1. **APPLICATION SITE AND LOCALITY**
	1. The application site relates to a two storey detached dwelling located in a prominent position on the road through the village of Burdrop. The site is adjacent to the junction of Acre Ditch and Hawk’s Lane and is sited on a slope leading uphill towards the property. There is an existing vehicular access to the site (to the south of the property), which leads to a car parking area and private garden to the rear. The main pedestrian entrance to the property is also located at the rear.
	2. The property is constructed of natural stone under a slate roof and its windows and doors are constructed of timber. The property also has a stone boundary wall, flanking to the south of the site.
	3. A previous planning permission was approved for the removal of the existing conservatory and dormer window to rear to be replaced with roof lights and the erection of a two storey side extension (application 14/01881/F refers). Development for this consent has commenced on site.
	4. The application site is not a Listed Building but is located within the designated Burdrop Conservation Area. There are a number of listed buildings in close proximity to the site, including Shepherds Knoll (directly to the south of the site).
2. **DESCRIPTION OF PROPOSED DEVELOPMENT**
	1. The application seeks permission for the demolition of the existing conservatory and the formation of a new sun room, as well as the addition of a timber framed porch, to the rear of the property.
	2. The proposed sun room would protrude 4.2m from the rear elevation of the original dwelling, at a width of 4.7m. The proposal would be 2.9m tall at the eaves (including a 0.2m tall parapet wall) and would have a glazed lantern in the roof. There would be three windows on the rear elevation (set at approximately 1.5m high, given the height of the existing retaining wall) and a set of patio doors on the side (south) elevation.
	3. The proposed porch would have supporting oak posts and oak frame with a mono-pitched slate roof above (with an eaves height of 2.4m and a ridge height of 3.3m).
3. **RELEVANT PLANNING HISTORY**
4. The following planning history is considered relevant to the current proposal:

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| Application Ref. | Proposal | Decision |
| 14/01881/F | Removal of conservatory and dormer window to rear to be replaced with rooflights; erection of a two storey side extension | Application Permitted |

1. **PRE-APPLICATION DISCUSSIONS**
2. No pre-application discussions have taken place with regard to this proposal
3. **RESPONSE TO PUBLICITY**
	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 10.04.2017.
	2. No comments have been raised by third parties.
4. **RESPONSE TO CONSULTATION**
	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.

SIBFORD GOWER PARISH COUNCIL

* 1. Sibford Gower Parish Council raises no objections to the proposal.
1. **RELEVANT PLANNING POLICY AND GUIDANCE**
2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
3. 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
1. Other Material Planning Considerations
* National Planning Policy Framework (NPPF)
* Planning Practice Guidance (PPG)
1. **APPRAISAL**
2. The key issues for consideration in this case are:
* Design, and impact on the character of the area
* Residential amenity

Design, and impact on the character of the area

1. The proposal would result in a single storey rear extension which would not be readily visible from the public domain. The proposal would extend 4.2m from the rear elevation of the original dwelling house, at a width of 4.7m. The proposal would also have a flat roof which would be 2.9m tall (with a 0.2m parapet wall and a roof lantern). Having regard to its size, scale and design, it is considered that the proposal would not amount to an inappropriate form of development, given its setting and the nature of the adjacent house types.
2. The materials to be used in construction are to match those in use on the existing dwelling. It is therefore considered that the proposal would not appear out of place and it would not have a detrimental impact on the visual appearance of the existing dwelling or surrounding properties.
3. The proposed canopy porch would be constructed of oak with a slate roof, which would match the materials used on the original dwellinghouse. It is therefore considered that the proposal would not look out of place when viewed from the rear of the property.
4. Overall, it is considered that the proposal accords with Policy C28 of the CLP 1996, Policy ESD15 of the CLP 2011-2031 and Government guidance contained within the Framework.

Residential amenity

1. With regard to its scale and siting, it is considered that the proposed extension would not have a detrimental impact on the neighbouring properties, which are set away from the application site and shielded by vegetation.
2. The application site is situated on a slope which leads uphill towards the front of the property (continuing uphill to the rear of the site­). As a result of this, the proposed extension would only be 1.4m taller than the retaining wall which it is situated adjacent to. It is therefore considered that the proposal would not be detrimental to the residential amenity of the neighbouring properties situated to the north or east of the application site.
3. The majority of the proposed openings face west towards the rear of the property. Due to the orientation existing dwellings, coupled with the changes in ground levels, the proposal is not considered to facilitate decreased privacy to the occupiers of the neighbouring properties or the occupiers of Bank House.
4. The proposed canopy porch is not considered to have any detrimental impact on the residential amenity of the neighbouring occupiers, given its proposed siting, scale and design.
5. It is thus considered that the proposal accords with Policy C30 of the CLP 1996, Policy ESD15 of the CLP 2011-2031 and Government guidance contained within the Framework.
6. **PLANNING BALANCE AND CONCLUSION**
7. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
8. The proposal would be a harmonious addition to the existing dwelling; would respect the character and visual amenity of the site’s surroundings; respond appropriately to the site’s characteristics; would not adversely affect the residential amenity and would not affect parking provisions. The proposal would thus comply with saved Policies C28 and C30 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011-2031 and the relevant paragraphs of the Framework.

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| 1. **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 2004.1. 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: 3463/PL01 Rev A; 3463/PL02 Rev A; 3463/PL03 Rev A; 3463/PL04 Rev A; and 3463/PL10 Rev B.

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.1. The materials to be used for the single storey rear extension and timber framed porch hereby approved shall match in terms of colour, type and texture those used on the existing building.

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 comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. |

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| Case Officer:  | Matthew Coyne | DATE: 24/04/2017 |
| Checked By:  | Nathanael Stock | DATE: 28.04.2017 |