

**The Old Post Office
Main Street
Sibford Ferris
Banbury
OX15 5RG**

17/02372/F

Case Officer: David Spring

Recommendation:

Applicant: Mrs Bee Osborn

Proposal: Erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

Expiry Date: 25 January 2018

1. APPLICATION SITE AND LOCALITY

1.1. The Old Post Office is a two storey detached Grade II Listed thatched dwelling with a two storey pitched tiled extension, a single storey flat roof extension and single storey ancillary buildings located to the rear. The site is on the north side of main street in Sibford Ferris. The property has a front and rear garden.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The applicant seeks planning permission for erection of second storey extension to an existing single storey utility room with the renovation of the current rear ancillary buildings.

2.2. The proposed extension would form a 1st floor bathroom and measure 3.1m by 3.6m. The proposal would have a pitched roof with a ridge and eave height of 5.4m and 3.5m respectively. One 1st floor window is proposed for the eastern elevation and 1 No. roof light is proposed for both the northern & southern roof slope.

2.3. The renovations of the ancillary buildings to the rear would form a dining room, a kitchen area, a study and a wc. As part of the renovation of the existing garage the timber barn doors would be replaced with crittal style glazed double doors with sliding timber louvre screen. The ancillary buildings corrugated Iron roof would be replaced with a tiled roof. A timber frame tiled porch is proposed above the utility room external door. Proposed materials for the 1st floor extension would be to match the existing, although the roof would be tiled rather than thatched.

3. RELEVANT PLANNING HISTORY

3.1. There is no planning history directly relevant to the proposal

4. PRE-APPLICATION DISCUSSIONS

4.1. No pre-application discussions have taken place with regard to this proposal

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties

immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 18.01.2018, although comments received after this date and before finalising this report have also been taken into account.

5.2. No comments have been raised by third parties

6. RESPONSE TO CONSULTATION

6.1. 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.

PARISH COUNCIL AND NEIGHBOURHOOD FORUMS

Sibford Ferris Parish Council - The parish council has no objections to the extension plans themselves, but has serious concerns about car parking provision consequent to conversion of the garage.

Oxfordshire Structure Plan 2016, 4.9: "Traffic management will be used to improve safety and the environment for pedestrians and cyclists and to give priority to buses over other vehicles, particularly at congestion points so as to improve reliability of bus services."

Cherwell Local Plan 2011-2031, Policy SLE4: "All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. ... Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported."

There is a serious problem with parking on this section of Main Street which frequently causes delay to the local service bus, sometimes forcing it to backup and make a detour. In the opinion of the parish council, any development that potentially increases parking on Main Street, such as the loss of a garage, should be resisted, unless alternative off-street parking is provided as part of the development. The parish council feels that this is an important principle to uphold even if the garage in question is not currently used to house a vehicle.

The parish council understands that the lane adjacent to the dwelling is within the curtilage of the applicant's property. In the opinion of the parish council it would be practical, possibly after some levelling of the ground, to provide one or two parking places there to compensate for the loss of the garage. Such provision should be made a condition of the development.

OTHER CONSULTEES

Conservation Officer: "The provision of a second storey to an existing single storey utility room. The current single storey extension appears to be of relatively recent construction potentially constructed at the same time as the existing two storey extension which forms a link to the principle building. It is however possible that both buildings have been re-faced / re-pointed on the eastern side.

"Historic OS maps show an unusual plan form. The main building fronting the High Street has a range of outbuildings to the rear, but there are also buildings shown to infill the courtyard to the rear. It is possible that these were temporary structures associated with the post office use, but equally they could have been of more substantial construction.

“There would usually be concerns with adding an additional storey to a building such as this as it alters the essential plan form of the building. In this instance, however, there is precedent for a structure in this location and the additional storey has been constructed in a way that it does not impact on the plan form or historic fabric of the principal listed building. The proposed development has a traditional appearance that is in-keeping with the vernacular style of the building, albeit that there have been changes over time. The proposed development is considered acceptable in this instance.

“The conversion of existing outbuildings (including garage) into additional living space. There are no objections in principle to the proposed development which provides a good use for the buildings. The proposals appear to achieve this in a relatively low key way.

“There is, however, one concern which is with the proposed complete loss of the wall dividing the existing store and garage. This is an historic stone wall, marking the existing ‘store’ as an entirely separate structure to the existing garage. There has already been a breach through the wall to provide a doorway and there are no objections to widening this, but a section of the wall should be retained to show the historic plan form.

“There are no objections to the principle of crittel framed doors to the existing openings nor to the timber sliding screen, but the details of these will be crucial to the success of the project and should be conditioned.

“The requirement for the proposed rooflights is a little unclear as they are situated above the large glazed doors. There are no objections to the rooflight above the ‘outshot’ leading into the garden as it is clear that additional light may be required in this area. The design of the rooflight should be conditioned and should be as simple as possible.

“The existing and proposed plans show the removal of a partition between bedroom 3 and 4. At the site visit on 15th January the partition was no longer in existence. The configuration of the partition as shown on ‘existing’ plans indicate that it was of modern origin. It is clear, however, that there was an earlier partition in this location as there is a slot cut into the underside of the beam. The ceiling has also been removed in this area and this is highly unlikely to have been a historic alteration. No information is provided within the application about when this work may have been undertaken.”

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

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

- ESD15 - The Character of the Built and Historic Environment

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- C30 – Design of new residential development

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Visual Amenity & Impact on Heritage Assets
- Residential amenity
- Highway safety/parking provision

Visual Amenity & Impact on Heritage Assets

- 8.2. Paragraph 56 of the NPPF makes clear that: *the Government attaches great importance to the design of the built environment.* This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *be designed to improve the quality and appearance of an area and the way it functions...contribute positively to an area's character and identity by creating or reinforcing local distinctiveness...(and) respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings.*
- 8.3. Saved Policies C28 and C30 of the CLP 1996 reinforce this, with Policy C30(ii) stating: *that any proposal to extend an existing dwelling (should be) compatible with the scale of the existing dwelling, its curtilage and the character of the streetscene.*
- 8.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.5. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.6. The Old Post Office is a Grade II Listed Building. The NPPF requires that any development must sustain and enhance its significance and development should also make a positive contribution to its local character and distinctiveness. The emphasis is on ensuring that the historic significance of the Heritage Asset is not harmed.
- 8.7. The proposed 1st storey extension would be located to the rear of the main dwelling and unseen from the public domain. The proposed ridge would also be subservient to the main roof ridge and the proposed materials would be to match the existing dwelling. The physical separation of the extension from the main thatched dwelling separates the historic and modern and this is considered to be acceptable.

- 8.9 The renovations of the ancillary buildings to the rear would form a dining room, a kitchen area, a study and a wc. As part of the renovation of the existing garage the timber barn doors would be replaced with crittal style glazed double doors with sliding timber louvre screen. The ancillary buildings corrugated Iron roof would be replaced with a tiled roof. A timber frame tiled porch is proposed above the utility room external door. Proposed materials for the 1st floor extension would be to match the existing, although the roof would be tiled rather than thatched.

Residential Amenity

- 8.8. Paragraph 17 of the NPPF includes, as a core planning principle, a requirement that planning should: *always seek to secure...a good standard of amenity for all existing and future occupants of land and buildings*. This is reflected in Policy ESD15 of the CLP 2031 Part 1, which states that new development proposals should: *consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space*.
- 8.9. The Council's Home Extensions and Alterations Design Guide (2007) provides informal guidance on how the Council will assess proposed extensions to houses, including guidance on assessing the impact on neighbours. This includes assessing whether a proposed extension would extend beyond a line drawn at a 45° angle, as measured horizontally from the mid-point of the nearest habitable room window.
- 8.10. The property to which the extension would be closest to is the dwelling to the east, Plum Tree Cottage. Plum Tree Cottage extends almost the full depth of its plot at single storey level. It has a few ground floor windows on its western elevation and is separated from the application property by a 1.8m close boarded wooden fence. A condition would be imposed on any permission if granted to obscure glaze the proposed bathroom window on the 1st floor to prevent overlooking. It is considered that the proposal would not cause harm to the amenity of the occupiers of this dwelling. The extension is located a sufficient distance away from other neighbouring dwellings and the proposal is therefore acceptable in this regard.
- 8.11. The proposal accords with Government guidance contained with the NPPF and saved Policy C30 of the adopted Cherwell Local Plan that seeks standards of amenity and privacy acceptable to the Local Planning Authority.

Highway Safety/Parking Provision

- 8.12. Policy ESD15 of the CLP 2031 Part 1 states, amongst other matters, that new development proposals should: *be designed to deliver high quality safe...places to live and work in*. This is consistent with Paragraph 35 of the NPPF which states that: *developments should be located and designed where practical to...create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians*.
- 8.13. The proposal would not result in the formation of an additional bedroom but would result in the loss of an existing garage. This 'garage' is not in use and not large enough to fit any standard sized car. As the existing parking situation would not be changed as a result of the proposal it is considered the development would not cause harm to the safety of the local highway network and therefore whilst I note the Parish Council's comments we could not sustain an objection on these grounds.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. For the reasons set out in this report, the proposal complies with the relevant Development Plan policies and guidance listed at section 7 of this report, and so is

considered to be sustainable development. In accordance with Paragraph 14 of the NPPF, permission should therefore be granted.

10. 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 following plans and documents: 170182-A-Ex-80 Rev A, 170182-A-Ex-90 Rev A, 170182-A-Ex-100 Rev A, 170182-A-Ex-101, 170182-A-Ex-110 Rev A, 170182-A-Ex-111, 170182-A-Ex-120 Rev A, 170182-A-Ex-121, 170182-A-Ex-200 Rev A, 170182-A-Ex-201, 170182-A-Ex-210-Rev A, 170182-A-Ex-211, 170182-A-Ex-300 Rev A, 170182-A-Pr-80 Rev B, 170182-A-Pr-90 Rev B, 170182-A-GF-100 Rev B, 170182-A-FF-110 Rev B, 170182-A-RF-120 Rev B, 170182-A-EL-200 Rev B, 170182-A-EL-210 Rev B, 170182-A-SC-300, 170182-A-SC-310-Rev B, -A-V-400 Rev B, -A-V-410 Rev B, -A-V-420 Rev B, -A-V-430 Rev B, Location Plan.

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. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural ironstone to match the stonework on the existing building, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality 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. Prior to the commencement of the development hereby approved, samples of the tile to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. The approved window in the first floor side (eastern) elevation shall be glazed at all times with obscured glass that achieves a minimum of level 3 obscurity and shall be non-opening below a height of 1.7 metres taken from internal finished floor level. The window shall not thereafter be altered in any way without the

prior written approval of the Local Planning Authority.

Reason - To safeguard the privacy and amenities of the occupants of the adjoining premises and to comply with Policy C30 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

7. The rooflights hereby approved shall be of a conservation style design which, when installed, do not project forward of the general roof surface, and shall be permanently so retained thereafter.

Reason - In the interests of preserving the character and appearance of the heritage asset and to accord with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Case Officer: David Spring

DATE: 25/01/2018

Checked By: Paul Ihringer

DATE: 25/1/18
