

**Duckets House, Paines Hill, Steeple Aston,  
Bicester, OX25 4SQ**

**23/02306/F**

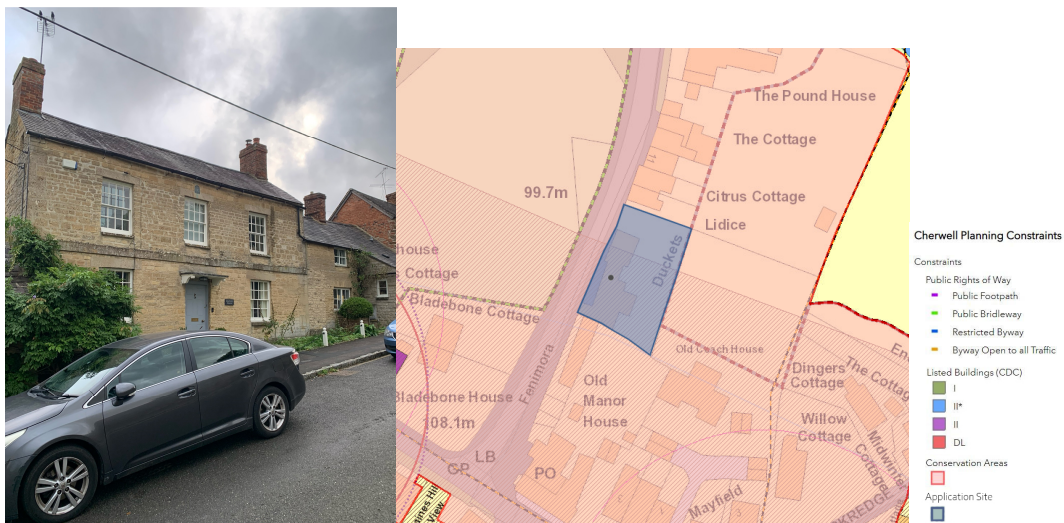
**Case Officer:** Lewis Knox

**Recommendation:** Approve

**Applicant:** Mrs Lynda Sanders

**Proposal:** Partial demolition of existing rear lobby and erection of new extension

**Expiry Date:** 13 October 2023



## 1. Relevant Features of the Site

Within Steeple Aston Conservation Area  
Mid Cherwell Neighbourhood Development Plan Area  
Archaeological Alert Area: Steeple Aston historic core

## 2. Description of Proposed Development

The applicant seeks planning permission for the partial demolition of existing rear lobby and erection of a new extension.

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

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

**Application: 17/01196/F** Permitted 4 August 2017

Partial demolition of existing rear lobby and erection of a new extension

**Application: 20/01335/F** Permitted 21 August 2020

Partial demolition of existing rear lobby and erection of a new extension

## 4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **12 October 2023**, by advertisement in the local newspaper expiring **12 October 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 **12 October 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.

**Steeple Aston Parish Council:**

**OCC Archaeology:** Raised no objections

**CDC Building Control:**

**Mid Cherwell Neighbourhood Plan Contact:**

## 6. Relevant Policy and Guidance

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

- **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.*

Mid Cherwell Neighbourhood Development Plan

- **PD5: Building and Site Design**
- **PH6: Parking facilities for Existing Dwellings**

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)
- Steeple Aston Conservation Area Appraisal (2014)

## 7. Appraisal

### Design and impact on character of the area and conservation area

- The proposed extension would be to the rear of the application dwelling and would not be readily visible from the public domain.
- The ground floor element of the extension was largely approved under the previous applications (Ref: 17/01196/F & 20/01335/F). During the appraisal of those applications the extension was described as relating awkwardly with the original dwelling but was acceptable given that it would not be visible from outside of the application site. It is considered that the ground floor element proposed in this application is an improvement on what was proposed as it would neatly join with the eastern elevation of the dwelling without leaving a gap.
- The proposed first floor extension over the single storey element would be relatively minor in scale in comparison to the ground floor. The originally proposed box form of the proposed extension was not desirable and would have been harmful to the special character of the locally listed building and the Steeple Aston Conservation Area. Amended plans were sought and received which added a more appropriate pitch to the extension as well as the removal of the proposed timber cladding. The changes to the original scheme would allow the extension to have minimal impact on the character of this this locally listed building.
- The first floor extension would sit below the eaves of the original dwelling and would therefore not cause significant disruption to the roof slope of the dwelling and would allow the original dwelling to be read, and so the general character of the site would be retained.
- Given the similar nature of this application to what was previously approved, it is considered appropriate and necessary to impose the same conditions regarding the stone to be used for the elevations, the slate to be used for the roof and details for the proposed windows to ensure that the materials respect and retain the original character of the dwelling and the surrounding Conservation Area.
- Overall, it is considered, subject to conditions, that the proposed extension would not adversely affect the character or appearance of the area or the significance of the Conservation Area and would thus accord with Policy ESD15 of the CLP 2015, saved Policies C28 and C30 of the CLP 1996 and Policy PD5 of the Mid Cherwell Neighbourhood Plan in regard to its impact on the character and appearance of the street scene and Steeple Aston Conservation Area and is considered acceptable in this respect.

Conclusion: Acceptable

### Residential amenity

- The original development was considered acceptable in respect to its impact on the residential amenity of the local area due to its scale and siting, it was considered that the proposal would not adversely affect the living conditions of neighbouring residents, either through loss of outlook, loss of light or through being overbearing or imposing.
- The overall scale of the extension would be reduced as a result of what is now proposed, it is therefore not considered that there would be any additional harm caused to the amenity of the locality as the nearest neighbours are still a significant distance away and the increased height would not impact in terms of loss of light, loss of outlook or overbearing.
- The windows to the upper floor element of the extension would serve a bathroom and not a principally habitable room and so levels of privacy within the locality would remain unaffected.
- Overall, it is considered that the development would not have a significant impact on the residential amenity within the locality and would therefore accord with Policy ESD15 of the CLP 2015 and Policy PD5 of the Mid Cherwell Neighbourhood Plan.

Conclusion: Acceptable

### **Highway safety**

- The proposed development would not result in the number of bedrooms at the property increasing and would not result in the loss of any area which is currently in use as off-street parking provision. It is therefore considered that the current levels of off-street parking provision are acceptable for a dwelling of this size, and it is unlikely that the development would adversely impact on the safety of the local highway network.
- It is therefore considered that the proposed development accords with Policy ESD15 of the CLP 2015 and Policy PH6 of the Mid Cherwell Neighbourhood Plan in respect to its impact on the safety of the local highway network and is acceptable in this respect.

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: Drawing no. 175/01, DH/001, DH002, DH003, DH004, DH005, DH006 and Design and Access Statement

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. No development shall commence above slab level unless and until a stone sample panel (minimum 1m<sup>2</sup> in size and using lime based mortar with brushed or rubbed joints) has been constructed on site in natural stone to match the stonework on the existing building and showing the mortar to be used in the stonework and any repointing, and has been inspected and approved in writing by the Local Planning Authority. The external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel and shall be retained as such thereafter.

Reason - To safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. No development shall commence above slab level unless and until samples of the slate and details of the flat roof material to be used externally in the construction of the roof of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the samples so approved and shall be retained as such thereafter.

Reason - To safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Notwithstanding the details submitted, no development shall commence above slab level unless and until joinery details of the doors and windows at a scale of 1:20 including a cross section and colour/finish have been submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details and shall be retained as such thereafter. The windows shall be flush casement timber windows.

Reason - To safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. Notwithstanding the details submitted, the development shall be constructed using traditional eaves and verge details with no fascias or barge boards.

Reason: To ensure that the completed development is in keeping with and safeguards the character and appearance of the area and the significance of heritage assets 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.

Case Officer: Lewis Knox

DATE: 04.10.2023

Checked By: Nathanael Stock

DATE: 13.10.2023

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