

Case Officer: Imogen Hopkin

Recommendation: Refuse

Applicant: Mrs Christine Robbins

Proposal: Extension to end of existing bungalow, raising of existing roof & loft conversion with box dormer to rear aspect. Erection of double garage.

Expiry Date: 8 September 2023

1. Site and Surroundings

The application relates to a single storey detached dwelling situated to the south of an established residential area in Bodicote. The property is set within a large plot which is accessed from Austin Road to the north. The dwelling was formally occupied through an agricultural occupancy tie, but benefits from a decision ref. 17/02356/CLUE confirming that the non-compliance with that occupancy condition is now beyond enforcement action.

The dwelling is not a listed building and the site is not located within a conservation area. Rights of way run to the east of the site (137/4/20 & 137/6/10), but do not cut through the site. There are no other constraints on the land or dwelling that need to be taken into consideration in the assessment of this application.

2. Description of Proposed Development

The application seeks approval for a replacement side extension, to raise the roof of the existing bungalow and a loft conversion with a box dormer to the rear. The proposal includes a detached double garage to the front of the application.

The proposed roof increase would be approximately 1.3m, and the highest point would be 6.1m. The eaves measure to 2.7m at this point.

The side extension has a proposed width of 7.35m and would be flush with the front of the bungalow. The roof would line through with the bungalow roof. The extension is proposed to be white render.

The replacement side extension for the garage would be on the same footprint as previous, with a minor set back from both the front and rear elevation, and a set down from the main ridge. This extension is proposed to be rendered.

The rear dormer has a width of 16.7m, would be set down from the ridge by 0.75m and set up from the eaves by 0.33m. The dormer is proposed to be composite cladding.

The detached garage has a length of 9.65m, a width of 7.65m, eaves height of 2.5m and ridge height of 4.8m.

The first floor accommodation provided includes a large open plan kitchen and living area, two bedrooms and a bathroom.

3. Relevant Planning History and Pre-Application Discussions

The following planning history are considered relevant to the current proposal.

Application: 20/01457/F	Permitted	30 July 2020
Replacement of flat roof to pitched roof over existing garage, demolition of existing sun room to be replaced with a single storey extension and a proposed double garage		
Application: 17/02356/CLUE	Permitted	17 January 2018
Certificate of Lawfulness of Existing use for the use of the dwelling without compliance with the agricultural occupancy tie		

Pre-application advice was given for two proposals at this site, with responses sent on 23rd February 2023 and 19th May. Neither pre-app was positive.

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **10 August 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 **10 August 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.

Bodicote Parish Council: Support the application.

6. Relevant Policy and Guidance

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

- 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)
 - Paragraph 124 of the NPPF states that: *'Good design is a key aspect of sustainable development'* and that it *'creates better places in which to live and work'*.
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- CDC Home Extensions and Alterations Design Guide (2007)
 - Section 5 states *"Extensions should normally match the original building in materials, proportions, roof pitch and window detailing. Ideally, the eaves and ridge lines should be lower than those of the main roof to make the extension subservient to the original building"*.
 - Section 9 outlines the acceptability of dormer windows. The document states *"dormer windows that look box-like and give the house a top heavy appearance will not be allowed"* along with suggesting that small, pitched roof dormers are often a way to appropriately secure light to a habitable room.

7. Appraisal

Design and impact on character of the area

The proposed new side extension has a width of 7.35m and is flush with the front and rear of the dwelling. It is noted approval was given in 2020 for a replacement extension broadly in this position, but the width of the approved extension was 5m and had a 0.5m set back, and therefore the ridge was set down. Also proposed is a replacement extension on the other side, with a width of 2.85m. Cumulatively, the extensions would be 10.2m, whereas the width of the original bungalow is 12.2m. The extensions are disproportionate in their width, and the additional 2.35m extension would contribute to the property appearing overly dominant and visually incongruous in views from the defined Public Right of Way. Further, the smaller of the extensions has a blank front elevation, which is a poor form of design.

In addition to the excessive width of the extensions, there are concerns over the increased roof height. It is considered that the modest bungalow as existing would be overwhelmed by the extension and increased roof height together. The design of the increased roof height would have a top-heavy appearance, with a proliferation of 6 rooflights across the front elevation. The addition of 6 rooflights to the front draws attention to the increased scale, bulk and massing that is detrimental to the character of the property and the surrounding area. The roof increase, along with the width and rooflights, are not sympathetic additions to the host property, and would appear alien within the street scene.

The proposed rear dormer is a box dormer with a length of 16.7m. Due to the position on the edge of the village, this property is highly visible from the adjacent Public Right of Way, along with views from the open countryside. The proposed dormer is overly large, overwhelms the roof plane, and is an incongruous feature that would adversely affect the visual amenity of the area.

Insufficient justification has been provided within the application for the level of accommodation. The ground floor includes a boot room, with a staircase to the first floor, an open plan kitchen and living area, 3 bedrooms, a bathroom, en-suite and dressing room. The first floor accommodation provides a second open plan kitchen and living area, 2 bedrooms and a bathroom, i.e. a separate facility to that shown at ground floor. It is unclear whether the first floor is to be used as an annex or a separate, self-contained living accommodation. The Council would not support a separate unit at first floor, although it is noted there is not clear information provided

to clarify the need for this element to be self-contained. The application has been assessed on the basis that the proposals are for extensions to a dwelling.

Although large and rather visually obtrusive, the detached garage is considered acceptable on the basis that it was granted permission in July 2020, and there have been no significant policy changes that would alter the assessment. While the previous approval is not an extant permission, it would be considered unreasonable to object to this element of the application considering the lack of change in the policy position. The length of the proposed garage has decreased by 1m, the width increased by 0.65m, and the height increased by 0.2m. These changes from the previous approval are considered not to have any significant bearing on the proposal's impacts.

On its own, the use of render in the proposed locations is not considered to be a reason to refuse the application. That said, the proposed render to the extensions and dormer would draw attention to those elements and exacerbates the visual impact of the proposed development, especially from the views in the countryside.

Conclusion

The proposal is considered contrary to Policy ESD15 of the CLP 2015, saved Policies C28 and C30 of the CLP 1995, the House Extension and Alteration Design Guide 2007, and government guidance within the NPPF.

Residential amenity

Due to the position of the application site and extensions in relation to surrounding properties, the proposals are not considered to result in a detrimental impact on the amenities of immediate neighbours. The proposal is therefore considered to be acceptable in this regard, and thus complies with Policies ESD15 of the CLP 2031 Part 1, C28 and C30 of the CLP 1996 and Government guidance contained within the NPPF.

Highway safety

The application site retains sufficient parking provision for a dwelling of this size and in this location. Further, the proposals would not encroach on the parking provision. The proposals are therefore considered acceptable in this regard.

8. Planning Balance and Conclusion

The appraisal above, which is informed by the policy and guidance set out in section 6, demonstrates that the proposed extension would result in a disproportionate addition, in relation to the size of the original building, and therefore constitutes inappropriate development.

In the absence of any material considerations to outweigh the identified harm to the character and appearance of the area, the proposals are not considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should be refused.

9. RECOMMENDATION

That permission is refused, for the following reason(s):

1. The proposed development, by virtue of the scale of the side extensions, increased roof height and proliferation of rooflights, would result in a visually

incongruous form of development that overwhelms the original bungalow, would fail to sympathetically integrate into the built environment or reinforce local distinctiveness and would adversely affect the character and appearance of the area. The proposal would therefore be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996, Cherwell's Home Extension and Alteration Design Guide SPD 2007, and Government guidance contained within the National Planning Policy Framework.

2. The proposed dormer window, by virtue of its excessive mass, scale and design results in an incongruous form of development that fails to sympathetically integrate with the existing bungalow, the built environment or reinforce local distinctiveness and would adversely affect the character and appearance of the area. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996, Cherwell's Home Extension and Alteration Design Guide SPD 2007, and Government guidance contained within the National Planning Policy Framework.

Case Officer: Imogen Hopkin

DATE: 5th September 2023

Checked By: Nathanael Stock

DATE: 08.09.2023
