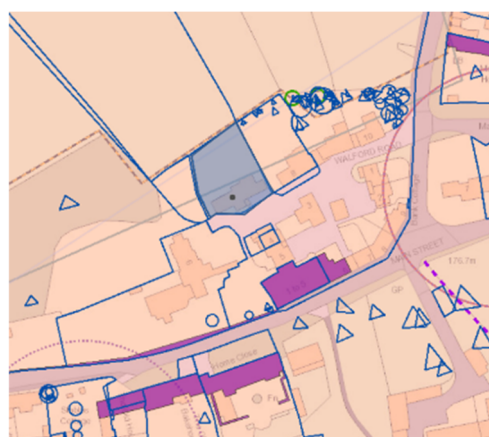


Case Officer: Jordan Campbell**Recommendation:** Approve**Applicant:** Mr Paul Miles**Proposal:** Single storey rear extensions and steel structure for off-street parking and external pergola on the new decking area**Expiry Date:** 3 November 2022

1. Relevant Features of the Site

The property is a three-storey detached dwelling located towards the end of Walford Road, Sibford Ferris. The building is not a listed building; however, the property is located within the Sibford Ferris Conservation Area. The dwelling is externally finished in local stone, and all of the dwelling's fenestration is white uPVC. The site is also within a medium priority archaeological alert area.

2. Description of Proposed Development

The applicant seeks planning permission for a single storey rear extension and steel structure for off-street parking and an external pergola on the new decking area. Elevation drawings of the pergola were not originally submitted with the application but have been submitted during its course.

- Dimensions of the main dwelling: Width: 21m, Length: 9.1m, Height: 4m above street level or 10m above ground level.
- Dimensions of proposed extension: Width: 10.4m, Length: 6.5m, Height: 2.2m above street level or 3.3m above ground level.
- Dimensions of parking structure: Width: 4.9m, Length: 7.6m.
- Dimensions of pergola: Width: 4.3m, Depth: 4.4m, Eaves 2.8m, Ridge 3.7m.

3. Relevant Planning History and Pre-Application Discussions

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

4. Response to Publicity

This application has been publicised by way a Site Notice displayed near the site, which expired **19 October 2022**, by way of letters sent to properties adjoining the application site that the Council has been able to identify from its records which expired **10 October 2022**, by advertisement in the Banbury Guardian which expired **13 October 2022**. The overall final date for comments expired **19 October 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 Council** – No objection to this planning 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.
- ESD13 – Local Landscape Protection and Enhancement
Development is expected to respect and enhance local landscape character, securing appropriate mitigation where appropriate to local landscape character. *See page 111 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)

7. Appraisal

Design and Impact on Character of the Area

- Having regard to its siting and its scale relative to the existing dwelling, the proposal is considered a subservient addition that would not have any significant impact on the character or appearance of the area or harm the significance of the conservation area.
- The proposed parking structure would be enclosed by a glazed handrail and constructed with steel beams and columns with vehicular access to the entrance of the site on street level, and pedestrian access through a staircase from the ground level to the rear. In addition, the parking structure would be screened by the existing fence of the site ensuring it is not significantly visible to the street.
- The proposed pergola on the new decking area to the rear would not be readily visible from the street and given its scale/extent is not considered to have a significantly detrimental impact on the character and appearance of the locality.
- Materials used generally match the existing dwelling. The proposed materials include stone to match existing for walls, single ply membrane to replace the existing slate tiles, timber finish sage green UPVC to replace the existing white UPVC for windows, and timber finish sage green aluminium to replace white aluminium for doors.

Conclusion: Acceptable

Residential Amenity

- The proposed rear extension would be largely screened from view by the host dwelling and by reason of their scale and siting, and the distance to the nearest neighbours, No. 6 to the south-west and No. 8 to the east, the proposals would not significantly or adversely impact the amenity of the adjacent properties either through loss of privacy, loss of light or loss of outlook. The proposals are therefore considered acceptable in residential amenity terms.
- In addition, the adjacent neighbours have raised no objections to the proposed development.

Conclusion: Acceptable

Highway Safety

- No additional bedrooms would be added to the subject property as a result of the proposed development. Thus, 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 proposed 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 drawings numbered 010A, 002A, 003A, 004A, 005A, 006A, 007A and 012.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to the safeguard the character and appearance of the area and comply with Policy ESD 15 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 materials to be used externally for the development hereby approved shall match in terms of colour, type, and texture those used on the existing building.

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 the safeguard the character and appearance of the area and to comply with Policy ESD 15 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.

Case Officer: Jordan Campbell

DATE: 10/11/2022

Checked By: Nathanael Stock

DATE: 11.11.2022
