

**The Court House, Main Street, Sibford  
Gower, Oxfordshire – Erection of pitched  
roof to detached garage**

**Design and Access Statement**

**January 2014**



**97A Victoria Park Road  
London  
E9 7JJ**

***Planninginsight@gmail.com***

# **The Court House, Main Street, Sibford Gower, Oxfordshire – Erection of pitched roof to detached garage**

## **Design and Access Statement**

### Contents Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft and issue for comment	11/01/2014	PH
1	1	Final for submission	21/01/2014	PH

# Contents

1	Introduction.....	4
2	Description of site and surroundings.....	5
3	Planning History .....	6
4	Proposed development and scope of application.....	7
5	Planning Policy context.....	8
5.1	<i>National Planning Policy Framework (2012)</i> .....	8
5.2	<i>The Adopted Cherwell Local Plan (1996)</i> .....	9
5.3	<i>Other Material Considerations</i> .....	10
5.3.1	<i>Sibford Gower with Burdrop Conservation Area Character Appraisal.</i>	10
5.3.2	<i>The Non-Statutory Cherwell Local Plan (2011)</i> .....	10
6	Design .....	11
6.1	<i>Use</i> .....	11
6.2	<i>Amount</i> .....	11
6.3	<i>Layout</i> .....	11
6.4	<i>Scale</i> .....	11
6.5	<i>Appearance</i> .....	11
7	Access.....	12
7.1	<i>Vehicular and transport links</i> .....	12
8	Conclusion.....	13

# 1

## Introduction

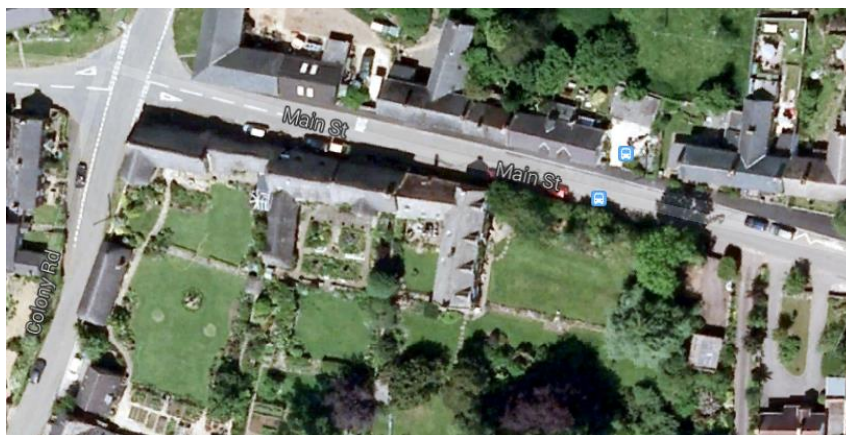
This statement provides supporting information to a full planning application at The Court House, Main Street, Sibford Gower, Oxfordshire.

Planning Insight has been appointed to prepare this Design and Access Statement for the site in relation to the proposed development. This statement has been prepared by Director, Peter Higginbottom. Peter is a Chartered Planner with experience of both the public and private sectors.

## 2

### Description of site and surroundings

The application site is situated in Sibford Gower in the district of Cherwell. The site is located on the High Street, which the main dwelling fronts on to. The development proposals relate to the existing garage, which is sited to the east of the application site.



*Fig 1 – Aerial Photo*

Nearby neighbouring uses comprise mostly of residential properties including terraced and large detached dwellings.

The site is located within the Sibford Gower with Burdrop Conservation Area. The site and main dwelling adjoins Gower Close, which is a Grade II listed building.



*Fig 2 – Garage North Elevation*



*Fig 3 –Garage West Elevation*

### **3 Planning History**

A full search of planning history for the application site has been carried out and the following relevant planning applications have been identified.

An application for the reduction of a cedar tree was approved on 6 December 2012 (Ref: 12/00345/TCA)

An application for thinning the crown of a cedar tree was approved on 11 August 2009 (Ref: 09/00136/TCA)

An application to fell 1 no. western cedar, 1 no. Lawson Cypress, 1 no Cherry and 1 no. Plum tree and reduction of 1 no. Western Cedar to approximately 6ft was approved on 20 June 2006 (Ref: 06/00928/TCA)

An application to fell and prune conifer trees around garden boundary was approved on 7 March 2000 (Ref: 00/00212/TCA)

## **4**

### **Proposed development and scope of application**

The works comprise the erection of a pitched roof to the existing detached garage.

This planning application is supported by a full set of detailed drawings. This document comprises the planning, design and access statement. It addresses the following issues with regards to the application:

- (I) Planning policy context
- (II) Design rationale
- (III) Access
- (IV) Conclusion

## 5 Planning Policy context

### 5.1 *National Planning Policy Framework (2012)*

On 23 March 2012, the government adopted the National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy, which replaces most of the previous national Planning Policy Statements and Planning Policy Guidance Notes.

The NPPF outlines the presumption in favour of sustainable development. It further states that permission should be granted for development where a plan is absent, silent, indeterminate or where relevant policies are out of date.

The framework indicates that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes a material consideration in determining applications.

#### *Design*

The Government has indicated that there is great importance attached to the design of the built environment. Good design is a key aspect of sustainable development and should contribute positively to making places better for people. Planning decisions should ensure that developments:

- Function well and add to the overall quality of the area;
- Establish a strong sense of place, using streetscape and buildings to create an attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development;
- Respond to local character and history, and reflect the identity of local surroundings and materials;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiate through unsubstantiated requirements to conform to certain development forms or styles.

#### *Heritage*

Section 12 of the NPPF sets out the policy on conserving and enhancing the historic environment with the following paragraphs specifically relevant to this application.



Paragraph 128 of the NPPF states the following:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Paragraph 129 states:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*

And Paragraph 135:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

## **5.2**

### ***The Adopted Cherwell Local Plan (1996)***

The Cherwell Local Plan was adopted on 6 November 1996 and provides a detailed basis for development control throughout the District. The Local Plan is the statutory development plan for the District.

The relevant Local Plan policies are discussed below.

Policy C28 states that the council will exercise control over all new development to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development in sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

**5.3                    *Other Material Considerations***

**5.3.1                *Sibford Gower with Burdrop Conservation Area Character Appraisal***

The property is designated as a Locally Significant Asset in the Sibford Gower with Burdrop Conservation Area Character Appraisal.

**5.3.2                *The Non-Statutory Cherwell Local Plan (2011)***

The Non-Statutory Cherwell Local Plan 2011 was intended to review and update the local plan adopted in 1996. As a result of changes to the planning system, introduced by the Government, work on the 2011 Plan was discontinued prior to adoption.

The Non-Statutory Local Plan 2011 is not part of the statutory development plan but it has been approved as interim planning policy for development control purposes. Policies in both Local Plans are therefore material in the determination of planning applications.

The following policy is considered applicable to the application.

Policy D3 states that development proposals should reflect or interpret the local distinctive character of the site and its context including respecting the scale, proportion, massing and height of adjoining buildings and the streetscene.

## **6 Design**

### **6.1 Use**

The proposal is for the erection of a pitched roof to the existing garage. The garage is part single, part two storey. The garage will be retained for the parking of vehicles while a store is retained at the lower ground level.

### **6.2 Amount**

The proposed development will not involve the creation of any additional floorspace.

### **6.3 Layout**

The proposed development comprises the erection of a pitched roof and does not include altering the existing layout.

### **6.4 Scale**

The proposed development will increase the overall height of the garage by 1.15m. The proposed development, when completed, will remain subordinate to the main dwelling of The Court House.

The scale of the proposed building by virtue of its siting toward the rear of the plot is not considered to dominate the streetscene or the adjacent properties in accordance with Policy C28 of the Local Plan and Paragraphs 128 and 129 of the NPPF.

### **6.5 Appearance**

The development has been designed to respect the character of the surrounding conservation area, main dwelling and neighbouring properties. The proposed pitched roof is considered to be more in keeping with the surrounding area than the existing corrugated flat roof structure. The design uses matching materials comprising of locally sourced cut stone, roof slates and black upvc rainwater goods.

The proposed materials are considered appropriate for the area and have been chosen to integrate the development into the surrounding area and the Sibford Gower with Burdrop Conservation Area and with the locally listed building of The Court House.

The appearance of the proposed development is considered to preserve the character of the Sibford Gower with Burdrop Conservation Area and the surrounding streetscene in accordance with Policy C28 of the Local Plan and Paragraphs 128 and 129 of the NPPF.

## **7**

### **Access**

#### **7.1**

##### ***Vehicular and transport links***

Vehicular access to the property is from Main Street to the side of The Court House. The vehicular access will not be altered as part of the proposal. The proposed access and parking is considered acceptable with regards to the standards of the Local Plan and the Non-Statutory Cherwell Local Plan 2011.

## Conclusion

The proposed development will involve the erection of a pitched roof to the detached garage building. The proposed development has been designed to preserve the special character of the Sibford Gower with Burdrop Conservation Area and the locally listed building of The Court House.

The proposed design and materials have been chosen to match the main dwelling and surrounding properties and preserve the character of the Conservation Area.

The proposed development is considered to be in accordance with the development plan and the national planning policy framework and therefore acceptable.