

Case Officer: Tomaz Akhter

Recommendation: Approve

Applicant: Mr J and Mrs L Harding

Proposal: Single storey rear extension, and addition of dormer roof extension to facilitate loft conversion

Expiry Date: 5 January 2023



1. Description of Proposed Development

The applicant seeks planning permission for the approval of a single storey rear extension, along with the addition of a roof dormer located on the rear roof slope. The proposal also includes the alteration to the principal elevation.

Amended plans have been submitted in relation to the alteration of the principal elevation.

The site does not lie within a conservation area, nor is it washed over by the green belt. However, the application site is situated in a Flood Zone 2 & 3 Fluvial Type.

2. Relevant Planning History and Pre-Application Discussions

There is no relevant Planning History and Pre-Application discussions that are considered relevant to the current proposal.

3. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring , by advertisement in the local newspaper expiring and by letters sent to

properties adjoining the application site that the Council has been able to identify from it's records. The overall final date for comments was **30 December 2022**.

No comments have been raised by third parties

4. 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.

Wendlebury Parish Council – No comments made

CDC Drainage – No objection

Environmental Protection – No objection

5. Relevant Policy and Guidance

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

- PSD1 – Presumption in favour of Sustainable Development
When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. Planning applications that accord with the policies in the Development Plan will be approved without delay unless material considerations indicate otherwise. *See page 36 of the CLP 2031 Part 1 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 2031 Part 1 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)

6. Appraisal

Design and impact on character of the area

There are examples of extensions and alterations in the locality and therefore the proposal will respect the context.

The proposed rear extension is considered subservient by virtue of being single storey on a two-storey dwelling.

The proposed scale of the rear extension, width 3m x length 6.8m, is considered acceptable as it will not dominate the host dwelling. The proposed development will be less than half the width and length of the original dwelling, clearly appearing ancillary.

Whilst flat roofed extensions are discouraged and it cannot be contested that the proposed flat roof form is at odds with the host dwelling, the element is sited to the rear courtyard area of the subject site, will not be visible from the public realm and will not project beyond the host dwelling's rear elevation, ensuring no direct adverse impact on the visual amenity of the subject site and locality.

Original plans submitted proposed the change of use of hanging tiles to be replaced by timber cladding. The use of timber cladding is discouraged as this would affect the character of the area, and materials are required as set out in the Home Extensions and Alterations Design Guide for Householder Planning Applications March 2007, to match the existing dwelling. Amended plans have been submitted proposing to remove the tiles and reveal the Bradstone beneath. This part of the proposal would have no detrimental impact on the character of the area.

The proposed flat roof dormer window would be to the rear roof slope of the application dwelling and there are no clear views to the rear of the property from the public domain. As such it is not considered that this element of the development would have a significant impact on the character and appearance of the street scene.

Conclusion: Acceptable

Residential amenity

The rear extension would be set away from the boundary slightly and would be significantly away from the dwelling at the neighbouring property and would be situated no closer to the neighbouring property than the existing single storey extension. It is not considered that the development would impact on the amenity of neighbouring occupants in terms of loss of light, loss of outlook or by being overbearing.

The proposed dormer window would be minor in its scale and would not exceed the existing height, width or depth of the application dwelling and as such would not impact on any of the closest neighbouring properties in terms of loss of light, loss of outlook or by being overbearing.

Conclusion: Acceptable

Highway safety

One additional bedroom would be added to the subject property as a result of the development, taking the total amount of bedrooms from 4 to 5. However, 3 or more off street parking spaces will 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. Therefore, the proposal is considered acceptable.

There would not be any impact on the safety of the local highway network as a result of the development.

Conclusion: Acceptable

7. 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.

8. 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: TQRQM22244201613031; 22 01 100; 22-01-101 Rev B; and 22 01 102

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: Tomaz Akhter

DATE: 18/01/2023

Checked By: Paul Ihringer

DATE: 19/1/23
