

**Willow Hill,  
Main Street  
Wroxton  
Banbury  
OX15 6PT**

**18/01291/F**

**Applicant:** Mr and Mrs Anthony and Andrea Williams

**Proposal:** 1.5 storey side and rear extension, including general refurbishment and other internal and external alterations

**Ward:** Cropredy, Sibfords And Wroxton

**Councillors:** Cllr George Reynolds  
Cllr Douglas Webb  
Cllr Phil Chapman

**Reason for Referral:** Application called in by Ward Councillor – Cllr Douglas Webb

**Expiry Date:** 25 September 2018      **Committee Date:** 22 November 2018

**Recommendation:** Approve

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

### **Proposal**

Planning permission is sought for a 1.5 storey rear and side extension to the existing dwelling.

### **Consultations**

The following consultee has raised objections to the application:

- Wroxton Parish Council

Three letters of objection have been received and no letters of support have been received.

### **Planning Policy**

The site is within the designated Wroxton Conservation Area and is within the setting of three Grade II listed buildings.

The application has 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

The report looks into the key planning issues in detail, and officers conclude that the proposal is acceptable subject to conditions. The scheme meets the requirements of relevant CDC policies.

**RECOMMENDATION - GRANT PERMISSION SUBJECT TO CONDITIONS**

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. Willow Hill is a detached dormer bungalow, dating back to the late 1950s (planning permission B.200/59) located on the south side of Main Street in Wroxton. It occupies an elevated position, set back around 20 metres from the road. The site has substantial changes in level from north to south up to the house with a further steeply sloping garden behind the property. The property is within a large L shaped plot and has a large parking area to the front.
- 1.2. The property is within the Wroxton Conservation Area and within the setting of three Grade II Listed Buildings: The Quillet, Larkrise and Craft Cottage. Unlike the application property, Main Street is typified by stone terraced cottages fronting the road interspersed with more modern dwellings set further back from Main Street.

**2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The proposal is for a 1.5 storey rear and side extension. The extension has a pitched roof with a front gabled end. It is proposed to be built from Hornton Stone with a blue slate tile roof. To the rear elevation vertical timber cladding is proposed.
- 2.2. Other refurbishments to the main dwelling include changing all existing windows from white uPVC to aluminium frames, using lead facings for dormers, inserting aluminium frame sliding doors to the rear elevation and two roof lights to the rear roof slope.
- 2.3. Following discussions with officers during the application process amended plans were submitted. The above description relates to the plans received on 19/09/18 which removed the proposed use of timber cladding to the front and side elevations, and changed the roof material from zinc to slate.

**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>
17/00375/PREAPP	1.5 storey side and rear extension incorporating a new entrance lobby at the front
18/00112/PREAPP	FOLLOW UP TO 17/00375/PREAPP - 1.5 storey side and rear extension incorporating a new entrance lobby at the front. Proposed works are broadly located on the footprint of the existing garage and utility room. The proposals include the general refurbishment and internal alterations of existing

part of the property. Associated external works.

- 4.2. Although the principle of development was considered acceptable, the applicant was advised to address officer concerns in respect of scale and design.

## 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 16.10.2018, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. Three letters of **objection** have been received. The comments raised by third parties are summarised as follows:
- Proposed materials are inappropriate to the area
  - Enlargement of front dormer and impact on privacy of properties across the street
  - Potential noise arising from music room
- 5.3. 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.

### PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. WROXTON PARISH COUNCIL: **Object** to the application on the basis that the proposed materials are out of keeping with the Wroxton Conservation Area. No comments received on revised plans.

### STATUTORY CONSULTEES

- 6.3. CDC CONSERVATION: **No objection** subject to conditions
- 6.4. OCC HIGHWAYS: **No objection**

## 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)
- Wroxton Conservation Area Appraisal

## **8. APPRAISAL**

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

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

#### Design, impact on the character of the area and heritage assets

- 8.2. Government guidance contained within the NPPF requiring good design states 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. Saved Policies C28 and C30 of the Cherwell Local Plan 1996 exercise control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context. New housing development should be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity.
- 8.4. Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards, and should respect the historic environment including Conservation Areas and listed buildings.
- 8.5. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Likewise Section 66(1) of the same Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 8.6. The proposed extension and alterations will be visible in the public realm and will therefore have an impact on the character of the Wroxton Conservation Area and setting of neighbouring listed buildings. The site occupies a reasonably prominent position in the street scene owing to the changes in land level across the site from north to south. The existing building, however, is not of historic significance and given its appearance could not be considered to be a positive addition to the Conservation Area.
- 8.7. The proposed form of what is being proposed is considered to be acceptable in design terms. Whilst there are contemporary elements, they do not appear out of context with the existing structure and, in the main, are not readily visible from the public realm.
- 8.8. The application, as originally submitted, included the use of vertical timber cladding to the front and side elevations, and a zinc roof. The Parish Council objected on design grounds as these materials are not a feature of the Conservation Area. This view was shared with the Case Officer and the Conservation Officer. Following discussions with the applicants' agent, revised plans were submitted which propose Hornton stone and blue slate tiles instead.
- 8.9. The Conservation Officer made the following comments in respect of the revisions: *The proposed extension to the property is now considered to be in proportion in terms of scale and the general approach with the materials is considered appropriate, subject to stone sample panel and sample of slate. There were initial concerns with the proposed contemporary openings, but set within traditional materials they are considered to be an appropriate addition to the building.*
- 8.10. Although it would have been preferable to have had further changes to the pallet of materials e.g. there are sections of timber cladding on the rear elevation and the applicant intends to use slate to cover the roof of the extension; other than the use of aluminium for the fenestration they are not readily visible from the public domain. Although local objectors have argued that the fenestration should be constructed from timber, aluminium would still be preferable to the existing uPVC and whilst timber is prevalent in the surrounding area, there is an absence of consistency in respect of its appearance, most notably colouring. So given this environment, the distance from the road, Officers conclude that the fenestration would not appear particularly incongruous in this setting.
- 8.11. Based on the above officers are satisfied that the proposed development would not unduly affect the character and appearance of the Wroxton Conservation Area or the settings of the nearby listed buildings. The proposed development therefore accords with Policy ESD15 of the CLP 2031 Part 1.

#### Residential amenity

- 8.12. 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.*
- 8.13. 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.

8.14. Owing to the detached nature of the property, the distance from neighbours and screening between properties, any impact on the amenity of neighbouring residents in terms of privacy, loss of light or overlooking would be negligible. The use of one of the rooms as a music room is not a material planning consideration; environmental health legislation would ensure that the amenities of neighbouring residents are protected. It is therefore concluded that the proposed development complies with Policy ESD15 of the CLP 2031 Part 1 in respect of residential amenity.

#### Highway safety/parking provision

8.15. 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*.

8.16. The proposed extension would create up to three additional bedrooms. However as the site benefits from off street parking for a minimum of 3 cars with an unimpeded view when accessing Main Street, Officers and the Local Highways Authority are satisfied that the proposal would not result in any highway safety issues and accords with Policy ESD15 of the CLP 2031 Part 1.

## **9. PLANNING BALANCE AND CONCLUSION**

9.1 The principle of development is considered to be acceptable, as the previous scheme has already been implemented. The changes would not cause demonstrable harm to the settings of the neighbouring Grade II listed buildings, or the character and appearance of the Wroxton Conservation Area. The development would not cause harm to the amenity of neighbours or the safety of the highway network and therefore the development is recommended for approval.

## **10. RECOMMENDATION**

Delegate to the Assistant Director of Planning Policy and Development to grant planning permission, subject to conditions relating to the matters detailed below (the exact conditions and the wording of those conditions to be delegated to the Assistant Director for Planning Policy and Development).

### **Time Limit**

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.

### **Approved Plans**

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: DCS042-02-101 Proposed Site Plan; DCS042-03-101 Proposed Ground and First Floor Plan; DC042-05-101 Proposed Elevations; DC042-05-102 Proposed Elevations.

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.

### **Matching Stone**

3. The natural ironstone stone to be used on the walls of the 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 materials used on the existing building 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.

### **Samples of Slate**

4. Prior to works to the roof of the extension hereby approved, samples of the slate to be used in the construction of the roof of the extension shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

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 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.

### **Window Details**

5. Prior to works to the approved openings, full details of the doors and windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

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 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.