

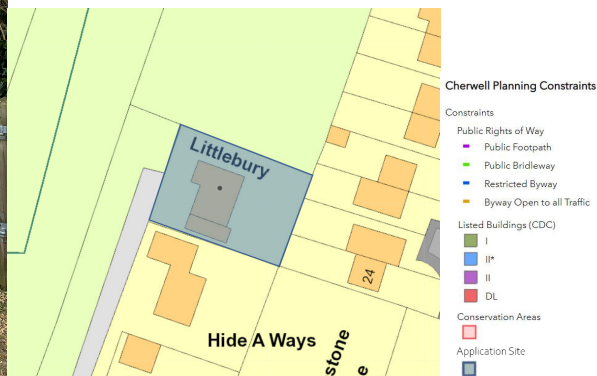
Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Jamie & Rebecca Lee

Proposal: Conversion of loft to habitable accommodation and associated alterations, including rooflights and dormer window to west. New bay window to west at ground floor. (Submission predominantly a renewal of 17/01587/F)

Expiry Date: 11 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: 348/8/20, Status: Bridleway

2. Description of Proposed Development

The applicant seeks permission for the conversion of the loft space to form habitable accommodation. The conversion would include the insertion of rooflights and dormer window to western roof slope as well as a new bay window to the ground floor.

The submission is largely a renewal of previously approved scheme ref: 17/01587/F which was not implemented.

3. Relevant Planning History and Pre-Application Discussions

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

Erection of 1.5 storey side extension and addition of dormer window to front roof slope

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **18 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: Raised no comments

CDC Building Control: A Building Regulations application will be required. Bedrooms will require windows suitable for means of escape in case of fire.

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 proposals are largely a resubmission of a previously approved scheme Ref: 17/01587/F which was never implemented and are no longer extant.
- There are a few changes proposed in this proposal from the previously approved, these are mainly changes to the number and positioning of openings within the dwelling. There would be one additional rooflight to the western roofslope, the existing attached garage would be converted and the garage door replaced with a window opening and minor alterations to the fenestration to the eastern and northern elevations.
- These changes are considered to be minor in the context of the site and many would be deemed to be permitted development if carried out separately to the loft conversion and insertion of the dormer windows and as such there are no objections to these changes.
- The site is accessed from a track off Backside Lane and is only visible when travelling down this track; the site is well screened by vegetation and other dwellings.
- The extension would have the same ridge height as the existing dwelling and relates well to the existing dwelling in both its materials used and its scale. This element of the proposal is considered to be of an appropriate design and scale and would not cause harm to the character and appearance of the area.
- A single pitched-roof dormer is proposed on the front (west) roofslope, with three rooflights. Set well within the roof slope and of appropriate size to the roof, these elements are considered to be minor and appropriate on a dwelling of this design.

Conclusion: Acceptable

Residential amenity

- The proposed extensions and alterations are of a scale and design such that they would not have a detrimental impact on the amenities of neighbouring occupiers with regard to overlooking, overshadowing or a loss of light.
- There are no newly proposed openings which would overlook into neighbouring properties and as such the levels of privacy in the locality would be retained.

Conclusion: Acceptable

Highway safety

- The overall number of bedrooms at the dwelling would remain as existing with a total of 3. Despite the loss of the existing garage, sufficient off-street parking provision would be retained at the property on the driveway to the front of the dwelling for a property of this size. It is unlikely that the development would impact on the safety of the local highway network.

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: Job No. 21_054_ Drawing No. 001, 102 Rev A, 103 Rev A and 104 Rev A,

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 external walls and roof of the extension 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: 08.03.2022

Checked By: Paul Ihringer

DATE: 11/3/22
