

**Case Officer:** Hansah Iqbal

**Recommendation:** Approve

**Applicant:** Curtis

**Proposal:** Erection of a single storey glass extension

**Expiry Date:** 5 December 2023

---

## 1. Relevant Features of the Site

The application site is a three-storey detached dwelling located on a private road in Main Street. The site is partially located on flood zones 2 and 3.

The application building is not a listed building however the neighbouring farmhouse is a Grade II Listed Building. The converted barn is not considered to be curtilage listed.

The application site is not within a designated Conservation Area.

## 2. Description of Proposed Development

The applicant seeks planning permission for the erection of a single storey glass extension to the dining room.

The development would measure 1.6m length, 3m width and 1.2m total eaves height with a flat roof.

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

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

18/02119/CLUP – Certificate of Lawfulness of Proposed Development for the erection of roof extension to create rear loft dormer; application permitted.

## 4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **28 November 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 **28 November 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.

Lead local flood authority – no comments received.

## 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.*
- 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)

- H21 - Conversion of buildings in settlements  
Proposals for the conversion of suitable buildings will be considered favourably providing they do not harm the special character and interest of a building of architectural or historic significance. *See page 29 of the CLP 1996 for full details.*
- 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)
- Design Guide for the conversion of farm buildings (2002)

## 7. Appraisal

### Design and impact on character of the area

The application site is surrounded by a tall boundary wall and hedging around the property; therefore, the proposal would not be visible from the public domain and thus not have an impact on the area.

Although the Council will ordinarily protect the visual amenity of barn conversions through the imposition of appropriately worded conditions, no such condition was added when the barn was converted in the 1990s. When considering the recent CLUP it was concluded that the barn was not curtilage listed so the applicant was able to construct a large box dormer which has significantly degraded the

appearance of the building. In light of this, the glazed addition would cause little additional harm (the loss of some of the walling is unfortunate) and would be effectively screened from the public realm and would not harm the setting of the listed farmhouse.

Conclusion: *Acceptable*

### **Residential amenity**

No neighbour is likely to be impacted by the proposal due to the scale, and height of the development additionally the intervening boundary treatment would provide additional privacy to residential amenity and prevent any overlooking.

Conclusion: *Acceptable*

### **Highway safety**

No additional bedrooms are proposed and the development would not have an impact on the existing car parking spaces. The proposal would therefore not have an impact on the safety of highway network.

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: 1835 100 (Site Location Plan/ Block Plan) and 1835 201 (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.

Case Officer: Hansah Iqbal

DATE: 05 December 2023

Checked By: Paul Ihringer

DATE: 9/12/23

---

**The Old Barn, College Farm, Main Street,  
Wendlebury, Bicester, OX25 2PR**

**23/02803/F**

**Case Officer:** Hansah Iqbal

**Recommendation:** Approve/Refuse

**Applicant:** Curtis

**Proposal:** Erection of a single storey glass extension

**Expiry Date:** 5 December 2023

---