

12 Jerome Way, Shipton On Cherwell, Kidlington,
OX5 1JT

23/00777/F

Case Officer: Tomaz Akhter

Recommendation: Approve

Applicant: M Behzad

Proposal: Single storey side extension, front porch extension, part two storey and part single storey rear extension together with associated internal and fenestration alterations

Expiry Date: 17 May 2023



1. Relevant Features of the Site

The application site comprises of a two storey semi-detached dwelling located on the Southern side of Jerome Way, a residential street within Shipton on Cherwell. The main dwelling at the site is constructed from red bricks, white uPVC fenestration and a plain tile roof. The street mainly comprises of similar semi-detached dwellings constructed in a variety of materials with some detached dwellings nearby.

The application site is not a Listed Building.

The site is not located within a designated Conservation Area, however, abuts Hampton Gay, Shipton on Cherwell & Thrupp Conservation Area (which is to the south).

The site is located within the Oxford Green Belt and a public right of way (342/10) runs opposite the dwelling. The land is potentially contaminated and there are ecological records within the vicinity. There are no other planning constraints relevant to this proposal.

2. Description of Proposed Development

The applicant seeks planning permission for the approval of a single storey side extension, front porch extension, part two storey rear and part single storey rear. Works also include associated internal and fenestration alterations.

3. Relevant Planning History and Pre-Application Discussions

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

22/01198/F - Certificate of Lawfulness of Proposed Development for a part single storey, part two storey rear extension, single storey side extension and single storey front porch, together with associated fenestration changes –

22/03325/CLUP - Proposed work include single storey rear extension, double storey side extension, front porch and some internal changes.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **22 April 2023**, by advertisement in the local newspaper expiring **29 April 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 **29 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.

Shipton on Cherwell Parish Council – No objections but queried the porch

6. Relevant Policy and Guidance

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

- ESD1 – Mitigating and Adapting to Climate Change
Seeks to incorporate suitable adaptation measures in new development to ensure that development is more resilient to climate change impacts. *See page 117 of the CLP 2031 Part 1 for full details*
- ESD14 – Oxford Green Belt
Seeks to preserve the special character and setting of Oxford and prevent ribbon development, urban sprawl, the coalescence of settlements. Safeguards the countryside from urban sprawl and seeks urban regeneration by recycling derelict and other urban land. Development within the Green Belt assessed against the NPPF and PPG. New residential development will also be assessed against Policies Villages 1 and Villages 3. *See page 114 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

Principle of Development within the Oxford Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The roles of the Green Belt can be found at paragraph 138 of the NPPF.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. An exception to this includes the extension and alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

As a rule of thumb, the LPA considers that an approximately 50% increase in floor space tends to be the upper limit before an enlargement is considered a disproportionate addition. In this case, the proposed development comprises of a single storey side and a part single and part two storey rear extension, and a front porch resulting in an additional floor space of approx. 57m². The submitted plans confirm the extent of the original dwelling, has a floor area of 109m². This would result in an increase of approximately 52% over that of the original floorspace of the dwelling. Therefore, just slightly beyond 50% over the original floorspace of the dwelling that is generally applied. On balance, I consider the development to constitute an appropriate development in the Oxford Green Belt, which by definition would not cause harm to the Green Belt.

Conclusion: Acceptable

Design and impact on character of the area

The part single storey and part two storey rear extension would be located to the rear of the main dwelling and would not be visible from the public realm. It is considered subservient by virtue of its shape, scale, size and location.

The proposal includes a single storey side extension which would be readily visible from the public realm, the plans also the proposal would be set down from the existing ridge line and set back from the principal elevation this shows subservience between the original ridge line and the proposed extension and would adhere to the

guidance within the Cherwell District Council Home Extensions and Alterations Design Guide (2007). The proposed side extension depth is considered modest and proportionate to the existing dwelling. This ensures the extension is subservient to the dwelling and the original house remains the dominant element of the property. Therefore, the side extension would have minimal impact on the character of the area.

The proposed front porch extension would be approx. 2m² with a gable roof where the ridge height would be close to the first-floor windows. Guidance is set out within chapter 5 of the Home Extensions & Alterations Design Guide March 2007 which advises that front extensions should normally be limited to appropriately sized porches and that porches should reflect the character, proportion, and scale of the existing building. Front porches in the area are characterised by a variation of different styles normally modestly sized. The porch size has been reduced from the original application. Although the comments of the Parish Council are noted, the revised porch design is a proportionate size and is considered to be of an acceptable design.

Conclusion: Acceptable

Residential amenity

The proposal will include four windows and one door on the side elevation. This includes one door and one window on the ground floor, leaving three windows on the side elevation of the first floor. The window on the rear extension would serve an en-suite bathroom, with the two windows on the existing dwelling serving a bedroom and bathroom respectively. All three windows on the first floor are shown on the submitted plans to be of obscured glazed and non-opening. This will be conditioned to protect the neighbouring residents' amenities.

The proposed two storey extension does not contravene the 45 degree line with windows in the attached neighbouring property and is therefore considered to be acceptable in this regard. The single storey side and rear extensions are considered acceptable by virtue of their size and location as it would not adversely impact the amenity of the adjoining neighbour.

The proposed front porch would be set well off the boundaries of the adjacent neighbours to not cause any significant impact on these residents.

Conclusion: Acceptable

Highway safety

There will be an additional bedroom however the property benefits from a large front driveway and plenty of off-street parking. As such, there would not be any significant impact on the safety of the local highway network because of the development.

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.

The proposal would be an acceptable addition to the existing dwelling, would respect the character and appearance of the area, would not harm the green belt, would not adversely affect residential amenity and there is satisfactory parking provision.

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: 30222 04, 30222 05, 30222 06, and 30222 07-A.

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 three windows on the first floor of the side elevation shall be obscure glazed, using manufactured obscure glass that is impenetrable to sight, (not an applied adhesive film) before the extension is first occupied and shall be permanently retained as such thereafter. The window shall also be non-opening, unless those parts which can be opened are more than 1.7m above the floor of the room in which it is installed and shall be permanently retained as such thereafter.

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: Tomaz Akhter

DATE: 23/05/2023

Checked By: Paul Ihringer

DATE: 26/5/23
