

**Shortland Park Stud, Hook Norton Road, Sibford Ferris, Oxfordshire, OX15 5QR**

**22/03032/F**

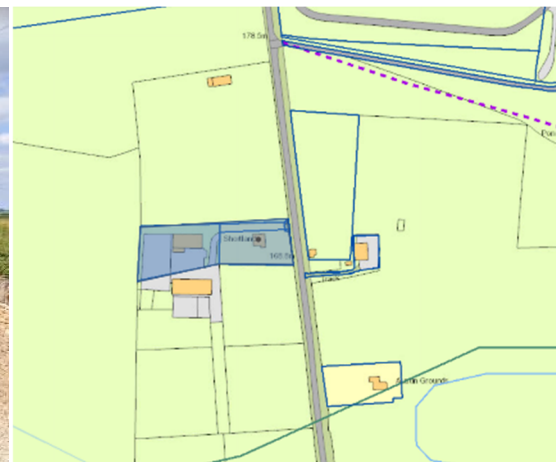
**Case Officer:** Jordan Campbell

**Recommendation:** Approve

**Applicant:** Mr & Mrs Adams

**Proposal:** Alterations and extensions, erection of new garage, and formation of swimming pool. (Amendments and reduction in size of previously approved 21/04038/F)

**Expiry Date:** 06<sup>th</sup> January 2023



## 1. Relevant Features of the Site

This application relates to a remote rural property located to the North of Hook Norton Village, and to the South of Sibford Ferris village. The property is a two-storey detached dwelling fronting Hook Norton Road, and is a prominent feature within the locality, as it is clearly visible when traveling along Hook Norton Road. The property has an open gable pitched roof design with plain concrete roof tiles, and its walls are externally finished in Stonework. The dwelling is not a Listed Building nor is the site located within a designated Conservation Area.

## 2. Description of Proposed Development

The applicant seeks Planning Permission to demolish the main dwelling's existing single storey front porch and to replace it with a single storey bay window extension, removing the property's existing front porch and front door from its South facing elevation. Further to this, Planning Permission is sought to erect an oak framed porch canopy and new front door to the main dwelling's North facing elevation, which would serve to establish a new front entrance. Moreover, Planning Permission is sought to erect a two-storey side extension which would project from the main dwelling's West side elevation, and to erect a two-storey detached garage to the Eastern side of the main dwelling. A flat roofed timber framed canopy would be erected as part of the proposed works, and would project from the proposed two-storey side extension's West side elevation. Planning Permission is additionally sought to erect a single storey pool plant outbuilding and to establish a swimming pool to the Western side of the main dwelling. Lastly, the applicant seeks Planning Permission to alter the original dwelling internally, to plant x4 trees along the property's East side boundary, and to

relocate x1 of the property's existing chimney stacks, as the existing chimney stack located to the main dwelling's East side elevation would be relocated Southwards along the main dwelling's East side elevation.

Dimensions of the existing main dwelling: Width 12.1m, Depth 13.6m, Height 7.9m

Dimensions of the proposed front porch: Width 2.8m, Depth 1.3m, Height 3.4m

Dimensions of the proposed bay window extension: Width 6.6m, Depth 1.2m, Height 3.2m

Dimensions of the proposed side extension: Width 6m, Depth 10.5m, Height 7.7m

Dimensions of the proposed detached garage: Width 7.4m, Depth 6.6m, Height 5.8m

Dimensions of the proposed pool outbuilding: Width 13m, Depth 3.1m, Height 3m

Dimensions of the proposed swimming pool: Width 5m, Length 10m

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

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

02/01387/F – Two storey rear extension (as amended by revised plans received 21.08.02) – granted, 23.09.2022

06/00426/F – Two storey rear extension – granted, 03.05.2006

21/04038/F – Alterations and extensions, erection of new garage, and formation of swimming pool – granted, 27.01.2022

### **4. Response to Publicity**

The Council could not identify any neighbouring properties adjoining the subject property, due to Shortland Park Stud's remote and rural setting. 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 Parish Council has no objection to this 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)

## 7. Appraisal

### Design and Impact on Character of the Area

- As with the approved scheme, the proposals would result in a large increase to the scale of the dwelling and would have a visual impact. However, the current proposals are of reduced scale and retain more of the character of the existing dwelling. The proposals would be slightly more subservient to the existing dwelling than the approved scheme and are therefore considered acceptable in this regard.
- The proposed timber / oak framed front porch canopy would project from the North elevation of the main dwelling and would be clearly visible from the public domain. However, the proposed development's open gable roof design would be to match that of the main dwelling, harmonising the proposal with the character of the original dwelling, and by reason of its scale, siting and design would not adversely impact on the character or appearance of the locality.
- Materials are proposed to match those of the main dwelling.
- The proposed two-storey side extension would be lesser in depth and width than a previously approved two-storey side extension (21/04038/F), and thus a refusal would not be considered reasonable.
- The proposed two-storey side extension would be in line with the Cherwell Home Extensions and Alterations Guide (2007) in that it states, 'side extensions to dwellings should be subservient to the original dwelling by including a step down in ridge height and being set back from the front elevation of the original dwelling'.
- The proposed two-storey detached garage would be to the East side of the main dwelling, and would be clearly visible from the public domain. However, any adverse impact to the character of the locality and site would be sufficiently

mitigated by the proposed development's open gable roof design and materials being made to match that of the original dwelling. Moreover, it would not be considered reasonable to refuse the proposal, as a two-storey detached garage was previously approved (21/04038/F), which had a similar footprint, design and scale to the proposed development.

- The proposed swimming pool would be set to the rear of the main dwelling and would not be readily visible from the public domain and would have a limited impact on the character and appearance of the locality. Moreover, the proposed swimming pool would be sited on the exact footprint of the previously approved swimming pool (21/04038/F), and would be the exact size / scale of the previously approved pool.
- The proposed pool plant outbuilding would be set to the rear of the main dwelling, would not be readily visible from the public domain, and would have a limited impact on the character and appearance of the locality. Whilst the proposed development's hipped roof design would not be to match that of the original dwelling, and adverse impact to the site's character would be mitigated by the proposed outbuilding's materials being made to match that of the original dwelling. Moreover, the proposed outbuilding would be sited on the exact footprint of a previous approved pool plant outbuilding, and whilst the proposed outbuilding would be slightly larger, the increase in scale would be negligible, and not significant enough as to warrant refusal.
- As part of the proposed works x4 trees would be planted along the property's East Side boundary which fronts Hook Norton Road. The proposed trees would serve to obscure views of the proposed development from the public domain, further mitigating any adverse impact to the character of the locality.
- Overall, the site benefits from a large plot and as such it is considered that it would be able to accommodate a development of this size without appearing too large or prominent within the context of the site. Moreover, views from the surrounding area and Public Rights of Way would be obscured by the vegetation surrounding the site and lining the highway along Hook Norton Road. A site visit undertaken did suggest that the density of the surrounding vegetation would be enough to shield much of the proposed development from wider views even during winter months.
- The proposed development thus complies with Policies C28 & C30 of the CLP 1996, Policy ESD15 of the CLP 2015, and Government guidance contained within the National Planning Policy Framework.

Conclusion: Acceptable

### **Residential Amenity**

- The site is in a remote private location, shares no common boundary with any properties in residential use, and thus the proposed works would not result in any adverse impact to neighbouring amenity in terms of overlooking, loss of privacy, loss of light or overshadowing.
- The proposed development thus complies with Policy ESD15 of the CLP 2015, saved Policy C30 of the CLP 1996, the Home Extensions & Alterations Design Guide March 2007 and Government guidance contained within the National Planning Policy Framework.

Conclusion: Acceptable

## Highway Safety

- The proposed development would result in the establishment of an additional bedroom, taking the property's total number of bedrooms from x5 to x6. However, x3 or more on-site parking space would remain available, and as such there would not be any requirement for the provision of any off-street parking provision at the site, and there would not be any adverse impact on the safety of the local highway network as a result of the proposed works.
- The proposed development would therefore adhere to the guidance contained within chapter 15 of comply with Policy ESD15 of the CLP 2015, the Home Extensions & Alterations Design Guide March 2007 and Government guidance contained within the National Planning Policy Framework.

Conclusion: Acceptable

## Ecology

- An ecological survey was undertaken as part of the submission. The property was not identified as a bat roost or hibernation site, nor did the property display signs of badger activity. A pair of House Sparrows *Passer domesticus* were nesting in a verge gap, but there were no other old or in-use birds' nests, and none were found in the trees or bushes around the garden. Furthermore, the property's landscaped ground are considered unsuitable for reptiles and amphibians. As such no further surveys, mitigation measures or conditions are considered necessary.
- The proposed development would thus accord with Policy ESD10 of the CLP 2015 and Government guidance contained within the National Planning Policy Framework.

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 2960-001, 2960-003 Revision D, 2960-004 Revision D, 2960-005 Revision D, 2960-007 Revision C and the Ecological and Bat Survey Report submitted with this application.

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 natural stone to be used on the walls of the extension and garage hereby approved 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.

Reason – 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: Jordan Campbell

DATE: 04/01/2022

Checked By: Nathanael Stock

DATE: 10.01.2023

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