

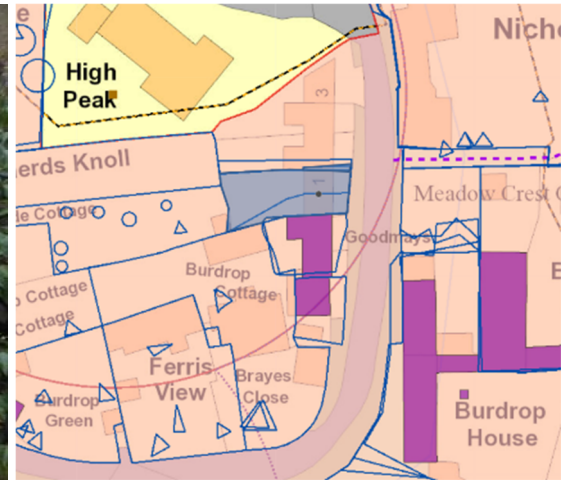
**Case Officer:** Jordan Campbell

**Recommendation:** Refuse

**Applicant:** Mr Brent Glattbach

**Proposal:** Single storey rear extension and canopy over front door – revised scheme of 21/00565/F

**Expiry Date:** 6<sup>th</sup> March 2023



## 1. Relevant Features of the Site

The application relates to a two-storey mid-terrace thatched ironstone cottage in the centre of Burdrop, which forms part of the Sibford Gower and Burdrop Conservation Area. The property is located within a medium priority Archaeological Alert Area (Designation ID: DOX16713). No.1-3 Meadow Cottages are collectively a non-designated heritage asset, their principal elevations face east onto the village lane. The property is a prominent feature within the street scene, and is sited 3m from the road edge. The property adjoins a Grade II listed building, Goodmayes, which in turn adjoins a Grade II listed building, Burdrop Cottage. The original dwelling at present has no existing front or rear extension / alterations, thus the dwelling's principal and rear elevations can be clearly read. A public right of way runs to the east of Meadow Cottages, Route Code: 348/19/10, Status: Footpath - Distance: 7.47.

- BIRBU - Birds' Nests in Buildings, Species: Swift, Location: Carriers Cottage, Burdrop, Record Type: nest, Record Date: 2012 - Distance: 0
- SWIFT - Swift Hotspots, Hotspot Record Count: 3 - Distance: 0

## 2. Description of Proposed Development

The applicant seeks Planning Permission to erect a single storey flat roofed rear extension with x4 roof lights and bifold doors, and to erect a thatched canopy over the dwelling's front entrance / door.

- Dimensions of the proposed rear extension: Width 8m, Depth 3.4m, Height 3m

### 3. Relevant Planning History and Pre-Application Discussions

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

**19/02394/CLUE** - Certificate of Lawfulness of Existing Use for the use of the site as residential dwellinghouse (Class C3) and associated residential garden. Granted, 20/12/2019

**21/00565/F** - Part two storey, part single storey rear extension thatched canopy to front door and internal renovations. Application Withdrawn, 18/05/2021

**Oxfordshire County Council, as the Local Highway Authority:** Objected to the granting of planning permission for the previous Planning application (**21/00565/F**).

The Local Highway Authority was concerned with the intensification of on street parking that would inevitably arise during the construction period.

How does the applicant propose the development will be constructed? Where will contractors park, where will deliveries occur, what type of delivery vehicle will be required? Where will delivery material be stored, and where will waste product be stored? From which direction will deliveries be made from, where will any vehicle greater than 3.5 tonne turn (Guide to lorry types and weights - GOV.UK ([www.gov.uk](http://www.gov.uk))), and where would any of the existing on-street parking be displaced too?

All of the above questions could be wrapped up into a Construction Traffic Management Plan (CTMP).

Based upon the above existing identified highway constraints, and the fact that a number of the dwellings here have thatched roofs, any inconvenience, even for a few hours each day, is likely to have a serious impact upon the safe operation of the highway network here, especially for the timely arrival of Oxfordshire County Council's Fire and Rescue, 8.2m x 2.9m, fire tenders for example.

In addition to the above, please be aware that high levels of on street parking can affect not only access for emergency vehicles, but affect highway and pedestrian safety, affect the free flow of traffic, amenity, access, refuse collection, and the delivery of goods. I do also appreciate that the length of the network here is not overly long, but with the site context in mind, the network only will require the addition of one or two small vehicles parked along it to impede access for all highway users here.

As a result of the above, the proposals are likely to result in an adverse and serious detrimental impact upon the safe operation of the highway network here during the planned construction period, in addition to impacting the immediate and wider highway network here on grounds of traffic and convenience point of view.

### 4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **25 March 2022**, by advertisement in the Banbury Guardian expiring **3 March 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 **20 July 2022**.

The comments raised by third parties are summarised as follows:

- Construction works would have an adverse impact on access and the available on street parking.
- Adverse impact on the safety of the local highway network.
- Construction works would adversely impact a local surgery practice and emergency services.
- Concerns raised that the proposed development could disrupt and damage underground pipes.
- The proposed development would have an adverse impact to the historic character of the site and Conservation Area.
- Adverse impact on open outdoor amenity space.
- Adverse impact to views to the rear.
- The digging of foundations would severely affect neighbouring properties.
- Any enlargement of the subject property would result in increased on street car parking.

## 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:** Objects to this application Conservation.

While noting that this application has been significantly scaled down from the previously withdrawn 21/00565/F, there continues to be a number of concerns associated with this property, identified as a designated asset within the conservation area, namely: Canopy over front door: The siting of the proposed canopy would cause run-off to fall onto the adjacent property's front door area.

Structural damage: Due to the age of this group of properties, it is likely that they do not benefit from robust foundations. The intrusive nature of any significant construction works, therefore, generate the very real possibility of structural damage to adjacent properties.

Party wall/Maintenance: The plans show varying detail in addressing potential party wall issues, and offer no provision to facilitate regular maintenance requirements for adjoining properties

Mains services: No evidence is provided to identify access and delivery of shared mains services, including fuel oil, within the constraints generated through the terraced nature of these cottages.

Highways: The plans fail to reflect the very constrained highways provision which is a dominant feature in this restricted and congested location – very narrow road, no separate public footpath, extremely limited off-street parking availability for residents, no rear access to the property, close proximity of doctor's surgery with associated additional on-street parking requirements.

Construction works: Given the previously identified highways constraints, any provision for the delivery and storage of materials, together with parking requirements associated with works related vehicles, would have an increased negative impact in an already hazardous location

### **Conservation Cherwell District Council:**

**Recommendation:** I would not support the extension in its current form. A single storey extension could be acceptable subject to design and detailing – see comments above. The thatched door canopy is impracticable and should be dropped.

**Rear extension design:** The current design would make a greater impact than the unregistered 2013 scheme as it is heavier and obscures more of the rear elevation. It is possible that the fascia could be quite dominant in southerly views of the rear elevation from the Conservation Area. The proposed extension would cause some harm to the non-designated heritage asset. There would also be some harm to the Conservation Area and the setting of Goodmays, which would be greater if the extension was approved with the heavy fascia seen on the drawings.

I would not object to a simple single-storey lean-to extension based on historic precedent if it could abut the party wall and not cause issues with the adjacent listed property. I would prefer that the extension did not cover the entire ground floor of the non-designated heritage asset. This could be a traditional structure, but a slate roof would reduce the depth due to the required roof pitch. Alternatively, it could be a modern interpretation of a lean-to, such as lightweight glass structure with a solid roof which terminates in a thin eaves. This would allow greater transparency to the rear wall of the house and reduce its impact. Omitting the 4 proposed rooflights would reduce light spill in this typically dark village. A single rooflight may be an acceptable alternative.

**Thatched canopy:** Whilst there is a precedent for a thatched canopy on the terrace, I have reviewed the proposal to add a new thatched canopy to the door of No1 and consider this would be difficult to detail as there is not enough wall between the door and the neighbour at No 2. This element would be impracticable and should be omitted from any application.

**Tree:** Foundations could affect the tree and if the tree were to die it could affect the adjacent listed building and listed outbuildings, as the roots would die back, and the water table would change.

**Maintenance:** There is no visible flashing at the junction between the thatch and the slate roof of the extension at No 2 and it is likely water is discharging onto the thatch of both Nos 1 and 2 Meadow Crest Cottages, with the majority of rainwater collected in the gutter that discharges to a RWP on the gable of the extension. Recommend the hopper is regularly cleared out and the situation reviewed with regard to the staining.

**Harm:** Less than substantial harm to the setting of the listed buildings, the Conservation Area and the non-designated heritage assets.

### **Environmental Protection Officer:**

**Noise:** No comments

**Contaminated Land:** No comments

**Air Quality:** No Comments

**Odour:** No comments

**Light:** No comments

**Oxfordshire County Council, as the Local Highway Authority:**

Object to the granting of planning permission.

With OCC Highways' response to 21/00565/F it was outlined that the construction of this proposal would have a detrimental impact on the safety and convenience of the surrounding highway network. Within the resubmission the applicant has not addressed how any of the concerns raised within 21/00565/F will be addressed during this construction phase. It is likely that construction vehicles are going to use up large amounts of the on-street parking available to local residents and patients of the doctors surgery. It is also likely that if larger vehicles are to be used, they have the potential to block large parts of the adjacent highway to emergency vehicles.

Overall, this proposal is likely to have a detrimental impact on the highway in terms of safety and convenience. Therefore, OCC object to the granting of planning permission.

## **6. Relevant Policy and Guidance**

Cherwell Local Plan 2011-2031 Part 1 - (CLP 2015)

- 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 2015 for full details.*
- ESD 1 – Mitigating and Adapting to Climate Change  
Seeks to incorporate suitable adaptations measures in new development to ensure that development is more resilient to climate change impacts. *See page 85 of the CLP 2015 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 2015 for full details.*

Cherwell Local Plan 1996 (saved policies) – (CLP 1996)

- C23 -Retention of features contributing to character or appearance of a conservation area  
There is a presumption in favour of retaining buildings trees, walls and other features that make a positive contribution to the character and appearance of a conservation area. *See page 117 of the CLP 1996 for full details*
- 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, Sibford Gower and Burdrop Conservation Area Appraisal

## 7. Appraisal

### Design and impact on character of the area

- Various properties within the Sibford Gower and Burdrop Conservation Area have benefited from single storey rear extensions, e.g. the neighbouring property named Barn Close, a listed building (11/01728/F).
- The proposed single storey flat roofed rear extension would not be visible from the street scene, would be single storey in scale and set to the rear.
- Whilst the proposed extension's ironstone façade / external finish would match that of the original dwelling and the adjoining properties, the proposed extension's flat roof design would be at odds with the character of host dwelling and the adjoining Listed property, Goodmays. It is considered that the proposed flat roof design would adversely impact the character of the site, Goodmays, and the Conservation Area, and is therefore unacceptable. This harm is compounded by the proposed fascia around the extension, which would be very unsightly and is poor design in itself.
- The proposed rear extension would almost entirely obscure the rear elevation of the host dwelling, as the proposed development would have a total width of 8m, the host dwelling's rear elevation has a total width of 8.7m. However, it has to be recognised that an extension of a similar width could be carried out under the property's permitted development rights.
- Whilst there is a precedent for the proposed thatched canopy over the dwelling's front entrance, the proposed canopy would be problematic to install, as there is not enough wall space between the subject dwelling's existing front door and the adjoining neighbour No.2 Meadow Crest Cottages. Given its proximity to / relationship with the neighbour's canopy porch, the proposed canopy would result in a visually incongruous form of development and is thus unacceptable. In addition, though not a turning factor, to achieve what is shown on the submitted drawings would likely require development on land / wall belonging to No. 2 and therefore outside the red line site area.
- It is therefore considered that the proposed development would result in harm to visual amenity harm to the significance of the adjacent heritage asset through change to its setting.
- The proposed development thus fails to comply with saved Policies C28 & C30 of the CLP 1996, Policy ESD15 of the CLP 2015, the Home Extensions & Alterations Design Guide March 2007 and Government guidance contained within the NPPF. The proposed development is therefore considered unacceptable.

Conclusion: Unacceptable

### **Residential amenity**

- Given its height and depth, and that both Goodmays to the South and No. 2 Meadow Crest Cottages to the north project rearward of the application dwelling, it is considered that the proposal would adversely affect the neighbours either through loss of privacy, light or outlook.
- The proposal would not adversely affect the use of the outdoor amenity space.
- In coming to conclusions on the above, regard is had to what may be carried out under the property's permitted development rights.
- No other neighbours would be materially affected by the proposals.

Conclusion: Acceptable

### **Highway safety**

- No additional bedrooms would be added to the property as a result of the proposed development.
- The subject site at present has no existing available parking within its curtilage. Thus, there would not be any requirement for the provision of any additional off-street parking at the site.
- The advice of the local highway authority is noted, with regard to the effects of the proposed development on the safety and convenience of the local highway network, on the basis that, during the construction phase, construction vehicles would use up large amounts of the on-street parking available to local residents and patients of the doctors surgery and would block large parts of the adjacent highway, preventing access for emergency vehicles.
- However, regard must be had to what may be carried out under the property's permitted developments, which would have a very similar or same impact on local highway safety. It would simply not be reasonable to refuse the current application on the basis of its impact on highway safety during the construction phase.

Conclusion: Unacceptable

## **8. Planning Balance and Conclusion**

The appraisal above, which is informed by the policy and guidance set out in section 6, identifies material planning issues which compromise the acceptability of this application. The proposal would have a significant adverse impact on the character of the site, on the adjoining neighbouring grade II Listed building Goodmays, and on the wider Sibford Gower and Burdrop Conservation Area, by reason of its design, scale, and siting. The proposed development would be contrary to Policies C23, C28 and C30 of the CLP 1996 and Policy ESD15 of the CLP 2031 Part 1 and should be refused.

## **9. RECOMMENDATION**

That permission is refused, for the following reason(s):

1. The proposed development, by reason of its siting, scale and design, would adversely affect the visual amenity of the local area and would result in harm to the significance of the adjoining neighbouring grade II Listed building Goodmays through change to its setting, and the character and appearance of the Sibford Gower and Burdrop Conservation Area. This harm, which is less than substantial, outweighs any public benefits. The proposed development is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Jordan Campbell

DATE: 02/12/2022 / 10.03.2023

Checked By: Nathanael Stock

DATE: 31.03.2023

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