

Item No 06:-

19/02853/FUL

**Court Cottage
Brockhampton
Cheltenham
Gloucestershire
GL54 5XG**

Item No 06:-

Demolition of outbuildings and single-storey rear extensions, erection of two-storey rear extension and alterations to boundary wall at Court Cottage Brockhampton Cheltenham Gloucestershire GL54 5XG

Full Application 19/02853/FUL	
Applicant:	Mr N Barrett
Agent:	A Clarke Design Ltd
Case Officer:	Amy Hill
Ward Member(s):	Councillor Robin Hughes
Committee Date:	15th January 2020
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Design and Impact on Heritage Assets
- (b) Residential Amenity
- (c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)

Reasons for Referral:

Councillor Robin Hughes requested the application was called the Planning and Licensing Committee, stating:

"Thank you for your email, as discussed previously, I have visited the property and looked at the internal layout. I think that the proposed details of the extension blend in perfectly with the extremely limited space and layout of the existing cottage, especially the bathroom which is difficult to access at the moment. The proposed extension is at the back of the cottage, not visible and is subservient to the main structure of the building. I would be very grateful if this could be brought to the Planning and Licensing Committee for a decision, please."

1. Site Description:

The site comprises a typical Cotswold vernacular two-storey semi-detached stone cottage. It is located within the village of Brockhampton. It is set back and elevated from the road edge by a small area of garden, contained by a drystone wall. There is a small stone gabled porch to the principal elevation and a bay window feature. It is noted that the rear elevation roof has been changed to a concrete tile at an unknown date. The Design and Access statement dates the building to 1914, with a photo of a date stone above a window provided. This is noted; however, date stones are not always indicative of the date of original construction. For example, the 1844 and 1888 Ordinance Survey 25" 1st Edition historic maps show a linear building on the location of the current cottage and its attached neighbour. In either case, its form, age and character is that of a historic dwelling, and it is therefore considered to be a non-designated heritage asset (NDHA).

The site is within the Brockhampton Conservation Area, and close to a Grade II listed building, Brockhampton Court, under the same ownership as the application site. Alongside the property is a private road, along which runs a Public Right of Way (PRoW) Sevenhampton Footpath 24. The site is within the Cotswolds AONB. The site is highly visible from the roadside and PRoW along the side.

2. Relevant Planning History:

Rose Cottage
CD.2699/A - Rear extension: Permitted July 1999

3. Planning Policies:

NPPF National Planning Policy Framework
DS3 Small-scale Res Dev non-Principal Settle
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN8 Bio & Geo: Features Habitats & Species
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas
EN12 HE: Non-designated Heritage Assets
INF4 Highway Safety
INF5 Parking Provision

4. Observations of Consultees:

Conservation Officer: Objection - comments incorporated into main report

5. View of Town/Parish Council:

Parish Council: None received at time of writing

6. Other Representations:

None received at time of writing

7. Applicant's Supporting Information:

Design and access statement
Proposed Plans
Photos of the site and village

8. Officer's Assessment:

The application site is near several listed buildings, and as such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving their setting, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The site is also within Brockhampton Conservation Area, and as such the Local Planning Authority is also statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal includes the demolition of a large outside shed, once used as a chicken shed, alterations to the boundary walls, and construction of a two-storey rear extension.

The extension would involve the removal of two rear single-storey flat-roofed modern extensions which were added in the 1970s. The scheme has been amended following the Conservation Officer's initial comments which altered the design of the two-storey extension. These alterations included the reduction of the height of the extension slightly (approximately 30cm) and added dormer windows along the west elevation. The footprint of the proposed extension remained the

same, with alterations to the internal layout. The currently proposed extension would have an L-shaped footprint, with a principal projecting gable and lean-to side element. It would have a depth of approximately 6.5m, and 3.3m, with a width of 7.9m and 4.8m (excluding the bay window). It would have a ridge height of approximately 6.5m and eaves heights of 4.7m; the lower lean-to section would join the main extension at the eaves and would have an eaves height of approximately 2.4m. It is proposed to be constructed of natural Cotswold stone, and 'Cotswold grey' roof tiles with timber windows.

(a) Design and Impact on Heritage Assets

Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality. This conforms to the design considerations of National Planning Policy Framework (NPPF) Section 12.

Paragraph D.19 of the Cotswold Design Code, which supports Policy EN2, advises that extensions should be in scale and character with the parent building. Additions should not dominate the original building, individually or cumulatively. Key Design Consideration 1 (Paragraph D.67) addresses both extensions and new dwellings. It advises that extensions should respect the scale, proportions, materials and character of the parent building; they should be subservient in height, area and overall mass, leaving the form and evolution of the building apparent; that the location and massing of an extension, its roof form and elevational design should respect the parent building; and that extensions should appear as a natural part of the evolution of the building.

Local Plan Policy EN10 requires consideration of proposals that affect a designated heritage asset and/or its setting with a greater weight given to more important assets. It supports proposals that sustain and enhance the character, appearance and significance of designated heritage assets and their setting, which put them in viable uses, consistent with their conservation. Where harm would be caused, it would not be supported unless clear and convincing justification of public benefit can be demonstrated to outweigh that harm.

Local Plan Policy EN11 seeks to preserve and, where appropriate, enhance the special character and appearance of conservation areas in terms of siting, scale, form, proportion, design, materials and the retention of positive features.

Local Plan Policy EN12 has set the criteria for identifying NDHA. As a result of reviewing the criteria set out within Policy EN12, the property's age, historic interest and aesthetic merits, the building is identified as a non-designated heritage asset. As such any development should have regard to the significance of its features, character and setting.

Section 16 of the NPPF states that historical 'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. Specifically Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Paragraph 197 advises that the effect of an application on the significance of non-designated heritage assets should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In terms of applying the relevant design policies, the existing outbuilding is a timber structure with windows on either side and a metal roof. It is considered not to contribute to the visual or heritage amenity of the site or area. As such, its demolition is not objectionable.

The alterations to the boundary wall would be undertaken to remove a parking/pull over space, with a Cotswold drystone wall of the same height as the existing, and the alterations are considered not to harm the character of the site or Conservation Area.

The removal of the existing single-storey extensions is not objectionable, as these are not of historic value or significance. While amendments have been made to the originally submitted scheme, as some form of extension to the rear elevation is considered acceptable, the scale, form and massing of the revised proposal is not supported. The proposal considered is for a large two-storey extension which is marginally reduced in ridge height from the main ridge line by approximately 30cm. The scale of the proposal is overly large with the two-storey and one and half-storey catslide roof form dominating the modest cottage, failing to appear as a natural evolution of the building. The proposed extension would more than double the footprint of the original cottage. The depth of the current cottage is approximately 4.2m; however, the two-storey gable would extend from the rear wall by one and a half times that depth.

The amended design of the rear extension has failed to address the earlier concerns raised by the Conservation Officer, and fails to be subservient in height, footprint and overall mass to the original building, therefore not leaving historic form and evolution apparent. Due to the scale, form and mass of the extension, the extension would appear overly dominant and would harm the modest scale and character of the existing cottage.

The proposal also includes a mix of window sizes throughout the scheme. The amendment on the west elevation from flush casements to smaller dormer windows is welcomed; however, the scheme retains the proposed prominent bay window to the west elevation. This is out of character with the host dwelling where windows are small scale casement windows. Whilst there is a bay window on the principal elevation of Court Cottage, this is not justification for this form to be repeated on a subservient side extension.

The agent submitted a selection of photographs, including the site and of other properties in the locality. Whilst these are noted, each proposal and site is considered on its own merits having regard to the characteristics of each site. As such, examples of bay windows elsewhere in the village and surrounds, whilst noted, are not considered justification for the bay window on this dwelling. This is similarly the case for extensions. It is noted that the attached neighbouring cottage (Rose Cottage), has a two-storey rear extension; however, whilst the Conservation Officer suggested the proposed extension followed a similar route, as the neighbour's extension is considered to have a reduced visual impact on the conservation area, this option was not taken.

The proposal is therefore considered to fail to comply with the design criteria of the Cotswold Design Code, and Local Plan Policy EN2. Given the harm to the dwellinghouse, and detriment to the positive contribution it makes to the Conservation Area, the proposal would also be contrary to Local Plan Policies EN10 and EN11. Given the above, the proposal is considered harmful to the significance of the cottages character as a NDHA, and as such the proposal is contrary to Local Plan Policy EN12. The proposal is considered not to cause harm to the setting of the nearby listed building, due to the clear separation between them and scale of the proposal.

(b) Residential Amenity

Local Plan Policy EN2 refers to the Cotswold Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

Owing to the scale, siting and position of the proposed extension to neighbouring properties, the proposed development is considered not to impinge on the residential amenities of the

neighbouring properties with regards to loss of light or an overbearing affect. The adjoining property (to the east) has a two-storey rear extension forming a double gable with the original roof. The end gable facing the site is blank. As such, the window over the staircase and ground floor windows are considered not to cause unacceptable loss of privacy. To the west, the property over the lane, under the same ownership as the site, is bordered by a tall stone wall, which also forms the side elevation of the property. Whilst there is a window in this side elevation, it is offset from the windows proposed, and at a slight angle. There would be a level of overlooking from the windows on the side of the proposed extension, which would have views into the courtyard of the neighbouring property despite the height of the wall. Nevertheless, this property also has an unoverlooked rear garden and there is already overlooking into the courtyard from the neighbour to the other side. Given this, and the shared ownership of the site, the level of overlooking is considered acceptable.

The proposed development is considered to accord with the residential amenity considerations of Cotswold District Local Plan Policy EN2 and Section 12 of the NPPF.

(c) Impact on Cotswolds Area of Outstanding Natural Beauty (AONB)

Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB. Local Plan Policy EN4 supports development where it does not have a significant detrimental impact on the natural and historic landscape. Local Plan Policy EN5 relates specifically to the Cotswolds AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. These conform to the requirements of Section 15 of the NPPF.

The site is within a built up section of Brockhampton, with the proposed development contained within the residential curtilage of the site, closely relating to the existing built form on the site. Whilst the section of the land which forms the parking area is separated by walling, given the relationship with the dwellinghouse and overall form, this is considered part of the residential curtilage. The proposed works do not encroach into open countryside nor harm the character or appearance of the Cotswold AONB. As such the proposal is considered to accord with Local Plan Policy EN5 and Section 15 of the NPPF.

(d) Other matters

Biodiversity: The outbuilding is in a dilapidated condition; however, it has a metal roof, with timber walls and is well fenestrated resulting in a very light structure. The rear roof slope of the dwellinghouse appears to be in good condition, as does the single storey flat roofed rear extensions. As such, it was considered an unlikely habitat for bats and consequentially unreasonable to require a bat survey to be undertaken. Nevertheless it would be intended to add an informative with any permission to highlight the applicant's legal obligations with regards to bats in the event that they were encountered.

Highway Safety and Parking: The parking space which serves the dwellinghouse would be removed as part of the proposal. Given the rural location of the site and the impracticality of parking along the road outside, this is not ideal. However, the agent has advised that, given the ownership of the neighbouring properties (Brockhampton Court and The Coach House), it is the intention to park at these. There is ample parking space at these, in close proximity to the site. As such, it would not be necessary for the applicant to park on the road. Additionally, there would remain the potential to add parking to the rear of the site in the future, without the requirement for planning permission. As such, the proposal is considered not to cause unacceptable harm to highway safety or congestion.

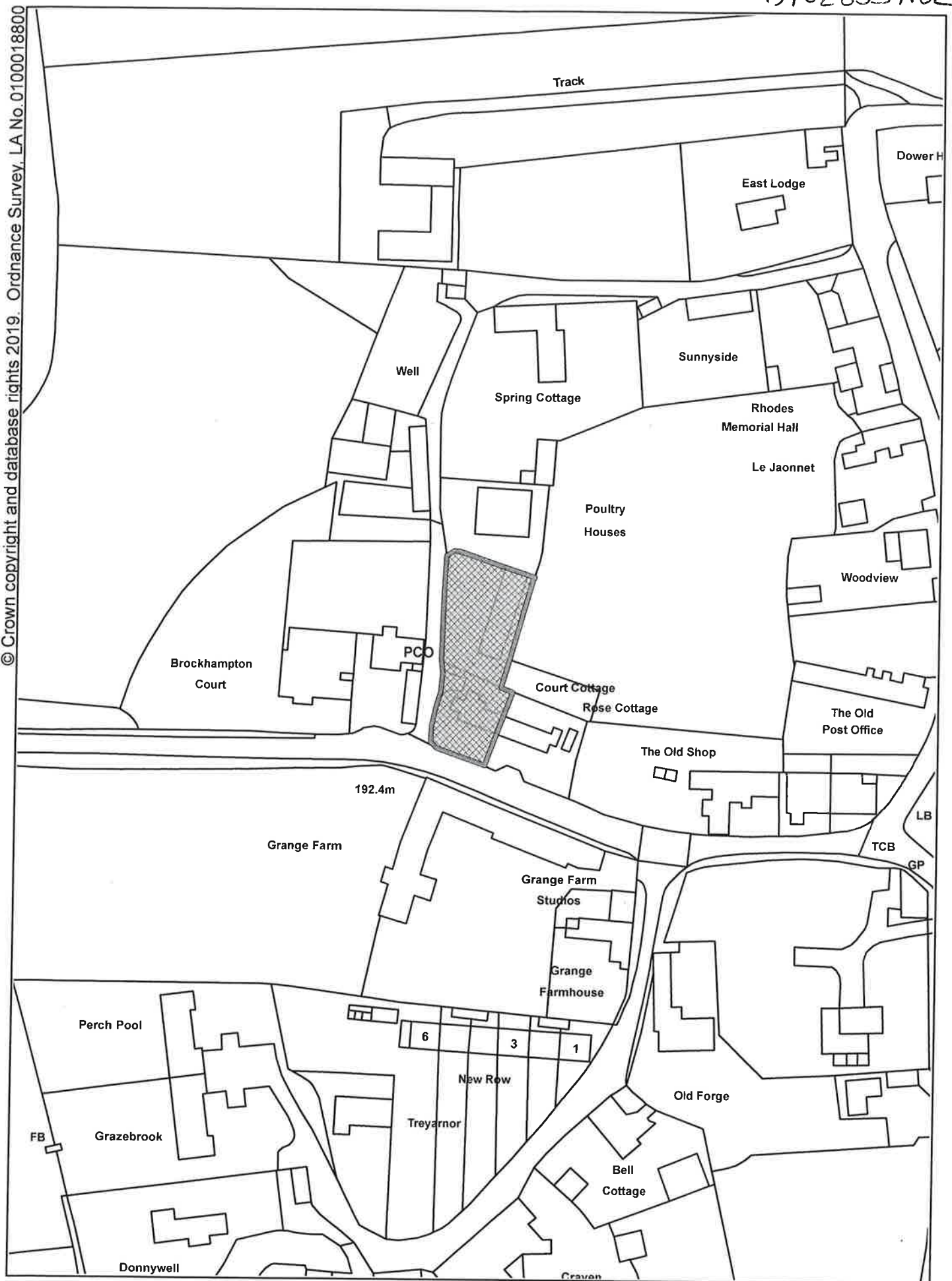
9. Conclusion:

The proposed demolition of the building, alteration to the boundary walling, and removal of existing single storey extensions are considered to comply with the above Local Plan Policies and materials considerations.

The proposed extension is considered to conflict with Local Plan Policies EN2, EN10, EN11 and EN12, and NPPF Sections 12 and 16, due to its scale, appearance and massing. It fails to respond to the modest character of the cottage, to be subservient or respond to its traditional form and layout. The scheme is overly dominant and diminishes the quality and integrity of the existing building. As such, the application is recommended for refusal.

10. Reason for Refusal:

Due to the scale, appearance and massing of the proposed two-storey extension, it is considered to fail to respond to the modest character of the cottage, to be subservient or respond to its traditional form and layout. The scheme is overly dominant and diminishes the quality and integrity of the existing building. As such, the proposed extension fails to accord with the Cotswold Design Code or respect the historic significance of the building as a Non-Designated Heritage Asset. The scheme also fails to preserve or enhance the character and appearance of the Brockhampton Conservation Area. As such the proposal fails to comply with Section 16 of the NPPF, Local Plan Policies EN2, EN10, EN11 and EN12. As such, to permit the application would be contrary to the statutory obligation of the Local Planning Authority under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.



COTSWOLD
DISTRICT COUNCIL

COURT COTTAGE BROCKHAMPTON

Organisation: Cotswold District Council

Department:

Date: 31/12/2019

Scale: 1:1171





	0	100	200	300	400	500	600	700	800	900	1000
Time (min)	0	100	200	300	400	500	600	700	800	900	1000

1. The first step is to identify the problem. In this case, the problem is that the company is not meeting its sales targets. The second step is to analyze the data. The third step is to develop a plan. The fourth step is to implement the plan. The fifth step is to evaluate the results.

A. CLARKE DESIGN

A. Carter Design Ltd
Blairly Farm Farm, Blairly Park
Chickens, Ohio, 44015-8012
813-242-2284
acdesign@earthlink.net
www.acdesign.com

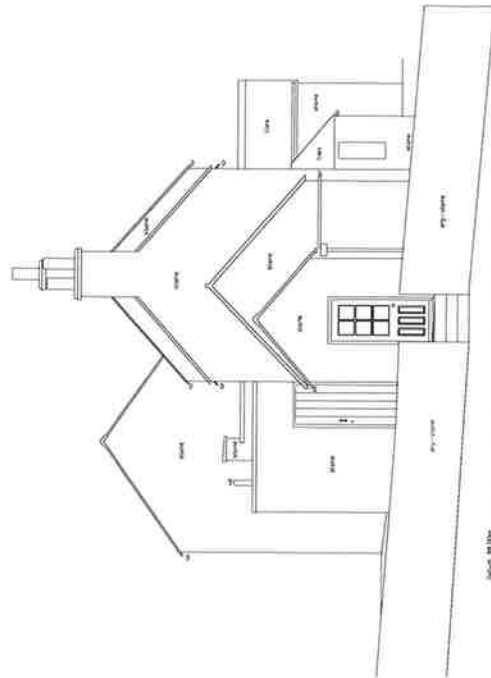
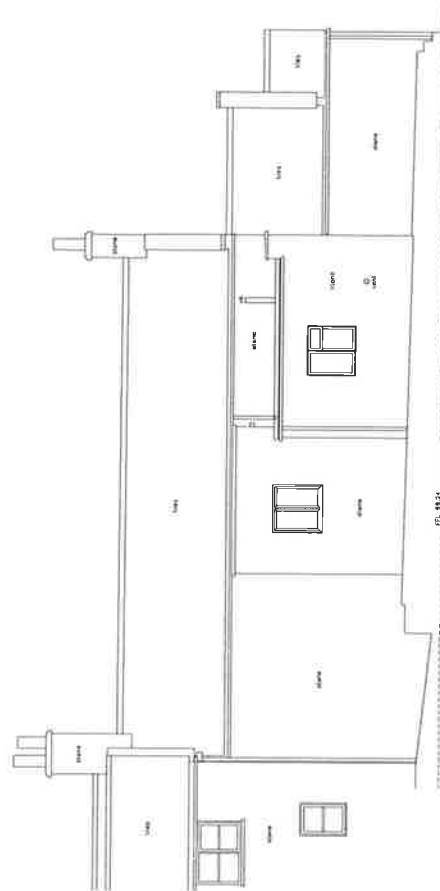
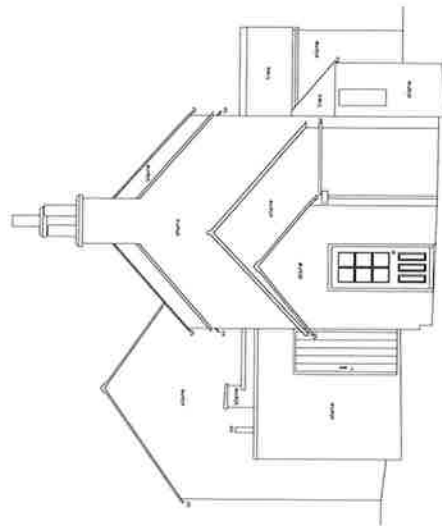
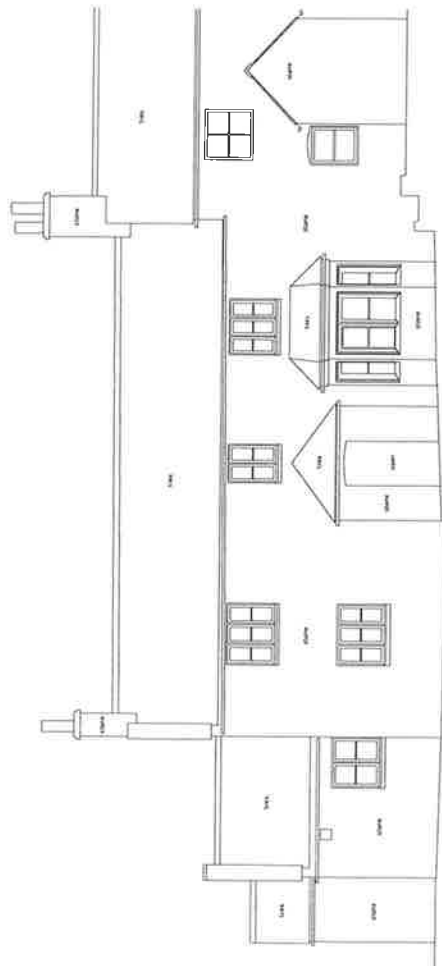
Mr N. Barrett
Court Cottage
Brookhampton

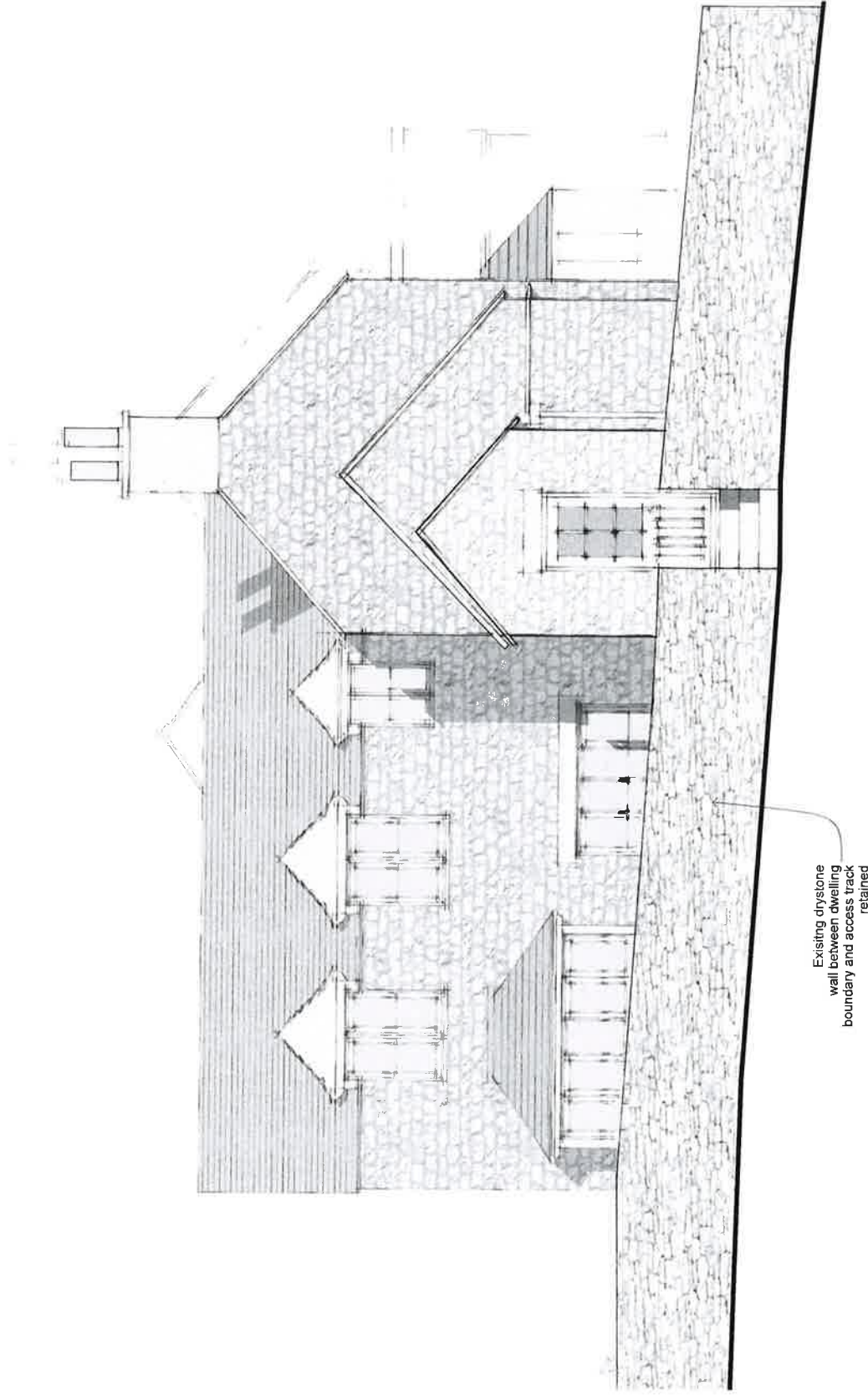
Proposed Rear Extension	Existing Site Plan (Survey)
	

DATE	12/02/03	PLANNING
DATE	17/04/19	1724-02
DATE	AC	



EXISTING TOPOGRAPHICAL SURVEY - GROUND & FIRST FLOOR LAYOUT 1:100@A3





A.CL RKE DESIGN

Sherry, Kate Ann, Sherry, Peter 1724-16A 9124-20044 www.aclrkedesign.co.uk www.aclrkedesign.co.uk	Mr. N. Barrett Court Cottage Broadway Hill	Proposed New Extension Proposed New Existing Extension including boundary wall	1724-16A PLANNING
Date: 10/10/16 Drawn by: AC Scale: 1:50	Date: 10/10/16 Drawn by: AC Scale: 1:50	Date: 10/10/16 Drawn by: AC Scale: 1:50	Date: 10/10/16 Drawn by: AC Scale: 1:50