing house, including alterations to external appearance - re-submission of 21/02277/F

Expiry Date: 14 February 2022



1. Relevant Features of the Site

- Grade II listed Elm Tree House, distance from site: 0m
- Flood Zone 3
- Flood Zone 2
- Situated within the Wendlebury historic core Archaeological Alert Area

2. Description of Proposed Development

The applicant seeks planning permission for a single storey rear extension, single storey side extension (to the east), porch extension to the side (west elevation) and front verandah extension. The proposals would be finished in painted horizontal timber weatherboarding with natural welsh slates for the roof.

3. Relevant Planning History and Pre-Application Discussions

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

62/01157/M – Erection of single storey house and garage with access. *Application Permitted 18 October 1962.*

21/02277/F - Extensions & alterations to existing house, including alterations to external appearance. *Application Refused 02 September 2021.*

21/03169/CLUP – Certificate of Lawfulness of Proposed Development for the erection of a single storey side and rear extension, replacement of a flat roof with a pitched roof, a single storey rear extension and porch extension. *Application Refused 10 November 2021.*

21/03914/CLUP – Certificate of Lawfulness for the Proposed Use of single storey side & rear extensions to an existing house (resubmission of 21/03169/CLUP). *Application Withdrawn.*

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

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **10 February 2022**, by advertisement in the local newspaper expiring **3 February 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 **10 February 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.

Wendlebury Parish Council – No objections.

Archaeology (OCC) – No comments.

Building Control (CDC) – Comments: Building regulations application will be required.

Drainage (OCC) – No objections or comments received at the time of drafting the report.

6. 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)

7. Appraisal

Design and impact on character of the area

The proposed works would predominantly be focused to the east of the building, which would be within the setting of the Grade II listed Elm Tree House. Further, works are proposed to the front and side elevations, which would be visible within the streetscene of Church Lane.

The rear extension, which protrudes to the east and the east facing side extension would result in a change to the character of the existing dwelling. However, this proposal (and when compared with the original application ref: 21/2277/F) are now considered to be sympathetic and congruous to the main dwelling and immediate streetscene. Further, I consider that these additions, would not present demonstrable harm to the setting of the designated heritage asset.

Construction materials have been amended from predominantly timber cladding to natural stone, timber cladding roof detail and render. Whilst the use of render is not considered ideal, the elements finished in white painted smooth render would not be immediately visible from the public. Further, the inclusion of timber cladding would replace the existing timber cladding to the front elevation and is therefore not considered to result in any additional harm to the character of the streetscene.

The proposal is not considered to have a detrimental impact on the character and appearance of the area and the significance of heritage assets. It is therefore considered that the proposal complies with Policy ESD 15 of the CLP 2015, saved Policies C28 and C30 of the CLP 1996 and the relevant guidance in the NPPF.

Residential amenity

The proposed additions would be single storey in scale, with the bulk of the extensions behind screened by the retained boundary fencing and established hedgerow vegetation.

The neighbours most likely to be impacted by the proposals are The Old Rectory (to the north), Elm Tree House (to the east) and Red Brick Cottage. The proposals would not front a habitable space with regards to 1 Waterside Cottage and therefore the proposals are not considered to materially impact this neighbour in this regard.

The proposed rear extension would be situated approximately 9m from Red Brick Cottage and would not breach the 45-degree line. Three windows would be added to the side elevation of the rear extension; however, given the existing fenestration in this elevation, I do not consider that the proposals would result in any additional impact to this neighbour as a result of these openings.

One rooflight would be positioned to the rear of the extension facing north and two would be positioned to in the side of the rear extension to face east. However, these would be at single storey level, would direct sight upwards and so would not result in a loss of privacy or additional overlooking of neighbouring properties.

On balance, the proposals would not result in demonstrable harm to the amenities of the immediate neighbours. As such the proposal is considered to comply with saved Policy C30 of the CLP 1996.

Highway safety

The proposals before me do not involve any additional bedrooms. The porch may encroach on a small area of the driveway, the retained parking provision is considered commensurate for a dwelling of this size and in this location. Further, no objections were received from the LHA.

Conclusion: acceptable in this regard.

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 numbers P3077/01 (Location Plan), P3077/12A (Proposed Block Plan), P3077/14B (Proposed Floor Plan & Section BB), P3077/15 (Proposed Section CC), P3077/17B (Proposed Elevations) and P3077/18B (Existing & Proposed Roof Plans).

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: Emma Whitley

DATE: 09/02/22

Checked By: Paul Ihringer

DATE: 14/2/22
