

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell

DISTRICT COUNCIL
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Please ask for: **Imogen Hopkin**

Your Ref:

Email: **imogen.hopkin@cherwell-dc.gov.uk**

Our Ref:

23/00962/PREAPP

19th May 2023

Dear Adam Machala,

Thank you for your pre-application enquiry received 11th April with regard to revised proposals at Windrush, Austin Road, Bodicote. You state: "The development looks to further the scheme from a previously approved planning application 20/01457/F. Guidance from the recent pre-app report 22/03658/PREAPP has been given careful consideration. The main concern regarding the bulk and mass of the extension has been addressed by raising the pitch of the existing bungalow by 8.5 degrees (790mm) and by reducing the ridge height of the annexe to match this. Flat roof dormers have been introduced to the north and south elevations to provide enough head height and make the rooms habitable. The internal layout for the proposed scheme has now been interlinked with the existing bungalow and works as one large detached dwelling."

Our comments in respect of residential amenity and highway safety remain as per our response to your first pre-application enquiry and therefore the remainder of this response will relate to the proposal's design and impact on the character and appearance of the area.

The policy context is outlined in our earlier letter dated 23rd February 2023, other than to add that Section 9 of the Council's Home Extensions and Alterations Design Guide (2007) outlines the expectations for acceptable dormer windows, if they are considered to be an acceptable feature within the street scene.

The proposal includes a two storey side and front extension to provide a garage and annex, to adjoin the side wall of the existing bungalow. I note the height has been reduced from the previous proposals by 1 metre, and dormers are now proposed on each side of the extension to enable the second storey. The extension would be sited in a similar place to the previously approved garage, 20/01457/F, although the approval was detached, single storey with a lower ridge and width than the proposal.

The proposed amended scheme would still result in an overly prominent development that would overwhelm the character of the existing dwelling. This is owing to the excessive projection of the extension and large dormers proposed to facilitate a second storey. The proposed two storey side and front extension would appear overly prominent in the street scene. The extension would not be a subservient addition; indeed, it would overwhelm the character of the original bungalow. Residential extensions should be proportionate to the host dwelling, and not overwhelm or detract from the character of the property.

The second storey for the bungalow is proposed to be facilitated by dormers along both roof planes. As previously mentioned, dormer windows are out of character with the surrounding area, which comprises bungalows and two storey properties. The proposed dormers are overly bulky and overwhelm the roof.

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.

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 appearing imposing to the Public Right of Way (PROW) along the site's eastern boundary.

The level of accommodation provided is considered tantamount to a new dwelling, due to limited links to the original bungalow or shared entrance, as advised in the previous pre-application enquiry. If the proposal is to be considered as a new dwelling, this would need to be located in a similar position to the existing bungalow, i.e. broadly in line with dwellings to the north, and facing west towards the track / PROW. At present, if submitted and assessed as a new dwelling, there would be concerns.

It is noted the render has been scaled back from the previous proposals, which is generally supported. However, the position of the render on this proposal contributes to the appearance of the separateness of the extension to the existing bungalow, as the main property would remain predominantly brick and the extensions rendered. Considering 3D View 1 provided on drawing number 007E, due to the material changes and front doors the proposal appears as two separate dwellings. As previously mentioned, the brick should be the overriding material, due to the existing dwelling.

While not raised within the previous pre-application enquiry, you should consider appropriate fenestrations to the front and rear of the smaller side extension (providing an en-suite and dressing area), as this would relate better to the dwelling. Further, there is opportunity for a better roof design that assimilates with the bungalow. While it is noted there is a previous approval for this element, the approved scheme incorporated a door to serve the storage area, which was in character with the extension. This is a minor suggestion for improvement, should an application be submitted.

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.

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

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.

If you make a planning application for the proposals, 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