

**Park Farm House, Street Heading North From
Acre Ditch, Burdrop, OX15 5RN**

22/00687/F

Case Officer: Daisy Kay-Taylor

Recommendation: Approve

Applicant: Lucy Attwood

Proposal: Opening up and widening of blocked up window to north elevation of north wing and blocking up of existing window to west elevation of north wing. Replacement of garage doors with glazed French doors. Replacement of uPVC windows with new uPVC windows. Installation of flue to log burning stove. Associated internal works.

Expiry Date: 18 May 2022



1. Relevant Features of the Site

The application relates to a detached two-storey dwellinghouse which lies on a broadly north-south axis with the main entrance to the west. The dwelling is of an L-formation constructed variously of natural stone and stuccoed brickwork with a tiled roof.

The site lies within the built form of Burdrop and is bounded by Acre Ditch to the north and residential properties to the south and south-east and north-east. The site is adjacent to a Conservation Area and the Grade II listed Church of Holy Trinity to the south-west. The building itself is not listed. The site falls away steeply to the south-east along the public footpath; however, there are no changes in levels across the site that would affect the proposed development or application assessment.

The site lies within a 50m buffer of potentially contaminated land.

2. Description of Proposed Development

Planning permission is sought for opening up and widening a blocked-up window to the north elevation of the north wing and blocking-up an existing window to the west elevation of the north wing. Replacement of garage doors with glazed French doors to the south elevation of the north wing (to facilitate its use as a home office) and reduction by half of a window opening, with natural stone used to make good. Replacement of uPVC windows with new uPVC windows. Installation of flue to log burning stove. Associated internal works, e.g. at first floor level an additional bedroom would be created above the garage by internal works which would include the removal of a shower room and the rearrangement of an internal wall.

Scaling off the supplied drawings, the height of the proposed flue would measure 0.7m and thus not exceed the highest part of the roof by more than 1m.

The proposed materials would appear to match those of the existing dwelling.

The application relates to the submission of plans received on 08 March 2022, reference: 21126(PL)001B, 2116(PL)101A, 21126(PL)102A, 2116(PL)105A, 2116(PL)106A, 2116(PL)201C, 2116(PL)202C, 2116(PL)205C and 2116(PL)206A. The assessment and determination of this application is based on these plans.

3. Relevant Planning History and Pre-Application Discussions

There is no planning history directly relevant to the proposal. It appears that the house was built prior to 1948, both from the lack of planning applications for the site before 1961 and the appearance of the house.

Permitted development rights remain intact.

No pre-planning discussions have taken place.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **6 May 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 **6 May 2022**.

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 was consulted on 04 April 2022 and had no comment or objection

- The Ward Councillor for Cropredy, Sibfords and Wroxton was consulted on 04 April 2022; no comments or objections were received

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

The key issues for consideration in this case are:

- Design and impact on the character of the area
- Residential amenity
- Highway Safety

Design and impact on character of the area

The proposed development would not increase the footprint of the existing dwelling.

The proposed opening up and widening of a blocked-up window to the north elevation of the north wing would be appropriate to the dwelling and restore a balance and visual cohesion to the elevation.

The blocking-up of an existing window to the west elevation of the north wing would create a visual imbalance. However, there is a tradition of windows being blocked and unblocked, particularly in farm buildings, as the history and use of the building evolves and changes over time and this change would therefore not necessarily be out of place and is considered acceptable.

Although the proposed use of uPVC is not in keeping with the overall character of the original building and its location within the wider conservation area, the proposed materials would match those of the existing dwelling

The proposed development would therefore be in keeping with the character and appearance of the area, and for the same reasons would preserve the significance of the Grade II listed Church of Holy Trinity and the wider context of the Sibford Gower with Burdrop Conservation Area.

Conclusion: Acceptable

Residential amenity

Having regard to the spatial relationships with the neighbouring properties, the proposed development is not considered to have any negative impact on their residential amenities and would not result in any loss of outlook, light or privacy, nor result in the creation of an overbearing effect.

The proposed development would not impinge on the driveway shared with the neighbouring property to the south.

No concerns or comments have been raised by Environmental Protection with regards to potentially contaminated land or the proposed installation of a log burning stove and associated flue.

Conclusion: Acceptable

Highway safety

The conversion of the existing garage to living space would mean a reduction of parking spaces at the site. The proposed development also increases the number of bedrooms by one. However, on balance it is considered that there is an adequate area of hardstanding for off street parking to accommodate this.

In terms of traffic and safety terms the proposals are unlikely to have any adverse impact upon 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: 2116(PL)001B, 2116(PL)201C, 2116(PL)202C, 2116(PL)205C and 2116(PL)206A.

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 elements of the development hereby permitted shall match in terms of colour, type and texture those used in the existing building and detailed in the submitted plans.

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 safeguard the character and appearance of the area 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: Daisy Kay-Taylor

DATE: 18 May 2022

Checked By: Nathanael Stock

DATE: 18.05.2022
