

**Case Officer:** Jordan Campbell

**Recommendation:** Approve

**Applicant:** Mr H Wilson

**Proposal:** Erection of two storey rear extension.

**Expiry Date:** 7<sup>th</sup> March 2023



## 1. Relevant Features of the Site

This application relates to a two-storey detached dwelling located in a rural / remote setting outside of any settlement. The application dwelling is not a Listed Building nor is the site located within a designated Conservation Area. A Public Right of Way is located to the North of the property; Route Code: 347/2/10, Status: Footpath - Distance: 9.52.

## 2. Description of Proposed Development

The applicant seeks Planning Permission to erect a two-storey rear extension.

Dimensions of the main dwelling: Width 21.8m, Depth 19m, Height 8.2m

Dimensions of the proposed rear extension: Width 13.1m, Depth 9.4m, Height 7m

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

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

**00/01517/F** - Formation of an outdoor riding arena and surrounding fence. Granted, 31/08/2000

**00/01972/F** - Installation of a chimney flue to serve Rayburn/Aga. Granted, 25/10/2000

**08/01146/F** - Retrospective. Agricultural barn. Granted, 11/08/2008

**10/00555/F** - First floor extension to form ancillary office accommodation. Granted, 07/06/2010

**19/02492/CLUP** - Lawful Development Certificate - Single storey conservatory to side. Granted, 21/01/2020

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

This application has been publicised by way of a Site Notice displayed near the site, expiring **22 February 2023**, 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 **22 February 2023**.

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

- The proposed two-storey rear extension would not be clearly visible from the public domain, screened by the adjacent dwelling Woodway Barn in views from the north/north-west and no footpaths in the vicinity from which the dwelling may be readily seen.
- The proposed extension would comprise two elements, a mono-pitched linking element, which would include a lantern light and a hipped roof element parallel with the main part of the dwelling built on the footprint of an existing wing of the dwelling but of greater plan depth, increased height and replacing two gable projections with a left-to-right ridge that emphasises its linear form. This element would be more in keeping with the character of the existing dwelling.
- The form and design of the linking section would be somewhat at odds with the character of the dwelling, particularly given the amount of glazing to the west elevation, but it would be subservient in height and would have little or no impact on the character or appearance of the wider area.
- The proposed development would be externally finished in Stone with lime mortar, with a small section of render to North elevation. The original dwelling is finished in stone, red brick, and render. Thus, the proposed development's materials, stone and render, would harmonise with the original dwelling.
- The proposed works would involve the installation of x1 oak framed roof lantern. Any adverse impact from the proposed roof lantern to the site's visual amenity would be negligible. Although not ideal, the proposed timber effect uPVC fenestration would be to match that of the original dwelling and would not of itself have a significant visual impact.
- Subject to conditions for materials and detailing, and to require the proposed x3 roof lights to be set flush with the proposed extension's Southern roof slope, the proposed development would thus comply with Policies C28 & C30 of the CLP 1996, Policy ESD15 of the CLP 2015 and Government guidance contained within the NPPF.

Conclusion: Acceptable

### Residential amenity

- There is only one neighbouring property in close proximity, Woodway Barn. Given the scale and massing of the extension, the proposal would have some impact on this neighbour in terms of light, outlook and an imposing form of development.
- However, like the applicant, the neighbour benefits from a substantial area of outside space and given its layout and land use it is evident that the neighbour's principal amenity area is to the south of the dwelling, screened from views by its single storey outshot at right angles to the main part of the dwelling and which adjoins the applicant's dwelling. While the land immediately north of the proposed

development belongs to the neighbour it is a generously sized area and is not the focus of the neighbour's amenity. In addition, the proposed extension would be sited on an existing 1.5-storey building, which has an impact on the neighbour in terms of light, outlook and privacy – including through two existing ground floor windows. Finally, the neighbour has not objected to the proposals.

- It is therefore considered that the impact on the neighbour would not be so harmful as to warrant refusal of the application. If additional windows were inserted in the future at first floor level they would likely have an adverse effect on the neighbours and so a condition to remove permitted development rights for insertion of windows is reasonable and necessary.

Conclusion: Acceptable

### **Highway safety**

- The proposed development would result in the establishment of an additional bedroom however, the addition of x1 bedroom would unlikely result in any adverse impact on the safety of the local highway network, nor would any requirement for the provision of any additional off-street parking at the site.

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 PA 101, PA 102 and PA 104

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 Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National

Planning Policy Framework.

3. The materials, fenestration and architectural detailing to be used in the construction of the external surfaces of the development hereby permitted shall fully match in terms of colour, type, texture and appearance those used on the existing building and the natural stone shall be laid, dressed, coursed and pointed to match that of the existing building, and shall be retained as such thereafter. The mortar used shall be lime mortar, that is, either 1 part lime, 1 part cement, 6 parts sand, or 1 part cement, 2 parts lime, 9 parts sand.

Reason - To ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. All rainwater goods shall be black in colour unless they are traditional cast iron and shall be permanently so retained thereafter.

Reason: To safeguard the character and appearance of the area, to comply with Policy ESD 15 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.

5. The rooflights to be used in the development shall be of a design which, when installed, does not project forward of the roof slope into which they are installed and shall fit flush with the plane of the roof.

Reason - In order to safeguard the character and appearance of the area and the significance of heritage assets and in accordance 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending those Orders with or without modification), no additional windows, doors or any other openings shall be inserted in the development at first floor level or above.

Reason - To safeguard the living conditions of neighbouring residential occupiers and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031, saved Policy C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Jordan Campbell

DATE: 16/02/2023

Checked By: Nathanael Stock

DATE: 07.03.2023

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