

Case Officer: Lewis Knox

Recommendation: Approve

Applicant: Mr C Hall

Proposal: Erection of conservatory

Expiry Date: 1 April 2022



1. Relevant Features of the Site

Within Sibford Gower with Burdrop Conservation Area
Setting of Grade II Listed Building: JESAMINE COTTAGE
Setting of Grade II Listed Building: BURDROP FARMHOUSE,
Archaeological Alert Area: Sibford Ferris and Sibford Gower historic cores

2. Description of Proposed Development

The applicant seeks planning permission for the erection of a rear conservatory.

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 **10 March 2022**, by advertisement in the local newspaper expiring **10 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 **10 March 2022**.

The comments raised by third parties are summarised as follows:

- Loss of privacy
- Impact on character and appearance of conservation area

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: No comments to make on the application

6. Relevant Policy and Guidance

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

- 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)

- 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 conservatory would be to the rear of the application dwelling and as such would not be readily visible from the public domain and would not have a significant impact on the character and appearance of the streetscene when viewed from the front of the property.
- Looking further afield, it is not considered that there would be significant views to the development when viewed from Hawks Lane which runs to the east of the rear of the dwelling. It is therefore considered that the development would not cause demonstrable harm to the visible spaces within the Sibford Gower and Burdrop Conservation Area.

- Conservatories are typical features of residential properties such as this and as such it would accord with the existing character of the site.
- Concerns were raised over the appearance of the conservatory within the conservation area and the use of uPVC. Whilst the conservatory would be uPVC it would have the appearance of an oak framed structure, given the limited views from outside of the site, this is considered to be acceptable in this instance.
- Further concerns were raised regarding the structure covering up a large proportion of the natural stone elevation to the rear of the property. Whilst it would be somewhat obscured, the largely glazed nature of the conservatory would allow views into the original stone. Furthermore, the structure could easily be removed at a later date without causing harm to the character of the original dwelling. It is therefore considered that the harm caused in this respect would be minimal.

Conclusion: Acceptable

Impact on Setting of Grade II Listed Burdrop Farmhouse and Jasmine Cottage

- Informal discussions were held with Cherwell District Council Conservation Officers regarding the impact of the proposed conservatory on the neighbouring listed buildings. It was concluded that as there were no public views to the conservatory in context with either of the listed buildings, the impact on the setting of these listed structures would be minimal and acceptable in this instance.
- The conservatory would be appropriately designed and scaled as to not appear dominant within its setting and would not impact on the significance of either listed building.

Conclusion: Acceptable

Residential amenity

- The proposed conservatory would be set away from the main dwellings to the north and south of the site and given this positioning, it is not considered that there would be any impact on the occupants of either neighbour in terms of loss of light, loss of outlook or overbearing.
- Whilst the extension would begin below the ground floor level of the application dwelling, the overall scale and height of the development would be minimal and would be subservient to the main dwelling and so would not create a dominant or oppressive structure which would impact either neighbour.
- Concerns were raised over a loss of privacy as a result of the largely glazed conservatory and that it would look directly towards the neighbouring dwelling at Jasmine Cottage. The conservatory would be set significantly away from the boundary with the southern neighbour; approx. 6.0m and so any potential immediate overlooking would be minimised.
- Furthermore, the conservatory would look towards a small area of the rear garden of the neighbouring property rather than facing any habitable rooms to the dwelling. Views to this garden would be obstructed by the boundary between the properties.

- It is also noted on the floor plan for the proposed conservatory that the area closest to the southern elevation of the conservatory would be a stair well to the lower ground floor and would not be available for occupants to sit and look out of, further decreasing the possibility of overlooking or loss of privacy to the southern neighbour.

Conclusion: Acceptable

Highway safety

- The development would not include any additional bedrooms at the property and as such the current levels of off-street parking provision would remain adequate for a dwelling of this size.
- It is unlikely that the development would negatively 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: Drawing No. 1877-03.A, 1877-04.B, 1877-05 and 1877-LP-BP.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.

Case Officer: Lewis Knox

DATE: 01.04.2022

Checked By: Paul Ihringer

DATE: 8/4/22
