

**Handywater House, Pound Lane, Sibford Gower,
Banbury, OX15 5AE**

22/01576/F

Case Officer: Jordan Campbell

Recommendation: Approve

Applicant: Mr & Mrs Fletcher

Proposal: Removal of existing barn/shed, remodelling of front entrance, window replacement and creation of a new two-storey extension and associated soft landscaping.

Expiry Date: 17 August 2022

1. Relevant Features of the Site

The subject building is a detached, red-bricked dwelling located in a remote / rural setting. The building is not a listed building nor is the site located within a Conservation Area.

2. Description of Proposed Development

- The applicant seeks Planning Permission to remove the existing barn/shed, to remodel the front entrance of the main dwelling, to replace fenestration, and to erect a new two-storey extension associated soft landscaping.

3. Relevant Planning History and Pre-Application Discussions

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

- **Application number: B.206/51.**
Proposal: Erection of Farmhouse.
Decision: Permitted
Decision Issued Date: 11/08/1951
- **Application number: B.103/52.**
Proposal: Private Garage, Warehouse and Fuel Store with vehicular access.
Decision: Permitted
Decision Issued Date:
- **Application number: B.316/59.**
Proposal: Farm Implement Store.
Decision: Permitted
Decision Issued Date: 29/05/1959
- **Application number: CHN.526/74.**
Proposal: Erection of Dwelling for Agricultural Purposes.
Decision: Refused.
Decision Issued Date: 28/10/1974
- **Application number: 05/01736/CLUE**

Proposal: Certificate of Lawful Use Existing. Relaxation of condition that the farmhouse be occupied only by persons whose employment is or was employment in agriculture. OCC planning permission B206/51.

Decision: Permitted

Decision Issued Date: 14/12/2005

- **Application number: 06/00313/F**

Proposal: 1 No, dwelling to replace existing.

Decision: Permitted

Decision Issued Date: 13/04/2006

- **Application number: 14/01761/F**

Proposal: Construction of garage, shed and workshop to existing house.

Decision: Permitted

Decision Issued Date: 22/12/2014

- **Application number: 15/00077/DISC**

Proposal: Clearance of conditions 3, 5 & 6 of 14/01761/F.

Decision: Permitted

Decision Issued Date: 28/04/2015

- **Application number: 15/00098/F**

Proposal: Variation of Condition 9 of 14/01761/F - To permit part of the garage/workshop to be used as temporary accommodation.

Decision: Permitted

Decision Issued Date: 30/09/2015

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **6 July 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 July 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: The Parish Council has no objection to this application but would like to point out the previous planning application on this property - reference 15/00098/F - and ask that the planning officer review this to ensure that there is no conflict between the approval of temporary accommodation (if this is still valid) and the new application.

6. Relevant Policy and Guidance

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

- PSD1 – Presumption in favour of Sustainable Development
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)

- 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)
- Adderbury Neighbourhood Plan 2014 - 2031

7. Appraisal

Design and Impact on Character of the Area

- Having regard to its scale, form and siting, the proposed side extension is considered a subservient addition to the existing dwelling.
- Facing materials are proposed as natural stone to the west and east elevations, in keeping with that of the existing dwelling. The northern, side elevation is proposed in timber cladding, which is not generally supported for residential dwellings in the Cherwell district. However, the dwelling is in an isolated, rural location, is of a bespoke design and the majority of the dwelling (including its walls) is not readily visible in public views. On balance, therefore, the timber cladding is considered acceptable in this particular instance, Whereas the roof of the existing dwelling is covered in slate tiles, the roof of the extension is proposed in zinc. Again, however, given the dwelling's relative lack of visibility, its bespoke design and noting that another subservient element to the southern end of the dwelling is roofed in single ply, on balance the zinc is considered acceptable.
- Overall, therefore, the proposed extension is considered acceptable in visual terms.
- The demolition of the existing barn/shed is also considered acceptable, as are the works to the front entrance.

Conclusion: Acceptable

Residential Amenity

- Due to the remote setting of the subject site, the proposed development would not adversely impact the amenity currently enjoyed by neighbouring residents, in terms of loss of light, overshadowing, overlooking, or loss of privacy.

Conclusion: Acceptable

Highway Safety

- The proposed demolition of the barn/shed would increase the amount of available car parking space within the curtilage of the site. Moreover, the demolition of the barn/shed would improve the site's vehicular accessibility.
- x2 additional bedrooms would be added to the subject property as a result of the proposed development, taking the total amount of bedrooms from 4 to 6. However, 4 or more off street parking spaces would be available within the curtilage of the subject property, and as such there would not be any requirement for the provision of any off-street parking provision at the site.
- There would not be any impact on 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, and unless the developer wishes to use natural slate for the covering of the roof of the development hereby approved, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans:

- Proposed Site Plan – Drawing No. 21310 3_112
- Proposed Upper Floor Plans – Drawing No. 21310 3_113

- Proposed Lower Floor Plans – Drawing No. 21310 3_114
- Proposed Elevations – Drawing No. 21310 3_211
- Proposed Elevations – Drawing No. 21310 3_212

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to safeguard the character and appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. The natural stone to be used on the walls of the extension 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 using a lime based mortar and shall be retained as such thereafter.

Reason: To ensure that the completed development is in keeping with and conserves the special character of the application dwelling 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: Jordan Campbell

DATE: 15/08/2022

Checked By: Nathanael Stock

DATE: 17.08.22
