

Applicant: Mr & Mrs M Tibbetts

Proposal: Demolition, internal alterations and extension to existing bungalow forming 4 bedroom dwelling & garage along with the existing roof raised

Ward: Adderbury, Bloxham And Bodicote

Councillors: Cllr Andrew McHugh
Cllr Mike Bishop
Cllr Chris Heath

Reason for Referral: Applicant works for the LPA.

Expiry Date: 6 April 2017 **Committee Date:** 13th April 2017

Recommendation: Approve

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site relates to a detached, single storey, bungalow located at the end of a quiet cul-de-sac in a residential area of Bodicote. The street is comprised of similar style properties (which are predominantly single storey detached and semi-detached) and have a distinct style and character.
- 1.2. The application site is gabled, fronting Deers Close, and is constructed of brick, render and wooden panelling (the materials being characteristic of this area). The property has a garden area to the front, with a driveway leading down the side of the property to a single storey garage at the rear (which has recently been demolished). To the rear of the property there is a more moderate sized garden, which is walled along the western boundary.
- 1.3. The application site is not a listed building and is not located within a designated Conservation Area. The site is, however, located adjacent to the Bodicote Conservation area (which abuts the site at the western boundary) and a number of Listed and Locally Listed Buildings.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks permission for a single storey side extension; a 1.5 storey rear extension; a 1.5 storey rear/side extension; a roof dormer on the southern part of the property; and a roof dormer on the proposed 1.5 storey rear/side extension. The proposal would also see the ridge of the existing roof raised by 30cm (to facilitate the additional accommodation with the roof space) and the front garden block paved. The description of proposed development relates to drawings numbered 002B; 003B; 004C; 005B; 007B and 008B, which were submitted following concerns raised regarding the size, scale and design of the development.
- 2.2. The proposed single storey side extension would form a new garage and would be 3.2m wide (extending 5.7m along the side of the property) and would have a flat roof

(with an eaves height of 2.4m). This part of the proposal would contain garage doors on the principal elevation.

- 2.3. The proposal would remove the existing conservatory at the rear of the property and would extend the rear gable of the property by 4m, creating a new 1.5 storey rear extension (given the 30cm increase in ridge height). The new rear gable would have a window at first floor level and a set of bi-folding patio doors on the ground floor.
- 2.4. The proposal also includes a 1.5 storey rear/side extension, which protrudes 4.7m from side elevation of the existing dwelling house and the proposed rear extension. The side/rear extension would have a 6.3m wide gable and would have an eaves height of 2.7m and a ridge height of 5m. There would be a window on the ground floor of the side elevation; bi-folding patio doors on the ground floor of the rear elevation; a 3.15m wide box dormer on the roof slope of the rear elevation (which contains a window); and a door on the principal elevation (adjacent to the garage).
- 2.5. In addition, the proposal also seeks permission for a new box dormer on the southern part of the property. This would cover 10.8m of the roof slope (set back 1.1m from the front elevation and 3.25m from the rear elevation). The proposed box dormer would include three windows, one located centrally on the property and two located towards the front half. The rear two of these windows would serve the bathrooms and the one closest to the front of the property would serve a bedroom. An additional two roof lights would be inserted on the northern roof slope of the original dwellinghouse which would also serve this bedroom.
- 2.6. The materials proposed to be used would match those used on the existing dwelling, including the brickwork, roof tiles, timber cladding, windows and doors.

3. RELEVANT PLANNING HISTORY

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

4. PRE-APPLICATION DISCUSSIONS

- 4.1. The following pre-application discussions have taken place with regard to this proposal:

<u>Application Ref.</u>	<u>Proposal</u>
16/00323/PREAPP	<p>Removal of entrance porch to front and side aspect removal of chimney. Demolition of existing garage. Insertion of entrance door to front elevation in place of existing left-hand window. Rear extension 4m deep continuing out to right-hand boundary. Side extension running the length of the house, 2m subservient to the front elevation to include garage with flat roof and rear extension to living space with pitched roof.</p> <p>Loft conversion with dormer to left hand elevation and dormer to rear elevation. Loft conversion to cover entire ground floor.</p> <p>Insertion of triangular window in front elevation in roof space (see example attached). Rendering of the property in off-white render</p>

- 4.2. The above pre-application was considered and the advice was provided on an incomplete set of drawings which were not to scale. The pre-application advised that there were some issues with the visual appearance of the proposal that, with minor amendments, could be addressed. It was, however, advised that more considerable amendments would be required to overcome the potential harm that would be caused to the residential amenity of the neighbouring properties.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records.

- 5.2. Six letters of objection were received in relation to the original plans. These comments are summarised by the following:

- Objection to the window of the master bedroom on the principal elevation
- The raising of the roof by 1m would be out of keeping with the properties in the close
- Overall size/scale of the building
- Scale of development near to neighbouring boundary
- Loss of privacy
- Overshadowing

- 5.3. Following the submission of the amended plans, the neighbouring properties were re-consulted. At the time of writing the report, the consultation period had not expired. However, two further letters were received, one of which objects to the scheme (on similar grounds to the above) and one advises that they are more content with the reduced scale, but there are still concerns regarding loss of light on their property.

- 5.4. The comments received can be viewed in full on the Council's website, via the online Planning Register.

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.

BODICOTE PARISH COUNCIL

- 6.2. Bodicote Parish Council raises no objections to the proposal 'so long as it does not have a detrimental effect on neighbouring properties'.

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)

8. APPRAISAL

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

- Design, and impact on the character of the area
- Residential amenity
- Highway Safety

Design, and impact on the character of the area

- 8.2. Government guidance contained within The Framework states that developments should seek to provide good design and that good design: is a key aspect of sustainable development; is indivisible from good planning; and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions.
- 8.3. Policies C28 and C30 of the Cherwell Local Plan (1996) require the appearance of developments to be sympathetic to the character of its context as well as compatible with the existing dwelling. Proposals to extend an existing dwelling should be compatible with the scale of the existing dwelling, its curtilage and the character of the street scene.
- 8.4. The removal of the single storey porch to the front is considered to be a minor alteration to the property, but one which would be acceptable and would not be visually harmful to the character and appearance of the street scene.
- 8.5. The 4m gabled extension to the rear would elongate the existing form of the bungalow. This part of the proposal would not be readily visible from the street scene, but nevertheless is in keeping with the style and character of the host dwelling. Given the shape of the plot in which the bungalow is situated, this form of development is not considered to be detrimental to the visual amenity of the site or its surroundings.
- 8.6. The proposed side/rear gabled extension would be visible from the public domain and would run at a 90 degree angle to the original dwelling house and the rear extension. This part of the proposal has been amended from the pre-application so that the gable is no longer abutting the boundary with 10 Deers Close (but is instead

stepped back from the boundary by 1.4m, extending to 3.5m). The ridgeline of this part of the proposal is set at 5m (0.2m subservient to the main part of the dwellinghouse) and has an eaves height of 2.7m. This part of the proposal has been reduced in height from the original submission and is not considered to be visually excessive in scale or design.

- 8.7. The existing detached flat roof garage would be demolished and would be replaced by an integrated flat roofed garage which would be connected to the original house and the 1.5 storey side/rear extension. This part of the proposal is considered to be in keeping with the style of the existing garage and would visually be more connected to the proposal.
- 8.8. The proposed dormer to the north-west (located on the rear slope of the proposed side/rear extension) would not be readily visible from the public domain. There are a number of other dormers visible in the street and from the rear of the property and therefore, this type of development is not considered inappropriate in this location.
- 8.9. The proposed dormer on the southern roof slope of the application site would be partially visible from the public domain. Its scale is considered to be slightly excessive, covering 10.8m of the roof slope. However, given the orientation of the plot (and the property being angled away from the boundary with the neighbouring property) this length would not be visually perceived from the public domain. Furthermore, there are a number of other large dormers visible in the street scene (including at the neighbouring 10 Deers Close). It is therefore considered that this part of the proposal would, on balance, be acceptable.
- 8.10. The applicant also seeks permission for the raising of the roof by 30cm. The proposed 30cm is a reduction from the originally proposed 1m, and the amended scheme is considered to be an improvement in this regard. Whilst this is still considered to be slightly unfortunate, given the orientation of the existing buildings and the set back from the road, the increased height is unlikely to be perceived from the public domain and to therefore be acceptable.
- 8.11. The original scheme included the insertion of a window on the first floor of the gable on the principal elevation. This has been removed as part of the amended scheme and is considered to reduce any visual harm caused by the proposal. A condition is, however, considered necessary to remove permitted development rights for new windows above ground floor level.
- 8.12. The materials would match those used on the existing building including the brickwork, roof tiles, timber cladding, windows and doors.
- 8.13. For these reasons, 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

- 8.14. Policy ESD15 of the Cherwell Local Plan 2011-2031 requires new development to consider the amenity of both existing and future occupants, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.
- 8.15. The proposed single storey, flat roofed, garage is not considered to have a detrimental impact on the residential amenity of the neighbouring property. There are windows on the side elevation of the neighbouring property (10 Deers Close) – however, one of these is obscurely glazed and the other windows would be set back sufficiently from the boundary to not be affected by this part of the proposal.

- 8.16. The proposed rear extension (containing first floor windows and a box dormer) is not considered to detrimentally impact the residential amenity of the neighbouring properties or the occupiers of the application site through loss of privacy or loss of light. The extension is located approximately 6m from the rear boundary with the properties of 9 and 10 Church Street. An objection was received from the rear neighbours at 8 Church Street (regarding the potential loss of privacy). However, the proposal would be located at approximately 11.5m from the boundary with their property (or approximately 38m from their dwellinghouse). Given that the application site contains a relatively large plot and the separation distances of approximately 40m, there is only considered to be a negligible impact on their residential amenity.
- 8.17. The side/rear extension (with the gable facing 10 Deers Close) is considered to only have a minor impact on their residential amenity, in regard to a loss of light. The existing single storey garage occupied approximately the same area (the garage extended slightly further into the garden) as the proposed side rear extension. Given the size of each of the plots and the fact that the properties are angled away from each other (with the distance between the extension and the neighbouring property increasing from 6m to 9m) the proposal is not considered to result in an overbearing form of development. Furthermore, the proposal is a reduced scheme in height (from the original scheme) and distance from the boundary (as considered at pre-app), as well as there being no windows proposed on the first floor of the gable. It is, therefore, considered that this would not be detrimental to the residential amenity of the neighbouring property through loss of light or privacy.
- 8.18. The side dormer occupies a large proportion (approximately 10.8m) of the roof plane adjacent to 8 Deers Close and as such, there would be a minor impact on their residential amenity through a perceived loss of privacy. The proposed box dormer would include three windows, one located centrally on the property and two located towards the front half. The rear two of these windows would serve the bathrooms and the one closest to the front of the property would serve a bedroom. In regard to the window serving the bedroom, it is not considered appropriate to require this to be obscurely glazed, given the orientation to the neighbouring property and the outlook that the window would have. It is, however, considered appropriate for a condition to be placed on any permission ensuring that the rear two windows are obscurely glazed (to protect the privacy of the neighbouring occupiers and the current/future occupiers of the application site) and that no new openings are inserted above ground floor level. By imposing these conditions, it is considered that any impact on residential amenity would be satisfactorily reduced.
- 8.19. Further to the above, it is also considered appropriate for the proposed two roof lights on the northern roof slope of the original dwellinghouse, to also be obscurely glazed, given the proximity with the neighbouring property's box dormer.
- 8.20. It is thus considered that the proposal is, on balance, acceptable and accords with Policy C30 of the CLP 1996, Policy ESD15 of the CLP 2011-2031 and Government guidance contained within the Framework.

Highway Safety

- 8.21. The proposal shows the demolition of the existing garage and the construction of a new integrated garage within the dwelling. The proposed hard standing and new garage is considered to provide ample off-street car parking provision for a dwelling of this size. It is, therefore, considered that the proposal would not be detrimental to highway safety or amenity.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. 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.
- 9.2. The proposal is considered to be, on balance, acceptable and would respect the character and visual amenity of the site's surroundings; respond appropriately to the site's characteristics; not adversely affect the residential amenity; and not affect parking provisions. The proposal would thus comply with Policies C28 and C30 of the CLP 1996, Policy ESD15 of the CLP 2031 (Part1) and the relevant paragraphs of the Framework.

10. RECOMMENDATION

That permission is granted, subject to the following conditions *OR* That permission is refused, for the following reason(s): (delete/amend as appropriate)

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: DDC-2017-440 001; DDC-2017-440 002B; DDC-2017-440 003B; DDC-2017-440 004C; DDC-2017-440 005B; DDC-2017-440 007B; and DDC-2017-440 008B

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 materials to be used for the external walls and roofs of the extensions 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.

4. Notwithstanding the approved plans and prior to the first occupation of the development hereby approved, the first floor rooflights in the side (north) elevation of the dwellinghouse and the rear two windows of the box dormer on the side (south) elevation, the shall be fixed shut, other than the top hung opening element, and shall be fully glazed with obscured glass that complies with the current British Standard, and retained as such thereafter.

Reason - To safeguard the privacy and amenities of the occupants of the adjoining premises and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

5. Notwithstanding the provisions of Classes A, B and C of Part 1, Schedule 2 of

the Town and Country Planning (General Permitted Development) (England) Order 2015 and its subsequent amendments, no new window(s) or other openings, other than those shown on the approved plans, shall be inserted in the first floor walls or roof of the dwelling without the prior express planning consent of the Local Planning Authority.

Reason - To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the occupants of the adjoining dwellings in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

INFORMATIVE

- 1) Notwithstanding the approved plans, the LPA has noted that the proposed floor plans contain an inaccurate north arrow. The proposed floor plans shall be carried out strictly in accordance with the proposed 'Location Plan' and 'Site Plan'.

Further to the above, it has also been noted that an incorrect label is present on drawing 002B which states 'a 5m extension added'. The applicants are advised that planning permission is only granted for the scale of development as shown on the floor plans and elevation drawings.

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