

# EDGARS

Cherwell District Council  
Planning Services  
Bodicote House  
White Post Road  
Bodicote  
Banbury  
OX15 4AA

Date: 3<sup>rd</sup> October 2023

Planning Portal Reference: PP-12388759

Our Ref: 1052/3788

Dear Sir / Madam,

**PLANNING APPLICATION FOR THE ERECTION OF AN EXTENSION TO THE OLD BARN,  
COLLEGE FARM, MAIN STREET, WENDLEBURY, OXFORDSHIRE OX25 2PR**

On behalf of our client, Edgars Limited hereby submit this application for the “erection of a single storey glass extension” at the Old Barn, College Farm, Main Street, Wendlebury OX25 2PR. The application fee associated with this application has been paid via the Planning Portal.

This Cover Letter provides a description of the site and its surroundings, a description of the proposed development, a summary of the planning history and planning policy context, and an assessment of the main planning considerations.

In addition to this cover letter, the following documents have been submitted as part of this application:

- Application forms.
- Location plan / block plan (drawing ref. 1835\_100).
- Existing elevations and plans (drawing ref. 1835\_101); and
- Proposed elevations and plans (drawing ref. 1835\_201).

## Site Context

The Old Barn, the application site, is located in the southeastern part of Wendlebury – as shown in Figure 1 below.

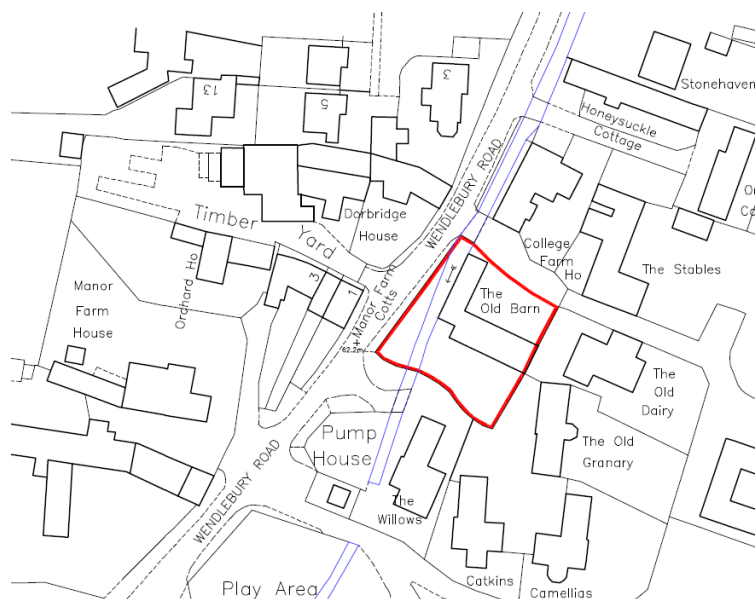
The Old Bank  
39 Market Square  
Witney OX28 6AD

01865 731700  
enquiries@edgarslimited.co.uk  
edgarslimited.co.uk



Directors: Jayne Norris BA(Hons) MSc DipTp MRTPI, David Norris BA(Hons) MRICS AMaPS, Jon Westerman BA(Hons) DipTp MRTPI  
Associate Directors: Paul Slater BSc(Hons) MSc MRTPI, Miriam Owen MA(Hons) MSc MRTPI  
Associate: Katie Dickson BA Hist/Arch, MSc Hist Con, Pg. Cert.

Registered in England and Wales, Company No. 4219821  
VAT No. 768 4805 83



**Figure 1:** Location Plan

#### Settlement and Wider Area Context

The village of Wendlebury is two miles southwest of Bicester. The Cherwell Local Plan 2011 – 2031: Part 1 provides, in Policy Villages 1 (Village Categorisation), a categorisation of villages that helps understand which villages are, in principle, best placed to sustain different levels of residential development. Wendlebury is a Category C (all other villages) settlement, meaning that it has limited development potential.

#### The Site

The Old Barn a dwellinghouse comprised of the main, two storey dwellinghouse with the single storey block to the west and an attached garage to the east. The property has been subjected to various alterations over the years, including the installation of rear roof extension to allow for the creation of a rear loft dormer and the conversion of a car port to habitable spaces.



**Figure 2:** View of the Old Barn from Wendlebury Road.



### Proposed Development

The proposed development consists of a small glass extension to the rear / side of the Old Barn, Wendlebury. It will be constructed from aluminium frame with double glazed units, including a sliding door. All of the aluminium profiles will be an anthracite grey (RAL 7016) colour.

The proposed extension is 1.6m in length, 3.1m in width and 2.4m in height (at the highest point). The roof of the extension slopes downwards towards the eaves of the existing elevation, and where it connects it matches the height of those eaves – as shown in Figure 3 below.

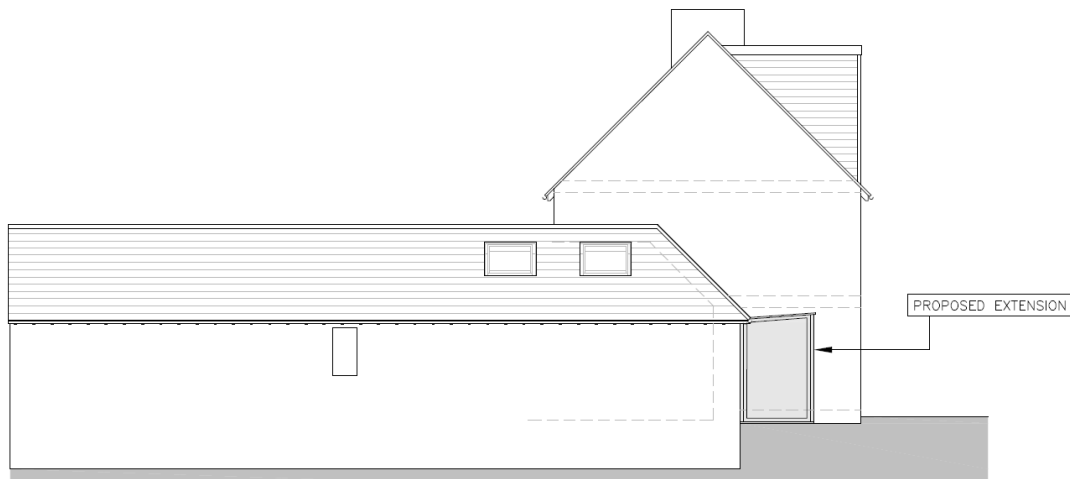


Figure 3: Proposed side elevation

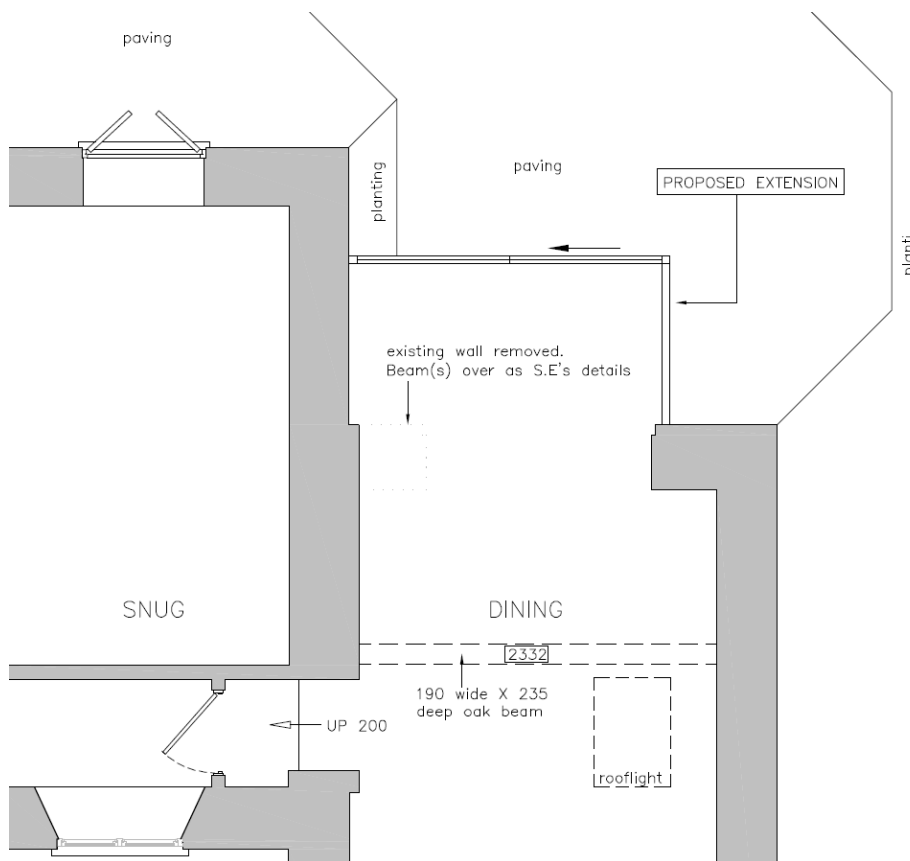
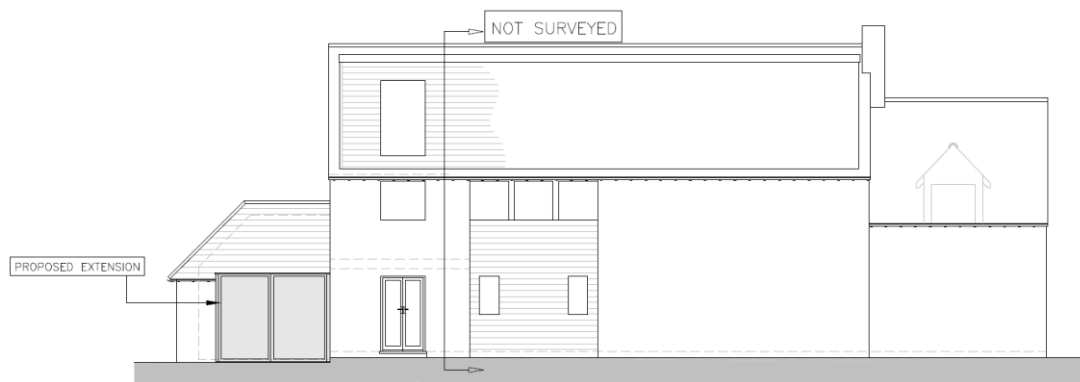


Figure 4: Proposed Floor Plan



**Figure 5:** Proposed rear elevation

### Planning History

Having reviewed the Cherwell District Council's online planning records, the following planning history has been identified for the site:

**Table 1: The Old Barn, Wendlebury – Planning History**

Application Ref.	Description	Decision	Date
18/02119/CLUP	Certificate of Lawfulness of Proposed Development for the erection of roof extension to create rear loft dormer.	Permitted	28/02/2019
96/01687/F	Room in the roof space and velux roof windows.	Withdrawn	21/11/1996
95/00767/F	Conversion of car port to study and loft conversion.	Permitted	01/08/1995

Application ref. 18/02119/CLUP relates to a certificate of lawful development for the erection of a roof extension to create a rear loft dormer. These works constitute a modern addition to the dwellinghouse.

### Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. This is echoed in paragraph 2 of the National Planning Policy Framework (NPPF), published in July 2021, which is itself a material consideration.

The development plan comprises the Cherwell Local Plan 2031 which was adopted in December 2016. The Council is also preparing a new Local Plan, the Cherwell Local Plan 2040. At the time of writing, the Cherwell Local Plan 2040 will be going to Executive Committee on the 4<sup>th</sup> September 2023 in relation to its regulation 18 consultation.

#### National Planning Policy Framework

The relevant chapters and paragraph numbers are listed in the table below.



**Table 2: National Planning Policy Framework**

Chapter	Paragraph Numbers
Chapter 2 (Achieving sustainable development)	8, 10 & 11
Chapter 4 (Decision-making)	38 & 39
Chapter 12 (Achieving well-designed places)	126, 130 & 132

Cherwell Local Plan 2031

The Local Plan policies relevant to this application are listed in the table below.

**Table 3: Relevant policies from the Cherwell Local Plan 2031**

Policy Number	Policy Title
PSD1	Presumption in favour of sustainable development
ESD15	The character of the built and historic environment

Cherwell Local Plan 1996 (Saved Policies)

The relevant saved Local Plan policies are listed in the table below.

**Table 4: Relevant policies from the Cherwell Local Plan 1996 (Saved Policies)**

Policy Number	Policy Title
C28	Layout, design and external appearance of new development
C30	Design of new residential development

**Planning Considerations**

Having regard to the proposed development, together with the site context, relevant planning history and planning policy, the key planning considerations for this proposal are:

- Design.



- Residential amenity; and
- Historic Environment.

### Design

Policy ESD15 (The Character of the Built and Historic Environment) states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design.

Policy C28 (Layout, design and external appearance of new development) outlines that new development will be required to have standards of layout, design and external appearance sympathetic to the character of the urban or rural context of that development. Policy C30 (Design of new residential development) outlines that any proposal to extend an existing dwelling will need to be compatible with the scale of the existing dwelling, its curtilage and the character of the street scene.

The proposed development is a single storey glass extension which will be constructed from aluminium frame with double glazed units, including a sliding door. All of the aluminium profiles will be an anthracite grey (RAL 7016) colour.

The original dwellinghouse is traditional in nature, and the proposed extension represents a modern design approach, through the choice of materials and form. As the extension is predominantly glazed nature, it appears both visually and physically unobtrusive and allows views through the structure to the original building fabric beyond. Having regard to the scale of the extension in relation to the existing dwelling, its curtilage and the character of the street scene it is considered to be acceptable as it is a small extension (1.6m x 3.1m x 2.4m (at the highest point)) which is subservient to the main dwellinghouse, will have limited views from the street scene due to the boundary treatment and is fully screened behind the host dwelling.

Overall, it is considered that the design of the proposed extension is in accordance with the principles set out in policies ESD15, C28 and C30.

### Residential Amenity

Policy ESD15 (The Character of the Built and Historic Environment) outlines that development should consider the amenity of both existing and future development, including matters of privacy, overlook and natural lighting.

The site benefits from extensive boundary treatments, consisting of a hedgerow / fencing which limits views into the site. The Willows, the dwellinghouse located directly south of the application site, does not have any windows on the northern elevation so does not overlook the site. 1 Manor Farm Cottages, which is located directly to the west of the site, does have a window on its first floor however, due to the boundary treatment and location of the window views into the site are limited.

Overall, it is considered that the proposed development would not result in any notable loss of daylight, privacy or outlook due to the limited views into the site resulting from the boundary treatments and separation distances between the site and the adjacent dwellinghouses.

### Historic Environment

Policy ESD15 (The Character of the Built and Historic Environment) outlines that where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

The Old Barn itself isn't a listed building, a non-designated heritage asset or within a Conservation Area, it should be noted that there are two listed buildings in close vicinity to the site:



**Figure 6:** Extract from the Historic England Map Search showing the proximity of Listed Buildings (denoted by the blue pins) in relation to the application site.

The extension will not be visible from either of these buildings or their immediate setting due to the proposed extension being fully screened behind the host dwelling and neither dwelling having windows that overlooking the proposed extension. As outlined in the previous section, it is considered that the design is suitable for the setting, is unobtrusive, both visually and physically, and is of a high quality design.

For the reasons outlined above, it is considered that the proposed development is in accordance with policy ESD15 of the Local Plan.

### **Conclusion**

This application seeks permission for the “erection of a single storey glass extension” at the Old Barn, College Farm, Main Street, Wendlebury OX25 2PR. As demonstrated in the planning considerations section of this letter, it is considered that the proposed development is in accordance with Cherwell District Council’s development plan. As such, it is respectfully requested that the application be considered favourably.

Yours faithfully,

Sam Biles

Edgars Limited