

Whitts End, Main Street, Sibford Gower, OX15
5RT

22/00100/F

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mrs Jean White

Proposal: Addition of a small obscure glass window to the side of the house as part of a garage conversion

Expiry Date: 16 March 2022



1. Relevant Features of the Site

Setting of Sibford Gower with Burdrop Conservation Area
Archaeological Alert Area: Sibford Ferris and Sibford Gower historic cores
Public Right of Way, Route Code: 348/7/20
Public Right of Way, Route Code: 348/8/10

2. Description of Proposed Development

The applicant seeks planning permission for the conversion of the existing garage at the site and insertion of new openings to the front and side of the dwelling in association with the conversion.

3. Relevant Planning History and Pre-Application Discussions

There is no Planning History or Pre-Application discussions considered relevant to the current proposal.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **18 February 2022**, by advertisement in the local newspaper expiring **17 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 **18 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.

Sibford Gower Parish Council: Support the application

CDC Building Control: No comments received

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)
- Sibford Gower with Burdrop Conservation Area Appraisal (2012)

7. Appraisal

Design and impact on character of the area

- The proposed conversion of the garage and associated alteration to the fenestration of the dwelling would be readily visible from the public domain to the front and side of the dwelling and as such the development would have some impact on the character and appearance of the streetscene.
- This area of Main Street, Sibford Gower, has a varied building pattern with a mixture of dwelling types, sizes and designs. It is considered that the loss

and conversion of the integral garage and replacement window would not harmfully impact on any established building character within the locality.

- Garage conversions are typical of residential properties where the garage is integrated within the main massing of the building and as such the development would not appear alien in its setting.
- The blocking up of the garage entrance and replacement window would be constructed from materials which match the original dwelling and so the character of the site would be retained in this respect.
- The proposed new window to the eastern elevation would also match the existing openings at the dwelling and so would retain the character of the site.

Conclusion: Acceptable

Residential amenity

- The proposed development would not add to the existing footprint of the dwelling and as such would not result in any increased scale or massing. It is therefore considered that it would not impact on any of the neighbouring dwellings in terms of loss of light, loss of outlook or overbearing.
- The proposed window to the front elevation which would replace the garage door would not directly face any other neighbouring property and would face across the highway along Main Street, and so would not impact on the levels of privacy in the locality.
- The proposed window to the eastern elevation would be obscurely glazed and would be further obscured from the eastern neighbouring property by the existing boundary treatments between the sites. It would also not serve a principally habitable room and so would retain the levels of privacy between the properties.

Conclusion: Acceptable

Highway safety

- The proposed development would result in the loss of the existing integral garage at the site and the addition of a further bedroom at the property, however, the site retains a significant amount of space to the front driveway for adequate off-street parking provision for a dwelling of this size.
- The Parish Council raised comments regarding management of construction traffic and materials during the carrying out of works at the site. Given the minimal scale of the proposed development and the space to the front of the dwelling it is not considered necessary to impose a condition requiring a Construction Traffic Management Plan.

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 No. 100A, 101 and Site Location Plan

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 materials to be used for the development hereby approved shall match in terms of colour, type and texture those used on 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: 09.03.2022

Checked By: Paul Ihringer

DATE: 16/3/22
