

Planning and Development

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Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

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Our Ref: **22/03658/PREAPP**

23rd February 2023

Dear Mr Lane,

Thank you for your pre-application enquiry received 6th December 2022 with regard to proposals at Windrush, Austin Road, Bodicote. The proposals comprise a two bedroom annexe over a previously approved double garage; extension to connect double garage to bungalow.

It is considered that the main issues relating to your proposal are:

- § Design, and impact on the character of the area
- § Residential amenity
- § Highway safety

Design, and impact on the character of the area

Section 12 of the NPPF asserts that planning decisions should ensure that developments will function well and add to the overall quality of the area, be visually attractive because of good architecture, layout, and appropriate and effective landscaping, are sympathetic to the local character and history as well as establishing or maintaining a strong sense of place and creating places.

Developments should also ensure the creation of places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 130 of the NPPF states that permission should be refused for development of poor design which fails to take opportunities available for improving the character and quality of an area, considering local design standards or guidance contained with SPDs.

Section 5 of the Cherwell Home Extensions and Alterations Guide states “*Extensions should normally match the original building in materials, proportions, roof pitch and window detailing. Ideally, the eaves and ridge lines should be lower than those of the main roof to make the extension subservient to the original building*”.

The proposal effectively comprises a two-storey extension, forming garage and annex, to the existing bungalow. The extension would be sited in a similar place to the previously approved garage, 20/01457/F, although the approved development was detached and single storey.

The proposed two storey development relates poorly to the character of the existing bungalow. The bulk and massing is larger than that of the bungalow, along with the extra height, which would dwarf the appearance of the original dwelling. The proposed two storey extension results in an excessive bulk and massing, which is out of character with the original bungalow.

If one then considers the appropriateness of the proposal as a new dwelling, in our view the majority of the dwelling would need to be located where the existing bungalow is located, i.e. broadly in line with dwellings to the north, and facing west towards the track / public right of way.

As currently proposed the development would appear incongruous and would have a detrimental impact to visual amenity, emphasised by its visibility from the public realm and its edge-of-village location, and would likely appear imposing to the Public Right of Way (PROW) along the site's eastern boundary.

The two storey extension proposes half-dormer style roofs. This roof form is out of character with the surrounding area, which comprises bungalows and two storey properties. It is noted the site is set back from Austin Road, and partially screened by vegetation at No. 19, although the vegetation is not guaranteed to be permanent, so cannot be relied upon to make development acceptable, and the proposal must therefore be assessed on its merits.

Further to our comments above regarding the proposal comprising a new dwelling, as there are no strong links to the main bungalow (such as shared rooms or front entrance) the current proposal is considered tantamount to a separate dwelling and assessed on this basis we would have concerns with the proposal in this regard too.

The proposal includes render for the whole built form associated with the site. It is noted the previous approval accepted a rendered extension and a rendered garage, but that the main house would remain as brick. We have some concerns with the proposed materials, in particular the use of cladding, and the use of a mix of materials. We would encourage the use of brick as the primary facing material for the development but whether it is brick or render there would need to be one primary facing material and then perhaps occasional detailing could be in a secondary material.

If not redeveloping the bungalow as per our comments above, we would advise that the previously approved garage would be the maximum bulk and massing achieved in that position, due to the relation with the main bungalow and the impact on the visual amenity of the surrounding area.

Residential Amenity

Government guidance contained within the NPPF requires development to create places that are safe, inclusive and accessible, promoting health and well-being, and with a high standard of amenity for existing and future users.

Policy ESD15 of the CLP 2015 requires all development to consider the amenity of both existing and future development. Saved Policy C30 of the CLP 1996 seeks standards of amenity and privacy acceptable to the Local Planning Authority.

Due to the position of the extension, it is unlikely there would be any impacts on neighbouring amenity. While it is noted the neighbouring properties along Wards Crescent, to the west, are at a lower level than the application site, they are positioned slightly further north than the extension, and the extension would be a minimum of 27m away from the rear boundary to No. 44 Wards Crescent, which would unlikely result in a loss of privacy to this property.

Highway Safety

Paragraph 111 of the NPPF 2021 states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

The proposal results in an increase of bedrooms at the site, along with providing the double garage that has been previously approved in 2020. From a desk based assessment, it would appear that there may be an acceptable level of off-street parking provision to be acceptable from this perspective.

Conclusion

For the reasons set out in this letter any future planning application is very unlikely to be considered favourably.

As you will appreciate, if you do decide to submit a planning application the fee for your application will be £206 and you can apply online via our website www.cherwell.gov.uk by following the relevant links from the homepage to make a planning application. Alternatively, you can download a copy of the relevant form from here: <https://www.planningportal.co.uk/app/downloadable-forms?SearchByLPA=True>

If you require follow-up advice, details of this, including fees, can be found via the following link: <https://www.cherwell.gov.uk/info/115/planning-process/206/planning-advice-and-queries/4>

Yours sincerely

Imogen Hopkin

CONSULTEES, CONSTRAINTS AND RELEVANT POLICIES

Internal Consultations Required: N/A

External Consultations Required: N/A

Flood Risk: The site is not within an area of flood risk.

Drainage: You need to consider foul and surface water drainage when designing your proposals. In respect of foul drainage, you should first seek to connect to the public sewer network. You can contact Thames Water for further advice about this; information about their pre-application service is available online at:

<https://developers.thameswater.co.uk/commercial-building-works/water-supply/disconnections/pre-application-help-and-advice>.

Only if a connection to the public sewer network is not feasible should you then consider other foul drainage options. The Environment Agency would be consulted on any planning application that proposes non-mains foul drainage. If you are proposing non-mains foul drainage, you should submit a completed Foul Drainage Assessment Form with your planning application. This form can be viewed online at:

<https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

In respect of surface water drainage, wherever possible surface water should be drained within the site using Sustainable Drainage Systems (SuDS). Technical Standards for the design, maintenance and operation of SuDS can be viewed online at:

<https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

In some cases the Water Authority may adopt SuDS which meet the legal definition of a sewer. Water UK has published [Design and Construction Guidance](#) which contains details of the water sector's approach to the adoption of SuDS. If you wish to explore the option of the Water Authority adopting SuDS, you will need to ensure the SuDS are designed in accordance with the Guidance.

In addition, you should refer to the guidance published on [Oxfordshire County Council's Flood Toolkit](#) concerning surface water drainage, and in particular the detailed guidance provided in the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire".

EIA Screening Opinion Required? No

Committee or Delegated Matter? Delegated, unless called in by a Councillor.

Relevant Planning History:

Application: 20/01457/F

Approved

30/07/2020

Replacement of flat roof to pitched roof over existing garage, demolition of existing sun room to be replaced with a single storey extension and a proposed double garage

Policy: Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan in Cherwell comprises the Cherwell Local Plan 2011-2031 Part 1, and the saved policies of the Cherwell Local Plan 1996. The policies considered most relevant to your proposal are:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031)

- ESD15 – The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, Desk and External Appearance of New Development
- C30 – Design of New Residential Development

OTHER MATERIAL CONSIDERATIONS

The National Planning Policy Framework (2019) is a material consideration which should be afforded significant weight. Other material considerations include:

Planning Practice Guidance (PPG)

Home Extensions and Alterations Design Guide (2007)

You should be aware of the following matters/issues/designations:

§ Typography of the site, due to the level drop to the east

§ If the Highways Authority need to be involved contact www.highways.gov.uk. Useful link:
<http://www.highways.gov.uk/publications/planning-protocols-for-planning-and-development>