

**Mole End, Main Street, Wendlebury, Bicester,
OX25 2PS**

23/00438/F

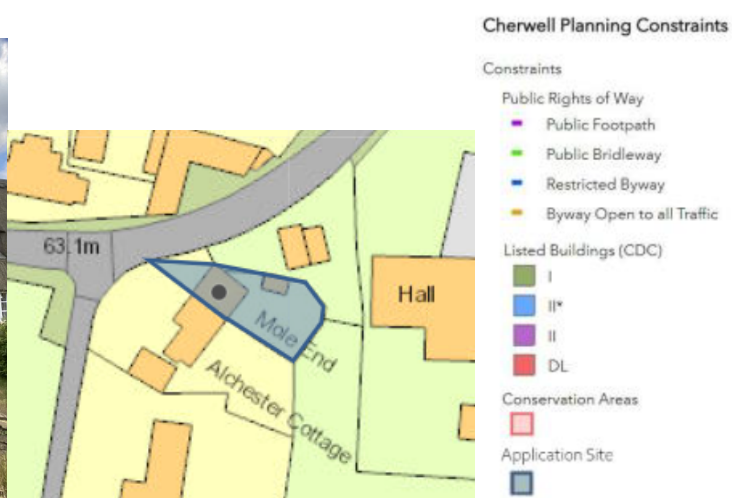
Case Officer: Hansah Iqbal

Recommendation: Approve

Applicant: Mr Derek Dudley

Proposal: Demolition of outbuilding; two storey extension to side and rear of existing dwelling - Re-submission of 22/01049/F

Expiry Date: 17 April 2023



1. Relevant Features of the Site

Property is not listed or within a Conservation Area. It is located just outside a flood zone 2/3.

2. Description of Proposed Development

The application seeks planning permission for a single storey porch and a two-storey extension to the side and rear of the existing dwelling. A part hipped, part pitched roof two storey extension would extend off the north-eastern elevation of this existing thatched dwelling, running along the northern boundary of the site for a distance of 7.7m. Due to the angle of the boundary, the extension is kinked, with a two-storey connection between the proposed side/rear extension and the main dwelling and lean-to porch at ground floor level. Additionally, a single storey lean to extension would be added towards the rear of the proposed two storey extension.

The porch and entrance to the dwelling currently sits upon 'rear' elevation', the proposal would re-orientate the dwelling, so the entrance faces towards Main Street.

The proposed extension would be constructed of redbrick quoin detailing's and stone walls. The roof of the development would be constructed using Welsh blue

slate. Two conservation rooflights would be installed within the north-east elevation, further openings would be constructed from timber effect uPVC double glazed.

The applicant has an existing right of access across the neighbouring land for the parking of vehicles, although this is beyond the red line area.

3. Relevant Planning History and Pre-Application Discussions

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

22/01049/F – Single storey porch and two storey extension to side and rear of existing dwelling; application refused.

The previous application was refused by virtue of its size, positioning and choice of construction of materials. Further, the proposed opening would result in intrusive features to the private amenity of neighbouring residents. Additionally, the application failed to show an additional parking space required due to an increase in proposed bedroom. No pre-application discussions have taken place regarding the proposal.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **3 April 2023**, by advertisement in the local newspaper 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 **5 April 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.

Wendlebury Parish Council – no objections.

OCC Highways – no objections.

OCC Archaeology – no objection.

Land Drainage – no objections; applicant should ensure take account of site drainage design.

Arboriculture – objection, the proposal sits within influencing distance to adjacent tree. An arboriculture impact assessment/method statement impact the tree.

The applicant has agreed to provide an Arboriculture Method Statement, the Arboriculture Officer has now removed their objection subject to condition.

6. 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.

- ESD 6 – Sustainable Flood Risk Management
Requires the submission of a Flood Risk Assessment (FRA) and demonstration that developments will be safe and remain operational (where necessary), and that surface water will be managed effectively on site and that the development will not increase the flood risk elsewhere. See page 95 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)

7. Appraisal

Design and impact on character of the area

The proposed development would be visible from the streetscene and sit on a prominent location when entering the village from the west. However, the application site is of much reduced scale, and would appear subservient to the host dwelling. Further, the single storey garages adjacent to the village hall would provide additional screening from the streetscene.

The application site is not within a sensitive part of the built environment, although the dwellings in the immediate vicinity are constructed of stone and have a positive impact on the area. The applicant is proposing to match the stone on the existing building.

Although a relatively large addition and of a somewhat unusual design, reflecting the limitations of the curtilage, unlike the previously refused scheme, its impact on the street scene would not be so significant to warrant a refusal. It is a better proportioned extension with fewer jarring design elements (i.e. scale, fenestration angled relationship to the existing property). Although quite a busy design, the revised proposal would have a more positive impact on the area and, on balance, would not be so discordant to justify refusing the scheme.

Conclusion: *Acceptable*

Residential amenity

The applicant has sought to address the concerns raised by the neighbouring residents at Alchester Cottage in respect of the earlier proposal by not having any first floor openings facing this neighbour's garden. The relationship to this neighbouring property, the only local residents likely to be affected, remains acceptable in respect of an overshadowing and loss of light or outlook. It is noteworthy that these neighbours have not chosen to object this revised proposal.

Conclusion: *Acceptable*

Highway safety

The proposed development would see an increase in the number of bedrooms at the site. At present the applicant has no off-street parking within the red line site area. The blue line site area, adjacent to the property is the existing area of parking used by residents to park their vehicles.

Following direct discussions between the HO and the applicant's agent, the HO was satisfied that the original reason for refusal could not be sustained as it had been demonstrated that there was sufficient parking space within the applicant's control.

Conclusion: *Acceptable*

Arboriculture Officer

The Arboriculture Officer raised concerns with the potential impact to a tree on site due to the proposal. The applicant has agreed to provide a replacement tree.

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 the following approved plans: AP01 Rev 1 (Location/Block/existing plans/elevations) and AP02 Rev 1 (Proposed Plans & Elevations).

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 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 ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building 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.

4. During the first planting season (mid-November to end of March) the tree to be removed from the site shall be replaced with a broadleaf tree with a maximum height potential of 10-15 metres and a girth of 10-12 cm. Thereafter and if, within a period of five years from being planted the replacement tree dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the current/next planting season in accordance with the specification set out above.

Reason: In the interests of the visual amenities of the area and to comply with good arboricultural practice and Government guidance contained within the National Planning Policy Framework.

5. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the walls or roof of the extension's southern elevation without the prior express planning consent of the Local Planning Authority.

Reason: To ensure that the amenities of the occupants of the neighbouring properties are not adversely affected by loss of privacy in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Hansah Iqbal

DATE: 14 April 2023

Checked By: Paul Ihringer

DATE: 17/4/23
