

Hill House
Windmill Nurseries
London Road
Bicester
OX26 6RA

18/01030/F

Applicant: Mr D Hughes

Proposal: Single and two storey front extension to dwellinghouse and raise roof of annexe building.

Ward: Launton And Otmoor

Councillors: Cllr Tim Hallchurch
Cllr Simon Holland
Cllr David Hughes

Reason for Referral: *Applicant is a councillor*

Expiry Date: 10 August 2018 **Committee Date:** 19 July 2018

Recommendation: Approve

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

The application is reported to the Planning Committee, as the applicant is a Councillor

Proposal

Planning permission is sought for a Single and two storey front extension to dwellinghouse and raise roof of annexe building at Hill House, Windmill Nurseries, London Road, Bicester

Consultations

No statutory or non-statutory consultees have raised objections to the application
No third party letters have been received

Planning Policy

The application site is located just off the A41 beyond the built up area of Bicester. The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance.

Conclusion

The key issues arising from the amended application details are:

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

The report looks into the key planning issues in detail, and officers conclude that the proposal is acceptable against the relevant policies

RECOMMENDATION – GRANT PERMISSION

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. Hill House is a detached dwelling constructed from reconstituted stone with a concrete tiled roof located. The property is adjacent to a caravan sales/storage business and a scrap business which are operated by the applicant's family. The application site is located just off the A41 to the south east of Bicester.
- 1.2. The dwelling is set well back from the highway, and is largely screened by mature foliage and cannot be readily seen from the public realm.
- 1.3. The dwelling and adjacent detached annexe are not listed or within a conservation area.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks permission for a two-storey extension with single storey lean to projecting off the front elevation of the dwelling. The proposal is slightly smaller than an existing two storey wing. The two storey element would have a depth of 2m and width of 6.3m – the lean to which sits in front of the full width of the two storey extension would project out a further 1m.
- 2.2. As part of this proposal, the applicant also seeks to alter the roof of the annexe building, which is currently made up of a series of shallow sloping roofs. The height of the dual pitched section would increase by 1.35m and the shallow/flat roofed sections by an additional 2.6m.

3. RELEVANT PLANNING HISTORY

- 3.1. There is no relevant recent planning history relating to this property.

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 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 11th July 2018; any representations received between the time of writing and Committee will be provided as an update.
- 5.2. No comments have been raised by third parties to date.

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. BLACKTHORN PARISH COUNCIL: No comments received

OTHER CONSULTEES

- 6.3. CDC ECOLOGY: No comments received

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)

- ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
- 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/parking provision
- Protected species

Design and Impact on the Character of the Area

- 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. The dwelling is in an isolated location and as such the impacts of the proposals are largely considered to be to the character and scale of the existing building.
- 8.5. Whilst extensions to the front of properties are normally discouraged, this is normally to protect the uniformity of a streetscene and or an established building line, neither of which are relevant considerations in respect of the application property. As the extension shows subservience to the main body of the dwelling and largely mirrors an existing two storey gable projecting out of the front elevation, the design is considered to be acceptable.
- 8.6. The alterations to the roof of the annexe are also relatively minor and would represent an improvement to the appearance of the existing building by virtue of replacing the flat roofs with a pitched alternative.
- 8.7. On the whole the proposals would result in additional mass to the current buildings, but this is considered to be commensurate with the scale of the original dwelling and annexe. The proposals are therefore considered not to adversely impact on the visual amenity of the area and are thus considered to accord with Policy ESD15 of the CLP 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.

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 buildings are well screened from the surrounding area and are set back 150m from the public highway and 100m from the nearest neighbouring property so have no adverse impact on neighbouring residents amenity.
- 8.10. The proposal therefore accords with Policy ESD15 of the CLP 2011-2031 Part 1, saved Policy C30 of the Cherwell Local Plan 1996 and Government guidance contained within the NPPF.

Highway Safety/Parking Provision

- 8.11. 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*.

- 8.12. The proposal would have no effect on the existing parking provision, with ample parking for at least 5-6 vehicles on site. The level of parking retained is therefore considered to be commensurate for a dwelling of this size in this location.

Protected species

- 8.13. Although the Council's Ecologist had not responded at the time of writing, given the age of the buildings and the fact that the roofs are currently in good condition it is not anticipated that bats would be making use of the roof space in either building. It is therefore likely that a planning note rather than a condition will suffice in this instance.

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

Delegate to the Assistant Director of Planning Policy and Development to grant permission, subject to the conditions set out below (and any amendments to those conditions as deemed necessary):

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: 6218-LOC; and 6218-04B.

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.

CASE OFFICER: John Gale

TEL: 01295 221857