

Ward: Hook Norton

Ward Member: Ray Jelf

Committee Date: 17.03.16

Case Officer: Victoria Barrett

Recommendation: Approve

Applicant: Sanctuary Housing

Proposal: Single storey rear extension

Reason for call in: Agent is an employee of Cherwell District Council

1. Application Site and Locality

- 1.1 The application site is long and narrow with a semi-detached, two storey dwelling, located within Hook Norton. The site is bound by neighbours at both sides and roads at the front and rear. There are records of protected species in the vicinity.
- 1.2 There is not any relevant planning history.
- 1.3 The application seeks planning permission for a single storey rear extension to provide ground floor bedroom and bathroom provision.

2. Publicity

The application was publicised by way of neighbour notification letters (x2) and a site notice. The final date for comment was 3.03.16; no comments were received.

3. Response to Consultation

5.1 Parish/ Town Council:

Hook Norton Parish Council – no objections.

4. Relevant National and Local Planning Policy and Guidance

Development Plan Policies

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

ESD15 - The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (Saved Policies)

C28 - Layout, design and external appearance of new development

C30 - Design of new residential development

Other Material Planning Considerations

National Planning Policy Framework (The Framework)
Planning Practice Guidance (NPPG)

5. Appraisal

The key issues for consideration in this case are:

- Visual amenity
- Residential amenity

Impact on visual amenity

5.1 The proposed development would be set back from the front elevation and would project sideward and rearwards. It would be slightly visible from the front elevation, but more so from the cul-de-sac at the rear. It would be constructed in materials to match the existing building. Although the design is considered to be poor and would not enhance the appearance of the site, it is also recognised that it would not significantly harm the visual amenity and thus it would not warrant a refusal. Moreover this section of the streetscape is not considered to be of a high quality nature in the first place. For these reasons, the proposed extension would accord with CLP 1996 Policy C28 and CLP 2011-2031 Policy ESD15.

Impact on residential amenity

5.2 Although the development would project from the existing footprint at the rear and southern elevation, due to its depth, height and siting it would not cause demonstrable harm to the neighbouring occupiers. Therefore, the development would comply with CLP 1996 Policy C30, and core principles of the framework.

6. Conclusion

6.1 The proposal would be an acceptable addition to the dwelling; would respect the character and visual amenity of the site, would not adversely affect residential amenity and would not harm highway safety. The proposal would thus comply with 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.

7. Recommendation

Approve, 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 condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, drawing 'P.01 rev. P2' site location plan and block plan.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority; to enhance the visual amenity and comply with Policy ESD15 and with Government guidance contained within the

National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report

Case Officer: Victoria Barrett

DATED: 4 March 2016