

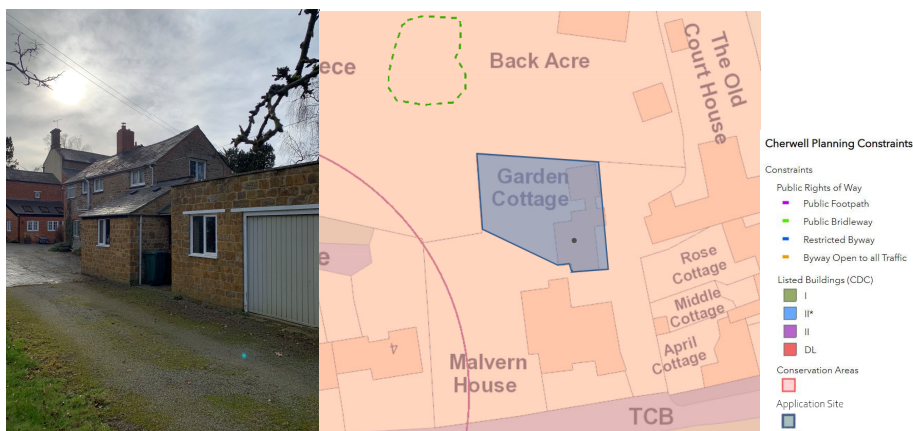
Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr Michael Gordon

Proposal: Demolition of existing garage to create a new garage that meets current parking regulations and has space for a music room to the rear; erection of a single storey extension to enlarge the ground floor of the narrow dwelling

Expiry Date: 23 March 2022



1. Relevant Features of the Site

Within Sibford Ferris Conservation Area
Archaeological Alert Area: Sibford Ferris and Sibford Gower historic cores

2. Description of Proposed Development

The applicant seeks planning permission for the demolition of the existing garage and replacement with larger garage to meet current parking standards plus the inclusion of a music room.

The proposals also include a single storey side extension.

3. Relevant Planning History and Pre-Application Discussions

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

Application: 95/00033/F Permitted 24 February 1995

Demolish car park, build double garage, extend front porch and form covered way

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **3 March 2022**, by advertisement in the local newspaper expiring **24**

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 **3 March 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: Raised no objections

CDC Building Control: The existing first floor bedrooms should be provided with means-of-escape windows, because the stair escape route is being opened up to the ground floor

OCC Archaeology: Raised no objections

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 Ferris Conservation Area Appraisal (2012)

7. Appraisal

Design and impact on character of the area

- The proposed new garage would be to the side of the application dwelling and would therefore be readily visible from the public domain and would have an impact on the character and appearance of the streetscene and Sibford Ferris Conservation Area.

- Given that a garage already exists in this location it is considered that the principle of this kind of development is already established and would continue the established character of the site.
- The new garage would replace the existing garage to the side of the application dwelling. The current garage was permitted under application Ref: 95/00033/F, its design and construction materials appear slightly at odds with the main dwelling with its flat roof and stone which is a different shade to the original dwelling.
- It is considered that the replacement garage would result in a positive impact on the character of the conservation area with a pitched roof to better reflect the main dwelling at the site and stonework which would better match that used within the locality.
- Whilst it would extend further into the rear of the site through the inclusion of the music room to the rear, it is considered that the site is sufficiently large enough to accommodate an outbuilding of this size without it appearing cramped within its setting.
- The proposed single storey extension would be to the side of the dwelling between the existing side elevation and the proposed garage. Whilst it would be somewhat visible from the public domain it would be largely obstructed by the existing front porch of the property.
- Side extensions such as this are typical of residential dwellings and the scale of the development would appropriately respond to the original dwelling being subservient in its height and would have a width less than 50% of the width of the main dwelling.
- It is not considered it would look dominant or out of place in its setting.
- The proposed materials would be to match the existing dwelling and therefore the character of the site would be retained.

Conclusion: Acceptable

Residential amenity

- Both the proposed garage and single storey extension would be to the northern side of the dwelling at Garden Cottage and would therefore not have any impact on the amenity of the neighbouring dwelling to the south; Malvern Cottage, in terms of loss of light, loss of outlook, overbearing or loss of privacy.
- The nearest neighbouring dwelling to the north; Back Arce, is set sufficiently away from the proposed developments and there would not be any impact on the amenity of the occupants of this property.
- The development would have a similar impact on the eastern neighbours as the current garage and as such it is not considered that the proposals would have any significant impact on the amenity of these neighbours.

Conclusion: Acceptable

Highway safety

- There would not be any additional bedrooms at the dwelling as a result of the proposed development and there would be an increase in off-street parking provision through the replacement garage which would meet current parking standards.
- Overall, it is not considered that there would be any harm caused to the safety of the local highway network as a result of the development.

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: Dwg No. 002C, 003C, 004C, 005C, 008C and 009D

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 side 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: 23.03.2022

Checked By: Paul Ihringer

DATE: 23/3/22
