

**Case Officer:** Shona King

**Recommendation:** Approve

**Applicant:** Dan and Sarah Hopkyns

**Proposal:** Conversion of existing outbuilding to form ancillary residential annexe

**Expiry Date:** 26 January 2024

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## 1. Relevant Features of the Site

The application site is located to the edge of Sibford Gower within the Conservation Area. The building is accessed from a private track serving Elmridge Farm House, South Cottage and Ryehill Farm.

The outbuilding to be converted is a stone building with a corrugated metal sheet roof which is located to the north of a parking area used by both South Cottage and Elmridge Farm House. It has an open-fronted carport/workshop building attached to the eastern elevation.

## 2. Description of Proposed Development

Planning permission is sought for the conversion of an outbuilding to the west of the Farmhouse to ancillary living accommodation. The works to convert the building include re-roofing with a zinc sheets, inserting a door and full height windows in the existing openings and the insertion of 3 rooflights in the southern roof slope.

The accommodation proposed to be provided comprises two bedrooms, bathroom, kitchen/dining room and a living room.

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

There are no Planning History and Pre-Application discussions considered relevant to the current proposal.

## 4. Response to Publicity

This application has been publicised by way of a Site Notice displayed near the site, expiring **5 January 2024**, by advertisement in the local newspaper expiring **6 January 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 **6 January 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.

SIBFORD GOWER PARISH COUNCIL: No objections

LOCAL HIGHWAY AUTHORITY: No objections

## 6. Relevant Policy and Guidance

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

- ESD15 - The Character of the Built and Historic Environment.

Cherwell Local Plan 1996 (saved policies) – (CLP 1996)

- C23 - Retention of features contributing to character or appearance of a conservation area
- C28 – Layout, Design and External Appearance of New Development
- C30 – Design of New Residential Development

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

### Principle of the development

The outbuilding proposed for conversion is situated within the residential curtilage of the dwelling. The proposal is to use the existing building as living accommodation ancillary to the residential use of Elmridge Farm House. The accommodation would comprise an open plan kitchen-lounge-diner, two bedrooms and a jack-and-jill bathroom.

The application has been made as a householder application and, on the basis that the use would be ancillary, it would not result in a new planning unit and as such the use does not require planning permission, which is required only because of the external alterations proposed, including the slight increase to its height.

The suitability of the design and the potential impact on the living amenities of neighbouring properties are discussed further below.

### Design and impact on character of the area and heritage assets

The building is located within the Sibford Gower with Burdrop Conservation Area but is not prominent in public views either from the public right of way some distance to the north and west or from the public highway to the south.

The proposed works to the building are relatively minimal and include the re-use of existing openings with the insertion of doors/windows and the re-roofing with zinc sheet, resulting in a slightly increased height to the building. The simple character of the building would be retained and the visual amenities of the immediate vicinity maintained. The use of the building as ancillary living accommodation would result in the intensification of the use but this is not considered to detract from the rural character of the area.

Therefore, it is considered that, subject to conditions for further details of the materials, doors, windows and rooflights, the development would preserve the

character an appearance of the Conservation Area and complies with Policy ESD 15 of the Cherwell Local Plan 2015 and saved Policy C28 of the Cherwell Local Plan 1996.

### **Residential amenity**

The building is within a courtyard/drive/parking area shared with the adjacent property South Cottage. Elmridge Farm House and South Cottage are within the same ownership. There are no divisions/walls/fences/hedges within the courtyard area.

There is a conservatory in the courtyard, attached to South Cottage and this is not protected from overlooking by people using the courtyard area or the existing workshop/garaging in the building to be converted.

There is the potential of overlooking from the bedroom window and entrance door in the ancillary accommodation into the windows of the conservatory; however, due to the existing circumstances, that the building may be used for residential accommodation without the need for planning permission, and the ownership of the buildings involved, it is considered that the relationship is acceptable subject to a condition restricting the use of the new unit of accommodation to ancillary to the use of Elmridge Farm House.

The potential for additional noise and disturbance to the occupiers of South Cottage is considered not to be significant given the size of the building and the existing situation.

Therefore, subject to the restrictive condition the proposal is considered to comply with Policy ESD15 of the CLP 2015, saved Policy C30 of the Cherwell Local Plan 1996 and relevant government guidance in the NPPF.

### **Highway safety**

It is considered that there would not be any significant detriment to highway safety arising from the conversion of the building and the Local Highway Authority has not raised any concerns in this regard.

## **8. Planning Balance and Conclusion**

- 8.1. 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:
  - 23 04 001 A, 002 A, 003, 004, 102, 103 A and 104 A

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. The natural stone to be used on the external facing walls of the development hereby approved shall be of the same type, texture, colour and appearance as the stone on the existing building and shall be laid dressed, coursed and pointed to match that of the existing dwelling and shall be retained as such thereafter.

Reason – To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to safeguard 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.

4. Except where expressly detailed, the materials and architectural detailing to be used in the construction of the external surfaces of the development hereby permitted shall fully match, in material and colour, those used in the existing building, and shall be retained as such thereafter.

Reason - to safeguard the character and appearance of the area, the significance of the Conservation Area and to comply with Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

5. Prior to the insertion of the windows, doors and rooflights, full details of the windows, doors and rooflights hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the details submitted, the rooflights to be inserted into the roof of the dwelling must be conservation grade rooflights and of a design which, when installed, does not project forward of the roof slope into which they are installed and shall fit flush with the plane of the roof. Thereafter the windows, doors and rooflights shall be installed within the building in full accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the character and appearance of the area and to safeguard 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.

6. The outbuilding subject of this decision shall not be occupied at any time other than for purposes ancillary (or incidental) to the residential use of the dwelling house currently known as Elmridge Farm House and as such shall not be sold,

leased or used separately from the dwelling and shall at no time form a separate planning unit.

Reason - The site is unsuitable to accommodate a separate dwelling without it being cramped or causing harm to the amenities of the occupants of the adjoining dwelling(s) and in order to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Shona King

DATE: 24 January 2024

Checked By: Nathanael Stock

DATE: 26.01.2024

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