

**Meadow Cottage, 6 The Colony, Colony Road,
Sibford Gower, Banbury, OX15 5RY**

19/00834/F

Case Officer: Lewis Knox

Recommendation: Application
Permitted

Applicant: Mr Richards Irons

Proposal: Garage/workshop rear extension & garden summer house

Expiry Date: 16 July 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The application property consists of a 2 storey semi-detached dwelling on the southern side of Colony Road, Sibford Gower.
- 1.2. The dwelling is constructed of natural stone with UPVC windows & doors under a natural slate roof.
- 1.3. The property is in the Sibford Gower with Burdrop Conservation Area but is not listed or in the vicinity of a listed building.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The applicant seeks planning permission for the erection of an extension to the existing garage/workshop and the erection of a garden summer house.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

03/00756/F : Extension over existing single storey lean-to, new single storey lean-to and two storey rear extension (as amended by plans received 23.05.03)

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 **11 July 2019**, 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/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. **Sibford Gower Parish Council** – Support the application and recommend approval

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 Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)
- Sibford Gower and Burdrop Conservation Area Appraisal (April 2012)

8. APPRAISAL

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

- Design, and impact on the character of the area and Conservation Area
- Residential amenity
- Highway safety/parking provision

Design and Impact on the Character of the Area and Conservation Area

8.2. Paragraph 124 of the NPPF states that: *‘Good design is a key aspect of sustainable development’* and that it *‘creates better places in which to live and work’*. 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. Both the proposed extension to the existing garage/workshop and proposed garden summer house would be sited to the rear of the application and would not be readily visible from the public domain and would therefore not have a significant impact on the character and appearance of the streetscene or Sibford Gower and Burdrop conservation area.
- 8.5. The rear extension to the garage/workshop would continue the existing character of the building by continuing the roof form scale and materials used. It is considered that the extension would respect the character of the application site, neighbouring dwellings and buildings as well as the conservation area.
- 8.6. The proposed garden room would be set a significant distance down the rear garden and there would not be any views to it from the public domain. Its design is appropriate for its location within a residential setting and would be constructed from high quality materials which respect the original dwelling at the site and the properties in the immediate vicinity.
- 8.7. It is noted that the application site and surrounding properties all benefit from existing outbuildings of various types and uses and it is therefore considered that the garden room which is proposed would not introduce alien features to the locality.

Residential Amenity

- 8.8. Paragraph 127 of the NPPF includes, as a core planning principle, a requirement that planning should have *a high standard of amenity for all existing and future users*. 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 rear extension to the workshop would be sited close to the shared boundary with the neighbouring property to the west and would continue the existing building line. Although this extension would increase the length of wall along this boundary, given the existing wall which separates the properties and the relatively small scale of the extension it is not considered to detrimentally impact on the residential amenity of the neighbour in terms of loss of light loss of outlook or overbearing.
- 8.11. It is also noted that there was no neighbour objection in relation to this element of the proposals and this has been given weight in this recommendation.
- 8.12. The proposed garden room would be closer to the centre of the garden at the application site and would not impact on either neighbour in terms of loss of light, loss of outlook or overbearing.
- 8.13. Neither of the proposed elements in this application would be principally habited rooms or structures and would therefore have no impact on the levels of privacy in the locality.

Highway Safety/Parking Provision

- 8.14. 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 110 of the NPPF which states that: *developments should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles*.
- 8.15. The proposals would have no impact on the safety of the local highway network as no extra living accommodation would be added to the site and no off-street parking provision would be lost as a result of this application.

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 11 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 information contained within the application form and the following approved plans: Drawing Number: M1828/03 Rev B, M1828/02 Rev A, M1828/07 Rev A, M1828/06 Rev A,

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. The natural stone to be used on the walls of the garage/workshop extension shall be of the same type, texture, colour and appearance as the stone on the existing building and shall be laid dressed, coursed and pointed to match that of the existing building.

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.

Case Officer: Lewis Knox

DATE: 16.07.2019

Checked By: Paul Ihringer

DATE: 16/7/19
