

Case Officer: Imogen Hopkin

Recommendation: Approve

Applicant: Mr J French

Proposal: Erection of conservatory to rear of property

Expiry Date: 9 March 2023

1. Relevant Features of the Site

The application site is located within West Adderbury to the south of Round Close Road. The site previously comprised an existing one and a half storey detached building which was previously used as a Catholic Church. Planning permission was granted for demolition of the church and erection of a new two-storey detached dwelling. These works are now complete and the dwelling is occupied.

The site bounds Round Close Road to the north where there is a stone wall, which encloses part of the frontage and to the front of the building there is a hard-surfaced area which offers parking for one or two cars. The site is bounded to the west, south and east by residential uses. Partridge Court to the west is a two-storey building comprising 7 residential flats, to the south lies two detached dwellings, the gardens of which abut the application site. To the east the boundary is formed by the side elevations of number 13 and 15 Round Close Road which contains a number of windows.

The site is located within the Adderbury Conservation Area. An ordinary water course runs through the site from west to east and runs on into the neighbouring garden of 13 Round Close Road in the south-east corner of the site. The site lies within 50 metres of potentially contaminated land and with a site of medium archaeological interest.

2. Description of Proposed Development

The application seeks approval for a rear conservatory. The conservatory would have a maximum projection of 3.1m, have an eaves height of 2.5m and a ridge height of 3.3m.

Condition 10 of the original consent for the dwelling (19/02181/F refers) removed permitted development rights for outbuilding principally to protect the amenity of the neighbouring properties which has several windows facing directly onto the site.

3. Relevant Planning History and Pre-Application Discussions

The following planning history is considered relevant to the current proposal:

Application: 19/02181/F	Permitted	16 December 2019
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Demolition of existing chapel and erection of 1 dwelling

Application: 20/03487/F Permitted 12 February 2021

Erection of timber shed (existing authorised) in garden of dwelling under construction

Application: 21/03867/F Permitted 13 January 2022

Erection of timber-framed greenhouse

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **13 February 2023**, by advertisement in the local newspaper expiring **16 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 **16 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.

Adderbury Parish Council: No objection.

6. Relevant Policy and Guidance

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

- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
Requires relevant habitat and species surveys to accompany applications which may affect a site, habitat or species of known or potential ecological value, seeking net gains in biodiversity, the protection of existing trees and the protection, management, enhancement and extension of existing resources along with the creation of new ones. *See page 106 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.

Adderbury Neighbourhood Development Plan

Policy AD9: Managing Design in the Conservation Area:

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 design of the proposed conservatory results in a slightly awkward arrangement, owing to the stagger in the rear wall of the property. However, it is noted that the extension would be sited entirely to the rear of the property, is modest in size and is screened from the public realm. The proposal would comprise of coursed stonework to match the dwelling and agate grey windows and doors.

Overall, it is considered that the proposal would not result in a detrimental impact to the visual amenity of the area and while there would be a neutral impact to the character and appearance of the Adderbury Conservation Area, it is considered on balance that the proposal's impact in this regard would not amount to harm.

Residential amenity

The position of the conservatory is central within the site. The conservatory would be approximately 9m from the rear boundary and 9.8m from the eastern boundary, adjacent to No. 13. The position and low height of the conservatory would not result in any overshadowing, loss of light, outlook or loss of privacy as a result of the development.

Highway safety

There would not be any impact to highway safety.

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 the following approved plans:
BWC2023/TR/SGCHA

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: Imogen Hopkin

DATE: 21st February 2023

Checked By: Nathanael Stock

DATE: 08.03.2023
