

Job ref: 328/7 Cadogan Park

## **D&A and Planning Statement**

in respect of

**7 Cadogan Park, Woodstock OX20 1UW**

For

**Part ground floor rear and side extension and first floor rear extensions with new front and rear gables and new roof dormers at front and rear, removal of existing ground floor side/rear extension and rear conservatory with associated internal alterations**

DCPL On behalf of

**Gavin Copus**

February 2024

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## Appendices

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## 1. Introduction



Photo 1 –7 Cadogan Park-arrowed

- 1.1 This Planning Statement supports a proposal for the following:
- Ground floor rear extension
  - Removal of existing northern single storey rear and side extension
  - Removal of rear conservatory
  - New two storey gable frontage on northern part on the frontage
  - Removal of front dormer and three roof lights
  - Construction of two new front dormers
  - New front dormer creates new enlarged bedroom with en-suite
  - Removal of 4 rear roof lights and chimney
  - Construction of rear gable end on northern rear part of building
  - Rear gable is at ground floor with void at first floor creating double height roof space for new kitchen.

- Construction of new rear roof dormer
- Relocation of inner staircase
- Creation of internal courtyard
- Maintains a four bed dwelling

12 This statement will consider how the site can be developed in accordance with West Oxfordshire's Local Plan 2018 and national planning policy, the NPPF 2023 and associated planning guidance, notably the West Oxon Design Guide SPD adopted in 2016.



Photo 2 – Front of 7 Cadogan Park

### **Site Location**

13 The application site is within southern suburban Woodstock featuring detached mostly two story dwellings built in the interwar and postwar periods. Cadogan Park is close to the town centre, but set in a leafy tree lined cul-de-sac road within grass verges.

- 14 Cadogan Park is mostly formed of two storey houses with pitched roofs. The application site with ground and large attic floor is unusual. The houses on Cadogan Park are individual but any have some form of offset front gable, a feature the Council have supported in recent applications (see section 2). Front dormers are also not unusual in the street.
- 15 The dwellings on Cadogan Park are often in a natural dressed stone with natural limestone slate roofs. The application building has a greater preponderance of brick on the frontage. There is no great uniformity of window styles in the road, mostly different styles of casement window. Many original windows have been replaced with Uvpc windows as is the case on the application building. The proposal is to use a dark colour aluminium window on the new and existing building.
- 16 The site is not within a conservation area nor is the building listed, national or locally. Flooding from rivers or surface water is not a problem (see Appendix 1).

## 2. Planning History

- 2.1 The application site was built probably in the 1950's and apart from the application for a new front dormer to create additional bedrooms has had limited changes since that date.

[New dormer windows in conversion of loft to form two bedrooms & bathroom.](#)

Ref. No: W87/1897 | Status: Approve

- [Demolition of existing single storey side and rear extension and rear conservatory. Erection of a single storey rear and side extension and two storey rear and side extension with proposed dormer windows, alterations to fenestration and associated external and internal alterations](#)

7 Cadogan Park Woodstock Oxfordshire OX20 1UW

Ref. No: 23/O2956/HHD | Validated: Thu 07 Dec 2023 | Status: Withdrawn

Development at number 6 Cadogen Park

- 2.2 The permission for a redevelopment of 6 Cadogan Park (ref No, 12/0559/P/PF) is instructive. Number 6 is next door to number 7 as the road is numbered sequentially. The application on number 6 was for a large rear 'extension' with a two storey front and two storey rear gables. The proposals at number 6 is similar in kind and scale to the proposals on the application site at number 7. The applicants D&A set out advice given to the applicants from the Council in a letter in April 2012 and an extract is set out below.

'6 Cadogan Park is a single storey bungalow situated between 5 Cadogan Park which is a two storey dwellinghouse and 7 Cadogan Park which is a one and a half storey dwellinghouse. Given the varying heights and style of building within the street scene, in my opinion the principle of replacing 6 Cadogan Park with a taller dwelling is considered to be acceptable. I would however suggest that your clients



give further consideration to the use of a more traditional gable ended roof form rather than the use of a hipped roof as this in my opinion would better reflect the vernacular style of the street scene.'

-Extract from Council letter on 12 April 2012

- 23 In the above quoted letter, the Council recognises that the varying heights and styles in the street scene allow for a redevelopment of the site and that a taller building was acceptable. In addition the Council's planner urges that the applicant at number 6 gives consideration for a gable ended roof form rather than a hipped roof.



Photo 3 -6 Cadogan Park- prior to permission



Photo 4 -6 Cadogan Park completed with 2 storey gable

24 This application also proposes to introduce the double height gable at the front and rear of the existing dwelling at number 7 in the same way as consented at number 6. Also a new front dormer which did not exist on the old house at number 6 was also consented. The major difference is that the proposal is not a rebuild but utilises the existing building and therefore does not propose an increase in heights of the roof ridge unlike at number 6. The impact on the street scene is, in my view, less than at number 6.

25 If the development at number 6 has been given consent then it seems reasonable to me that similar proposals on number 7 should also be permitted.



Photo 5 Rear of Number 6 Cadogan Park, number 7 on right hand site of photograph

26 The floor space of the consented scheme (see photo 6 below) with the garage is approximately 278m<sup>2</sup> whereas the proposed floor space for the application site is 238m<sup>2</sup>. It is smaller and in addition the existing 16m<sup>2</sup> side and rear extension would be removed as would the rear conservatory. The plot at number 7 is also slightly bigger in area than number 6.



27 This is important in terms of Local Plan policy OS2 which requires a reasonable scale of development at a proportionate and appropriate scale. In comparison to the approved scheme at number 6, the proposals at the application site would meet the tests in policy OS2.

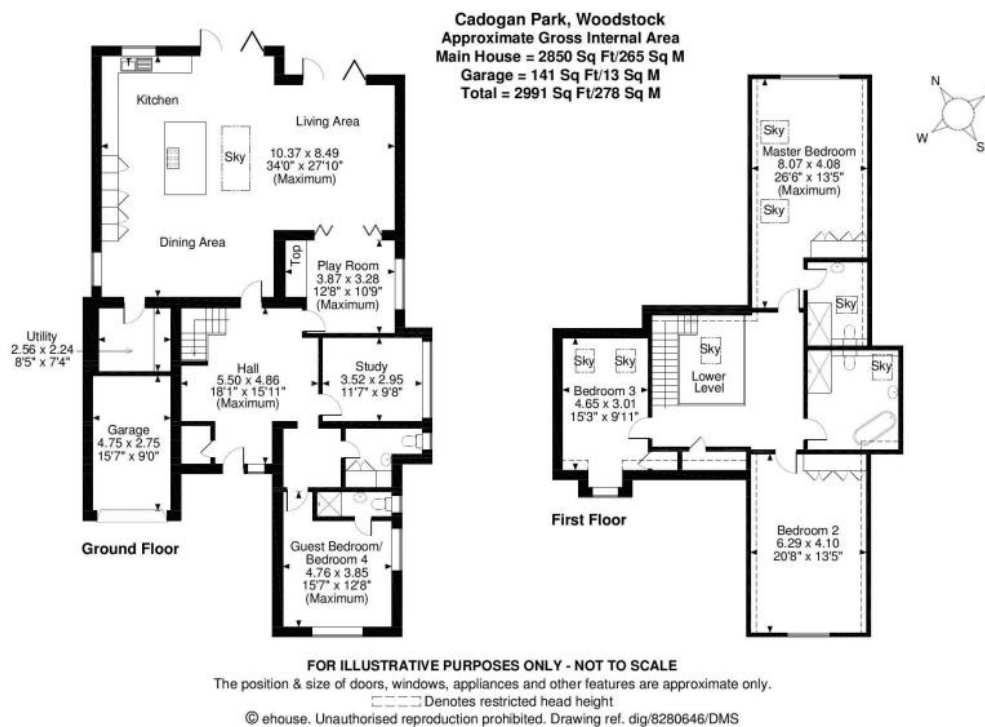


Photo 6 - The floor plan of number 6

28 As well as number 6, similar larger scale extensions have been approved in nearby properties, notably number 9, number 10 and number 20 Cadogan Park. The latter three consents followed householder applications.

#### Application 23/02956/HHD

29 The current owner and applicant submitted an application for part single part two storey front and rear extensions to number 7 Cadogan Park on December 7<sup>th</sup> 2023. The Council e-mailed on 20<sup>th</sup> December 2023 informing the applicant that the application would be refused unless the application was withdrawn.

2.10 The Council's position is set out below but appears to be that a full Planning application is more appropriate than a householder application because of the size of the proposals. It appears that the council would take a different view depending on whether it was a Full rather than a Householder application. The e-mail to the agent is set out in full below:

'The works to the dwelling are significant and are not considered to form a logical compliment to the scale or character of the existing dwelling and do not form secondary and subservient additions.

The scheme subsumes the dwelling so that it is not recognisable.

We acknowledge that the dwelling could accommodate some more modest additions as part of a householder (HHD) application or alternatively given the size of the plot a larger dwelling could be acceptable, however this would have to be submitted as a FUL replacement dwelling application and not as a Householder (HHD).

Therefore if you wish continue with the scheme as it then I suggest that you withdraw the current application and resubmit as a FUL application so that it can be considered accordingly. Alternatively I can refuse the application and you would retain the right to appeal the decision with the planning inspectorate.'

E-mail sent by Council on 20<sup>th</sup> December 2023

2.11 I, as agent, responded that,

2.12 '...the current floorspace of the house is 205m<sup>2</sup> and we propose an extension of 93m<sup>2</sup>, so likely to be an increase of under 50% in floorspace terms and the same proportion in terms of volume. This is not a doubling of volume re your design guide. If we show these calculations in detail, are you happy to review your proposed decision or is there a particular part of the proposal that you are most concerned with

E-mail sent to Council on 20<sup>th</sup> December 2023

2.13 The Council replied that a full planning application was required:

‘The scheme has been assessed holistically therefore It is not just floor space but volume, massing and overall scale of the property compared to the existing. As I said given the plot and its surrounding something of this scale could be acceptable however this cannot be dealt with under a HHD application and needs to be submitted as a FUL. Only modest secondary and subservient additions are dealt with under HHD applications.’

Council e-mail response 20<sup>th</sup> December

2.14 The Council also mentioned that the planning application for number 6 was a full application and not a householder application and this accounted for the Council’s difference in approach. The Council concluded that:

‘The proposed scheme is not considered to accord with our policies in regards to a Householder application as the alterations do not represent a secondary and subservient addition given the scale of the works proposed. You make reference to No 6 Cadogan Park in the design and access statement, these works were also completed under a FUL application (12/0559/P/FP) and more recently there is a very nearby example of the same situation at 31 Oxford Road.

If you were to submit an application for a replacement dwelling (even if the core of the dwelling remains unchanged) the policies and assessment for this are different.

Given that pre application advice was not requested and the alterations to make this accord with policy are not small tweaks I suggest that you withdraw this application and submit an alternative reduced scheme under the pre application process in which an officer will advise if this is acceptable or alternatively you can submit a FUL application for a replacement dwelling for the scheme as is.

Council’s response December 21<sup>st</sup> 2023

2.15 I remain to be convinced that a householder application is not appropriate on this site and only a full application is required. Even more so that two storey extensions were dealt with on number 9, number 10 and number 20 Cadogan Park by householder applications. This is a most unusual approach, but this application is in the form of a Full planning application to satisfy the Council's distinctive approach.

#### Changes from the Withdrawn Application

2.16 This application proposes changes to the withdrawn application to propose a reduced scheme over the 2023 application. It is also worth noting that the proposed new frontage is within the elevational envelope of the existing dwelling. Indeed that envelope has shrunk by the removal of the single storey side extension to the north face of the dwelling.

2.17 In respect of the rear of the dwelling, the roof ridge remains the same height but the gable is much reduced in height. The gable is reduced by 0.5m from the rear roof ridge. This has made the rear extension subservient in height to the existing house. The rear extension is almost completely invisible from the front of the property.

2.18 The proposed floorspace in the withdrawn application increased by 89m<sup>2</sup> on top of the existing 163m<sup>2</sup>. An increase of 55%. The new application has a reduced floorspace as the rear ground floor area behind the garage has been removed. This has reduced the increase in floorspace by 62m<sup>2</sup> or 38%.

2.19 The volume of the dwelling in the withdrawn application was proposed to be increased by 311m<sup>3</sup>, a 63% increase on the 490m<sup>3</sup> volume existing. In this application the volume increase proposed is 244m<sup>3</sup> or a 49.8%.

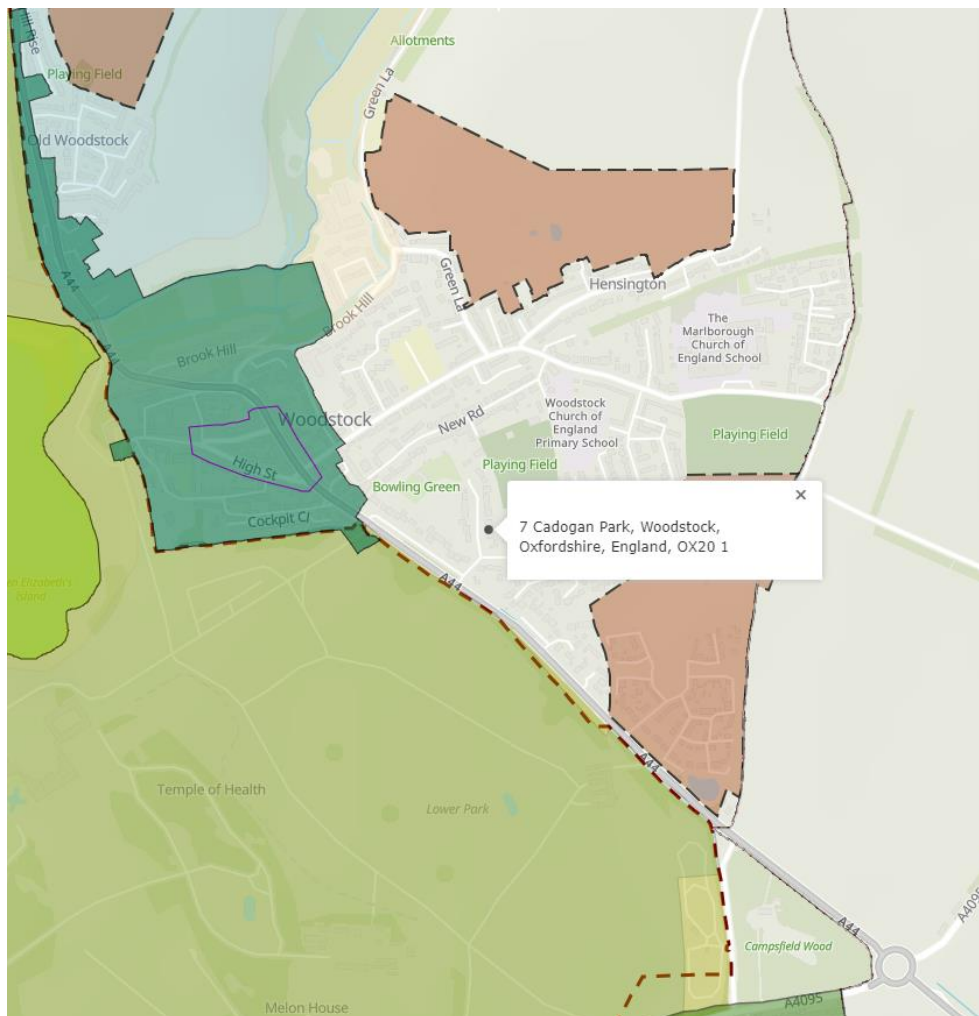
- 2.20 The reductions in ground floor space in particular makes the application building extensions more subservient than that of the withdrawn application. It complies with the 2016 West Oxon Design Guide.
- 2.21 The first floor landing rear window has also been removed which creates a better separation between the gable and the rear dormer window. The rear gable is proposed to be reduced in size from the withdrawn application and will be faced in brick rather than render in the 2023 application. The rear dormer is proposed to be covered in tiles in front and rear unlike in the 2023 application when zinc was proposed.
- 2.22 The two front dormers have been reduced in size from the withdrawn application.
- 2.23 The front façade gable is now proposed in matching brick rather than in render in the 2023 application.
- 2.24 At the front and rear, the windows are proposed in dark aluminium rather than the Uvpc windows proposed in the 2023 withdrawn application.



### 3. Design & Access Statement

3.1 Any development scheme will need to be in accordance with the following documents

- West Oxfordshire Local Plan 2031 adopted in 2018
- NPPF 2023
- Supplementary Advice such as in the West Oxfordshire Design Guide 2016



**West Oxfordshire Local Plan 2018**

- 32 The application site has no significant site designation in the Council's Development Plan Document. In policy OS2, Woodstock is considered suitable for a reasonable scale of residential development. One of the key principles is to form a logical complement to the existing scale and pattern of development and/or the character of the area.
- 33 Policy OS4 requires a high standard of design that does not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties. This is also reflected in policy H6. Policy OS4 requires development to enhance areas and buildings and features of historic, architectural and environmental significance.
- 34 Policy OS4 refers to the finding of supporting evidence such as in the West Oxfordshire Design Guide 2016. While the general tone of the 2016 guidance is to ensure subservient extensions, recent planning decisions have supported development of a greater size than proposed for the application site. In any case the floorspace increase of 62m<sup>2</sup> is significantly below the 163m<sup>2</sup> of the existing house.
- 35 It is recognised in the 2016 guide that two storey extensions at 90 degrees to the main roof are an appropriate form of extension. Many of the materials proposed for the application building also find favour with that in the 2016 guidance.
- 36 In a recent application 23/01150/HHD for an extension to an existing home at 10 Cadogan Park, the Council considered that the principle of development was acceptable and two main issue therefore arose, design and amenity:
- 'The proposed extensions and associated alterations are to be located within the residential curtilage of 10 Cadogan Park. Therefore, the principle of development is considered acceptable subject to design and amenity issues being carefully considered against the adopted West Oxfordshire Local Plan 2031.

Extract from Council planning report to 10 Cadogan Park

3.7 I have set out the comparison of the application site scale of proposals with that of those consented in number 6. The Council in the case of extensions to number 6, number 9 (22/00173/HHD) and number 10 (23/01150/HHD) and number 20 (18/01320/HHD) have accepted that as the site does not fall within any areas of special designated control, the main considerations of this application are the impact of the proposed development on the visual amenity and the impact of the proposed development on local residential amenity.

3.8 There is therefore a significant history of decisions that have supported proposals for significant rear and frontward extensions on Cadogan Park. The proposals for the application site, should similarly be approved.

#### Amenity issues

3.9 The 8m rear extension is significant but the resulting dwelling will still be over 18m from the rear wall of the application house to the rear garden boundary and over 40m to the habitable room windows on Park Side opposite. There is no significant outlook or privacy issue therefore in relation to the rear of the existing properties on Park Side.

3.10 On the northern side of the garden facing number 8 Cadogan Park, a two storey extension is proposed to create a double height space over the ground floor kitchen. This is relatively close to the boundary of number 8 and its conservatory. However the proposal also includes removing an existing side and rear extension measuring between 1.4m and 2.8m wide and approximately over 8m long. The existing side and rear extension on the application site will be higher but set back further into the garden of number 7, away from the boundary of number 8.

3.11 The ground floor and first floor rear extension has a pitched roof that slopes away from the garden and conservatory of number 8 and therefore mitigates its effect. The roof of the proposed front and rear extensions below the height of the existing roof by 0.5m.

- 3.12 The proposed rear extension toward the northern boundary is a little over 3m deeper than the existing extension. From the centre line of the conservatory /extension of number 8, a 45 degree line does not bisect any of the newly proposed extension. A 45 degree line is often used to test whether an extension is cramping the outlook of an existing dwelling. The outlook of number 8 looking southwards is not significantly affected by the proposed extension.
- 3.13 There are windows in the extended northern flank walls of the application site facing number 8, but these are frosted bathroom windows and high level windows in the utility room. There is one door at ground floor level and two small roof lights at first floor level that slope backwards with the roof. Neither openings affect the privacy of number 8.
- 3.14 In respect of the southern boundary and number 6 Cadogan Park, the proposed extension has been moved back into the site and no longer aligns with the garage edge closest to the boundary with number 6. An existing window is replaced by a long non openable window at ground floor level that can be obscured.
- 3.15 There are no lower floor windows that create problems of loss of privacy or disturbance to the outlook of number 6, nor northwards to number 8. There are no windows at first floor level on either side of the building save for roof lights that create no potential for overlooking, and high windows on the gable ends.
- 3.16 The proposals do not have a significant effect on outlook or loss of privacy to all immediate neighbours.
- 3.17 In terms of daylight and sunlight the proposals will not have a significant impact. The rear gardens of number 6 and 8 face eastwards and so will receive good early morning sunlight, remembering that only two hours of sunlight over half the garden at March 21<sup>st</sup> is required for a garden to be considered well sunlit.

3.18 Concerning daylight, the flank wall of number 6 faces north and therefore the proposed rear extensions do not affect the daylight of number 6. The double height proposed rear extension has an impact on the conservatory/extension of number 8 but there are two mitigating factors, the first that the single storey rear and side extension is proposed to be moved and the new extension moved further south into the garden. In addition the first floor sloping roof slopes backwards or southwards and is no higher than the existing roof.

3.19 The proposed changes deliver a compact building and one that will not result in a significant loss of amenity to local residents. This is very much in the same way that the proposals at number 6 did not significantly impact negatively on neighbouring amenity.

#### Character and Appearance.

3.20 The proposal is for a rear and front two storey gable like that recommended by the Council for number 6 Cadogan Park. The proposed front gable roof ridge is no higher than the existing roof ridge. The proposal is characteristic of neighbouring buildings. The rear gable has been significantly reduced in height from the 2023 withdraw application. It is now much more subservient to the main building.

3.21 The proposed front gabled roof dormer sides were proposed to be zinc clad but the both rear and front dormer sides will be tile clad.

3.22 The proposed materials are either an improvement on existing materials or seek to duplicate the existing quality materials. The additional roofing will match the existing stone slate roof. the Uvpc windows will be replaced by aluminium windows. The brick frontage on the upper floor will be complemented by a brick facing on the gable to match the existing.



3.23 The rear gable is also proposed to be clad in matching brickwork. The remainder of the sides and rear of the building will be in white render.

3.24 The proposed layout with the new rear extension will not increase the number of bedrooms but is intended to improve the overall layout and add features such as en-suites to bathrooms to improve the useability of the current dwelling. The double height space over the new kitchen is intended to provide additional light and airiness to the building. The relocation of the stairs and the creation of an indoor courtyard is also providing good natural light to parts of the building which would otherwise be fully enclosed.

3.25 The rear gable height is reduced by 0.5m so that it is subservient to the height of the main building.

3.26 The application has proposed a building that reflects the character of the existing street and using materials that are similar to or enhance the historic appearance of the surrounding buildings in Cadogan Park.

#### Trees

3.27 One small ornamental tree close to the rear extension in the rear garden would need to be removed. This ornamental could be replaced if the Council so wished, although there is a very good screen of trees at the rear boundary of the garden of the application site.

#### Car Parking

3.28 There is room for two car parking spaces on the forecourt and one in the existing garage and this meets current standards.

### Sustainability

- 3.29 While the Council have supported the provision of completely new dwellings, there is a value in retaining the core fabric of the building in terms of sustainability. The significant intervention into the external fabric of the house will require that the development will be significantly more energy efficient than the existing house. A sustainability statement is submitted with this application.

### Biodiversity

- 3.30 A biodiversity self assessment form has been submitted with the application which demonstrates that any adverse impacts are limited and can be mitigated or reduced to acceptable levels.

## 4. Conclusions

- 4.1 I have drawn attention to the consented scheme at number 6, number 9, number 10 and Number 20 Cadogan Park where the Council has accepted that significantly large dwellings or extensions with double height front and rear gables were acceptable. It was recognised that a larger dwelling was appropriate due to the varying heights and styles of the existing dwellings and the generosity of the plot sizes on this part of Cadogan Park.
- 4.2 The applicant has followed the Council's requirement that the proposal be as part of a Full planning application rather than a householder application.
- 4.3 In comparison with the consented scheme at number 6, the proposed extension will result in a slightly smaller development, in terms of floorspace, on a slightly larger plot. In addition other nearby properties have had similar large extensions approved.
- 4.4 This application is submitted with a lower rear gable set down from the roof ridge to create a more subservient development.
- 4.5 The application proposals do not create significant outlook or privacy issues nor significantly restrict daylight and sunlight to adjoining properties.
- 4.6 The materials proposed are intended to be sympathetic in the streetscape and in some instances an improvement on what exists on the application building. The proposal is in character with the rest of Cadogan Park.
- 4.7 The revised application proposals have removed more of the footprint behind the existing garage and reduced the gable heights as well as reducing the size of dormers from the withdrawn 2023 application. The application building is more subservient than the withdrawn application building.
- 4.8 The development will significantly reduce carbon emissions.

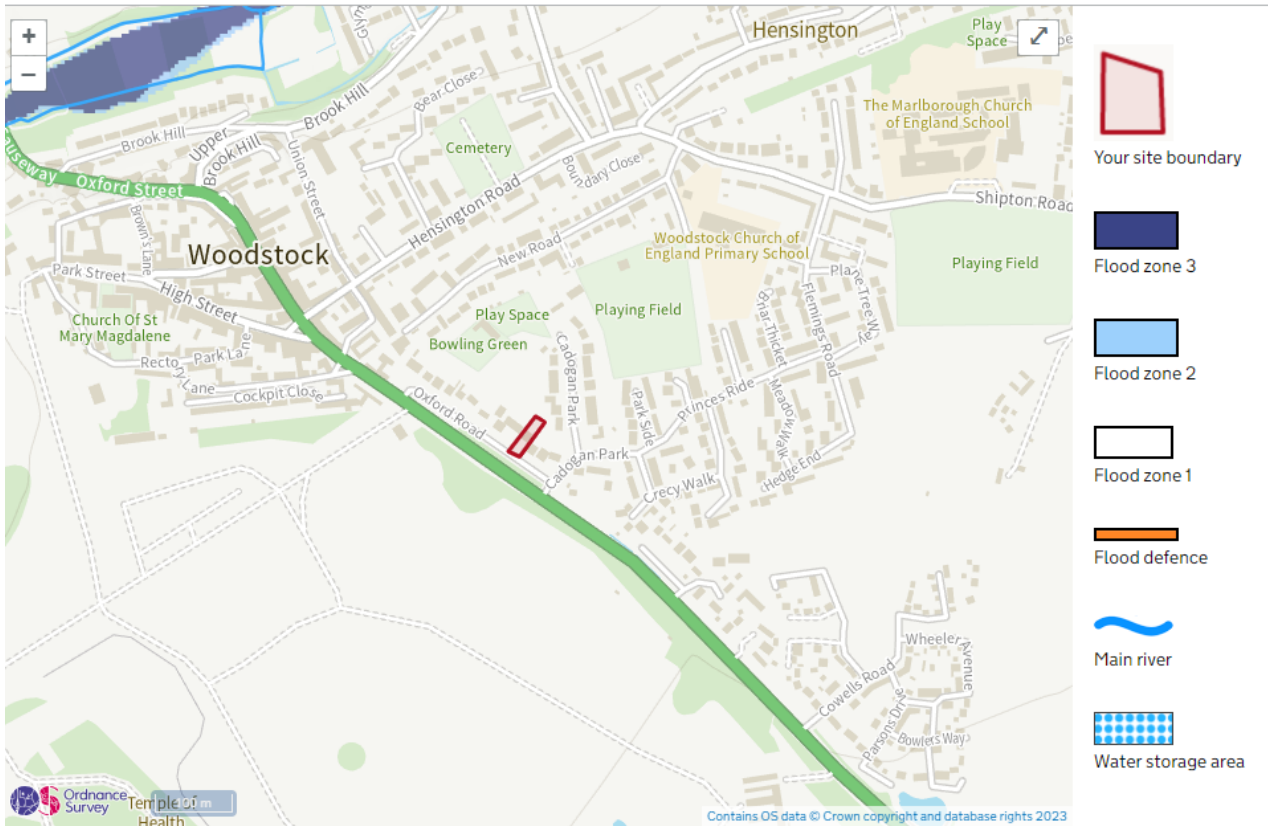
4.9 There is sufficient car parking to meet current standards.

4.10 For the above reasons the proposals should be supported. The proposals are sustainable and following National planning guidance (NPPF 2021) a presumption in favour of sustainable development should be applied and the application consented.

**David Carroll Msc. MRTPI**

**February 2024**

## Appendix 1 Flood Risk Map

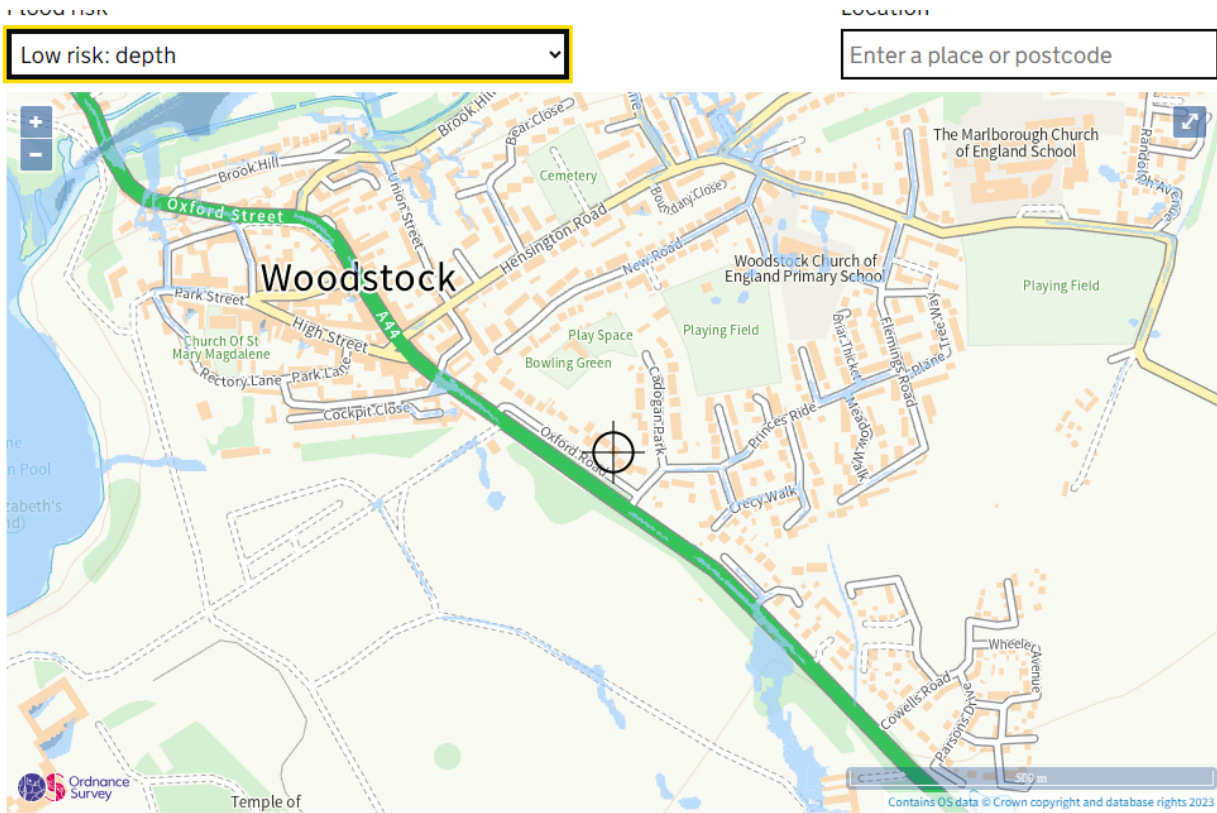


▶ [What the flood map shows](#)

**Download the flood map for this location**

Site is within Flood Zone 1 and does not require a flood risk assessment





Surface water flood risk: water depth in a low risk scenario  
Flood depth (millimetres)

● Over 900mm ● 300 to 900mm ● Below 300mm ⊕ Location you selected

Site is not within a surface water flooding area or critical drainage area