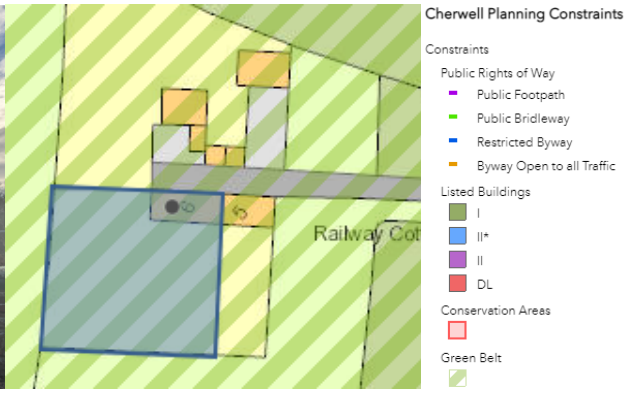
6 Railway Cottages, Street From Shipton On Cherwell To Bunkers Hill, Shipton On Cherwell, Kidlington, OX5 1JP **23/03177/F**

Case Officer: Catherine Harker **Recommendation:** Refuse

Applicant: Mr Thomas Pawlowicz

Proposal: 1.0 m extension to existing ground floor with new first floor extension over

Expiry Date: 18 January 2024



1. Relevant Features of the Site

The site is within the Oxford Green Belt, and is situated at the end of a long narrow cul de sac serving 5 and 6 Railway Cottages, the semi-detached pair at the end of the track. The track is unadopted, and not maintained by County Highways.
The house has an existing single storey 80s extension to the side.

2. Description of Proposed Development

It is proposed to extend the width of the existing single storey extension by around 1m and to build over it, to create a two storey side extension in its place, including a porch to front.

3. Relevant Planning History and Pre-Application Discussions

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

Application: 87/00789/S

Single storey extension to form bathroom and sitting room

Application: 57/00842/M

Formation of bathroom and drainage

4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring 8 February 2024 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 **8 February 2024**.

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.

Town/Parish Council – no objections

6. Relevant Policy and Guidance

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

- PSD1 – Presumption in favour of Sustainable Development
  See page 36 of the CLP 2015 for full details.

- ESD14 – Oxford Green Belt
  Seeks to preserve 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 Villages1 and Villages 3. *See page 114 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.*

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

Green Belt

According to the NPPF, *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… 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.* It also states that *A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;* and *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*

Case law suggests that generally, an extension of greater than 50% of the size of the original dwelling can be considered to be disproportionate; in some cases a lesser percentage increase may also be disproportionate. The original building is defined in the NPPF as the building as it existed in July 1948 or, if constructed subsequently, the date when it was built.

The house was built prior to 1948 and was extended in 1957 and again 30 years later 1987 when the 50s extension was replaced. In this instance, therefore, the original dwelling is as it stood in July 1948. The original building appears to have been the basic 2 storey rectangular building. This had a volume of approx. 220 cubic metres.

The additions to the house since 1948, including those now proposed, would have a volume of approx. 179 cubic metres.

This would amount to around 81% of the original volume of the building. It is considered that an extension on this scale would represent a disproportionate addition to the building, which would harm the openness of the Green Belt, and would therefore be contrary to local and national Green Belt Policies. No very special circumstances have been given to justify the extension.

Design and impact on character of the area

The Home Extensions and Alterations Design Guide 2007 says that side extensions should "*be set back from the front elevation and have a lower roof line so they are clearly secondary to the origina*l" as well as being "*designed to reflect the character of the original building in the design*". In this case, the extension would not be set back from the front of the building, as it utilises the existing ground floor extension. Unfortunately, when converted to a 2 storey extension, this creates a rather dominant effect, only slightly ameliorated by the dropped ridge. In addition, the extension would be rather dominant in terms of size and scale, and the design of the gable end to the extension is also not really in keeping with that of the existing house, with the fenestration very different to that of the original house. Overall, therefore, the proposal is not considered a subservient addition, and this weighs against the proposal.

However, due to the location of the house, at the end of an unadopted cul de sac where visibility is limited, it is considered that the impact of the proposed extension on the visual amenity of the wider area would not be such to warrant a refusal.

Conclusion: On balance, not unacceptable, although the design and lack of subservience weighs against the proposal.

Residential amenity

Having regard to its scale and siting and its spatial relationship with neighbouring properties, the proposed extension would not have a significant impact on the living conditions of the neighbouring property or any other neighbours, either through light, outlook or privacy or through an imposing or overbearing form of development.

Conclusion: Acceptable

Highway safety

The extension proposed would increase the bedrooms from 3 to 4. It is not clear from the plans what the existing parking arrangements are. It appeared from my site visit that the applicant parks on land in front of the house, and perhaps in the outbuildings on the land to the north of the house, but this land is not shown as being within the domestic curtilage of the house on plan, despite the outbuilding clearly having been present for over 10 years, based on aerial photos of the area.

Were the application to be approved, it is likely that the extent of domestic curtilage and parking arrangements would first need to be clarified.

However, the parking requirements for a 4 bed house are no greater than those required for a 3 bed house under the current parking standards, so it is possible that the application would not result in harm to highway safety or convenience, particularly as the cul de sac that the cottages are on is not an adopted road, so parking on this track would not be likely to affect the public Highway.

Conclusion: Unclear, probably acceptable

8. Planning Balance and Conclusion

Whilst it is considered, on balance, that the extension would not result in significant harm to visual amenity, nor would it adversely affect residential amenity, or highway safety or convenience, it would conflict with Green Belt Policies, being an unduly disproportionate addition to a building in the Green Belt which would harm the openness of the Green Belt, with no very special circumstances given to justify it.

The appraisal above, which is informed by the policy and guidance set out in section 6, identifies material planning issues which compromise the acceptability of this application. The proposal is therefore NOT considered to be sustainable development and, in accordance with Paragraph 11 of the NPPF, planning permission should therefore be REFUSED.

9. RECOMMENDATION

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

1. The proposed development would result in disproportionate additions over and

above the size of the original building and is therefore considered to be inappropriate development in the Oxford Green Belt and would be harmful to the openness of the Oxford Green Belt, contrary to Policy ESD14 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework.

Case Officer:	Catherine Harker	DATE: 20/12/23
Checked By:	Nathanael Stock	DATE: 09.02.2024