

Item No 06:-

20/00656/FUL

**Templis
Broadwell
Moreton-In-Marsh
Gloucestershire
GL56 0TU**

Item No 06:-

Part-retrospective application for construction of single-storey timber frame garden shed at Templis Broadwell Moreton-In-Marsh Gloucestershire GL56 0TU

Full Application 20/00656/FUL	
Applicant:	Mr William Neill
Agent:	
Case Officer:	Amy Hill
Ward Member(s):	Councillor Julian Beale
Committee Date:	8th July 2020
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design
- (b) Impact on Landscape
- (c) Impact on Trees

Reasons for Referral:

In accordance with the Scheme of Delegation, the application has been brought to the Planning and Licensing Committee as the applicant is Councillor Neill's husband.

1. Site Description:

The site comprises a two-storey detached late arts and crafts dwellinghouse, set in approximately 0.4 hectares of garden. It is located approximately 100m to the west of Broadwell Conservation Area along the road to Lower Oddington. The house set back approximately 30m from the road, orientated with the principal elevation facing south east. The access to the site is to the south west of the dwellinghouse and garden to the east.

The site is surrounded by open countryside, and is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). Along the north east boundary of the site is a Public Right of Way (Broadwell Footpath 6).

2. Relevant Planning History:

13/03559/FUL: Erection of two storey side extension and dormer window, erection of a porch canopy over new entrance and single storey lean-to roof over existing garden terrace. Permitted September 2013.

17/00792/NONMAT: Non-material amendment to application 13/03559/FUL for a revision of solar panel arrangement on carport roof. Permitted August 2017.

3. Planning Policies:

TNPPF The National Planning Policy Framework
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB
EN6 Special Landscape Areas
EN7 Trees, Hedgerows & Woodlands

4. Observations of Consultees:

None received at time of writing.

5. View of Town/Parish Council:

Not received at time of writing.

6. Other Representations:

None received at time of writing.

7. Applicant's Supporting Information:

Proposed Plans

8. Officer's Assessment:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The starting point for the determination of this application is therefore the current development plan for the District, which is the adopted Cotswold District Local Plan 2011 - 2031.

The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

The proposal is for a garden shed. It will measure approximately 3m by 2.3m, with eaves and ridge heights of 2.4m and 3.5m respectively. It will have a red-brick base with pine timber clad walls, and a reclaimed clay tile roof. The red-brick base has already been erected.

(a) Design

Local Plan Policy EN2 (Design of the Built and Natural Environment) supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality. NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in.

The Cotswold Design Code Section D.67 states outbuildings should relate to the scale and character of the main building, and not be excessive in number. It also advises that generally outbuildings should not be forward of the street facing or principal elevation of the dwellinghouse. It also notes that small timber sheds and summerhouses are widely permissible.

Due to the scale and separation from the dwellinghouse, and the site context, the location forward of the principal elevation is considered not to be harmful to the appearance of the site. The materials are considered appropriate for this context and size of building.

The proposal is therefore considered to accord with the design considerations of Local Plan Policy EN2 and NPPF Section 12.

(b) Impact on Landscape

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 Policies EN4 (The Wider Natural and Historic Landscape), EN5 (Cotswolds Area of Outstanding Natural Beauty), and EN6 (Special Landscape Areas), seek to protect the character and appearance of the landscape of the district. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas. For development within the Cotswold AONB, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

The proposed shed will be within the clear residential curtilage of the site. The proposal would be separated from PRoW by a hedge; however, its height and density is such that views of the shed would be available from this. Given the size of the proposed shed, it would not be a dominant feature within the landscape from this PRoW. The proposal would not visually encroach into the Cotswold AONB or Moreton-in-Marsh Surrounds SLA. As such, the character and appearance of both would not be harmed by the proposal. The proposal therefore complies with Local Plan Policies EN4, EN5 and EN6.

(c) Impact on Trees

Local Plan Policy EN7 requires development to conserve and enhance natural assets to be affected, including trees, hedgerows, and woodland of high landscape amenity, ecological or historical value as well as veteran trees.

There is a tree located to the south east of the location of the proposed shed. It is not protected by virtue of a Tree Protection Order and is not within a conservation area. The area of the root system which could be affected by the proposal is limited, with suitable grass areas for the roots around the tree otherwise. The base of the shed has already been built which would have been the main source of potential for harm to the tree. The shed is also on an existing area of hardstanding further limiting potential harm. Given the tree is not protected, and the base has already been erected, it is considered that it would not be reasonable or necessary to require protection measures for the remaining build period.

9. Conclusion:

The proposal is considered to comply with the above Local Plan Policies and material considerations. As such, it is recommended for permission.

The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

10. Proposed conditions:

1. The development hereby approved shall be carried out in accordance with the following drawing number(s): 1; 2; 3; 4 and SITE PLAN 2.

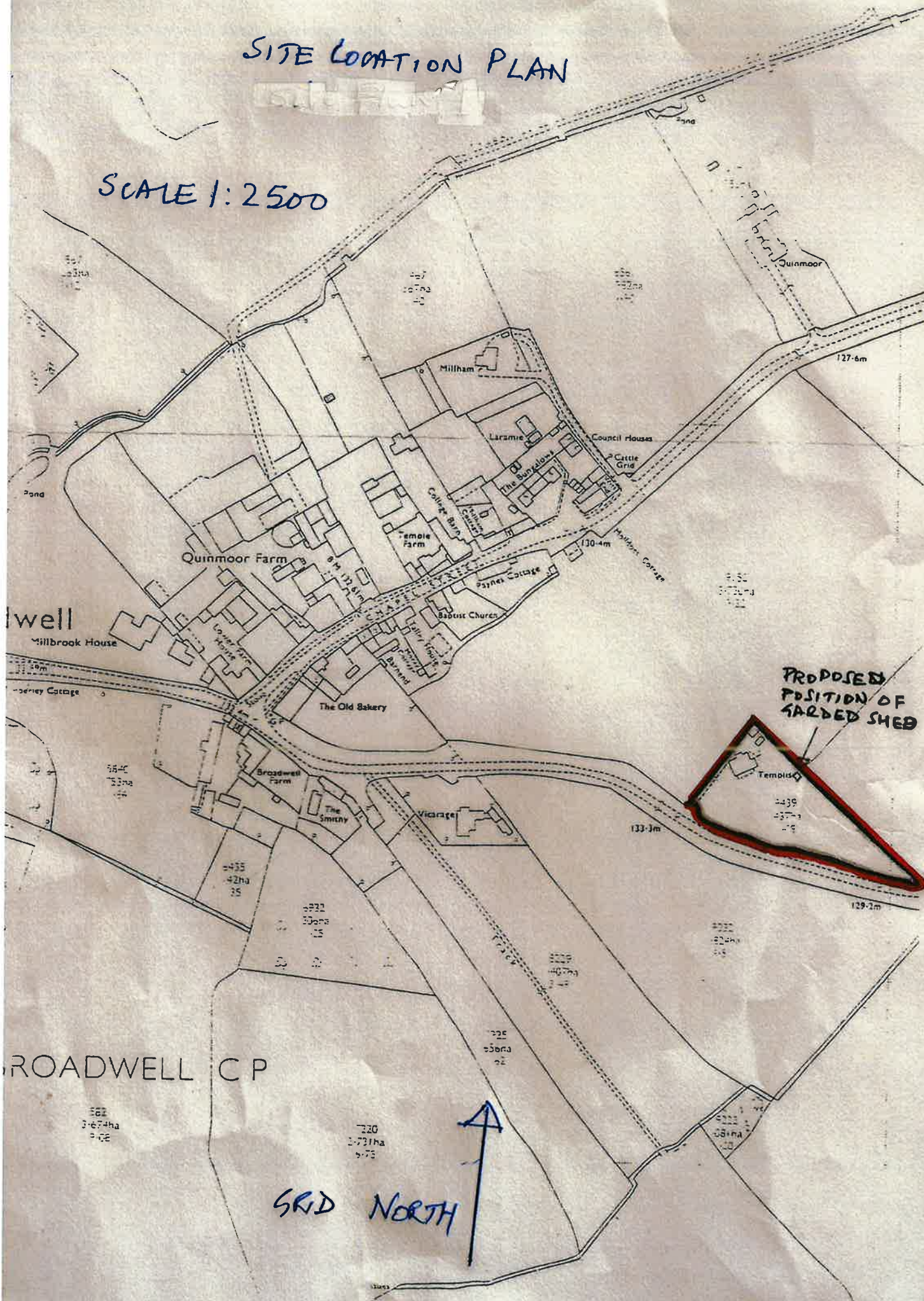
Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

Informatives:

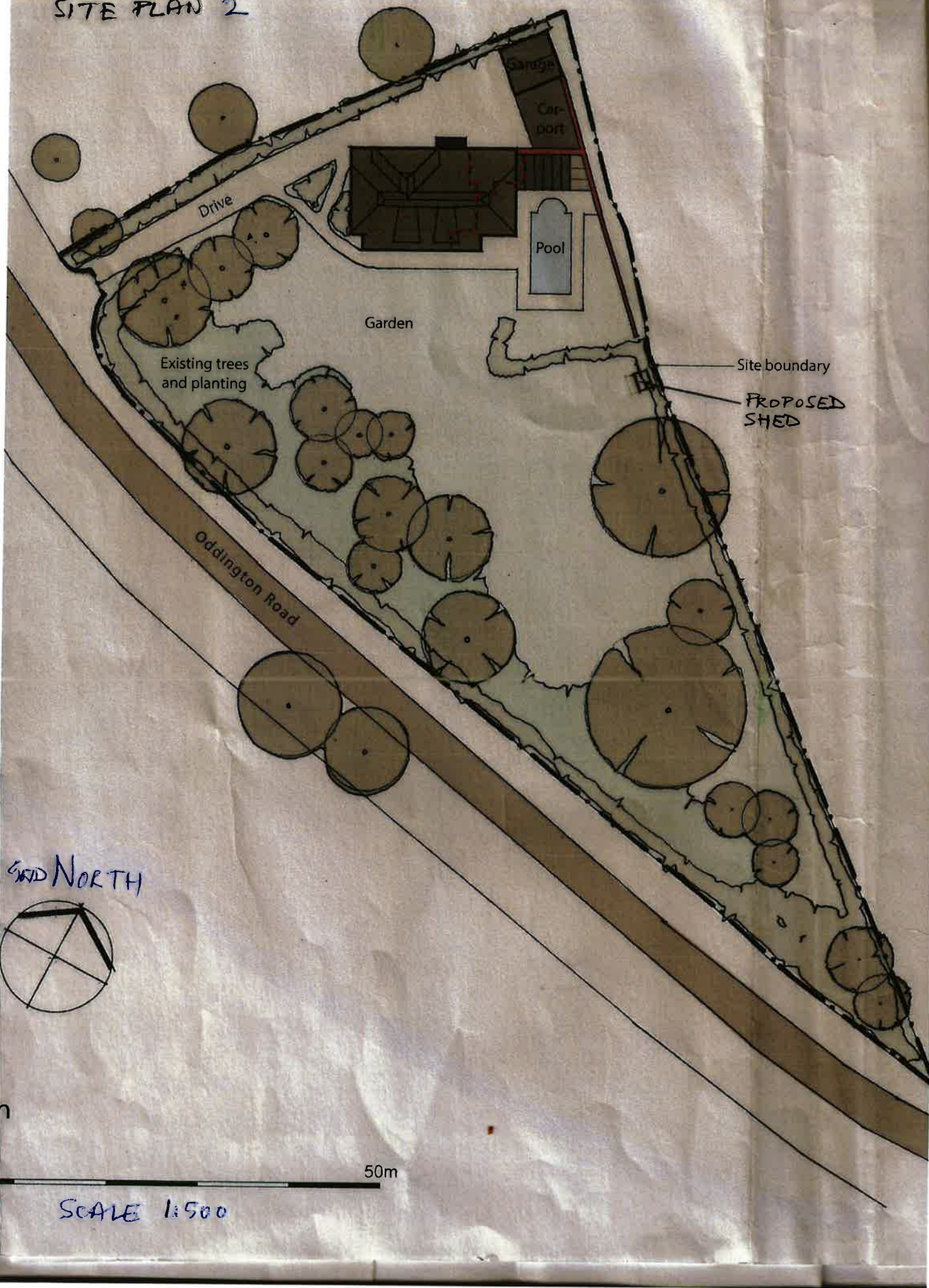
Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

SITE LOCATION PLAN

SCALE 1:2500



TEMPLIS BROADWELL
SITE PLAN 2



Site boundary
PROPOSED SHED

Existing trees and planting

Garden

Pool

Drive

Garage
Carport

Oddington Road

GRID NORTH



50m

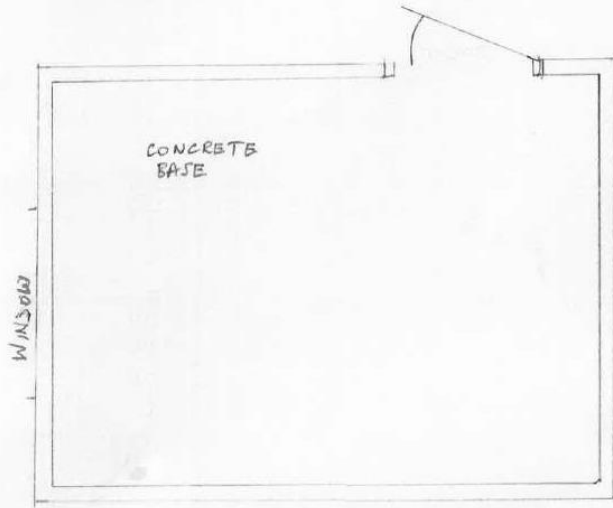
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PROPOSED GARDEN SHED - TEMPLIS BROADWELL

DRAWING ①

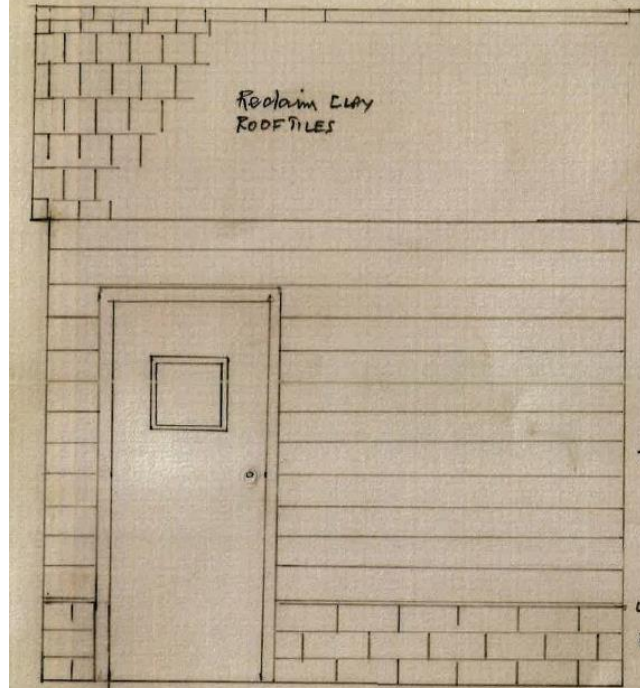
This shed is made as far as possible with reclaimed materials. The main timber frame, door & window all come from the property (Templis) following building works undertaken 4 years ago.

GROUNDPLAN



SCALE 1/20

WEST ELEVATION DRAWING ②



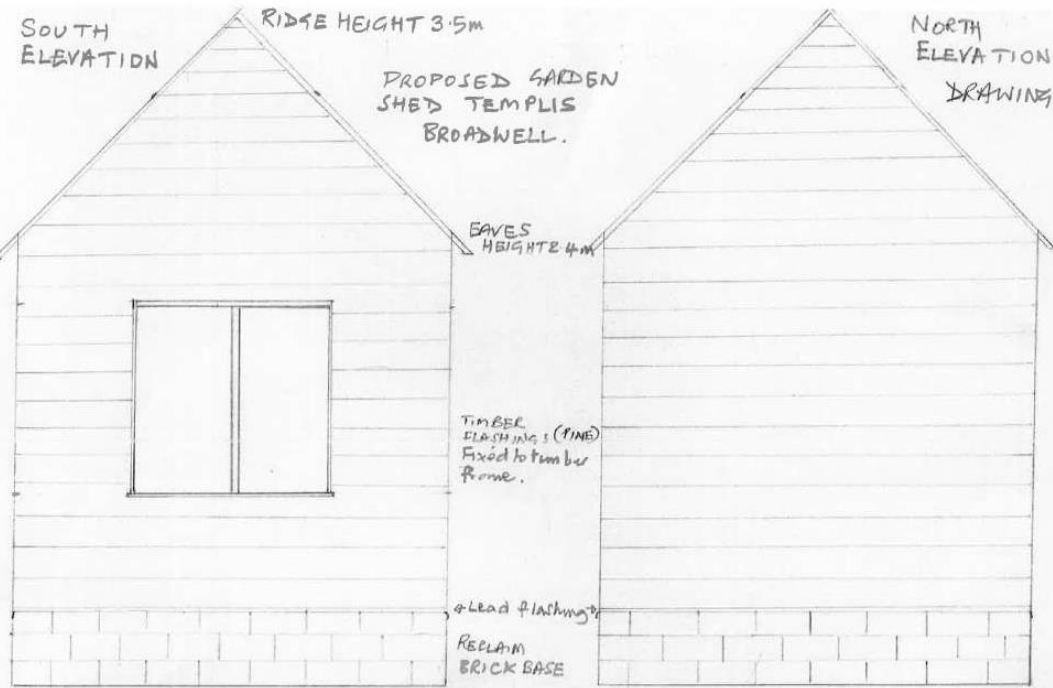
SCALE 1/20

SOUTH ELEVATION

PROPOSED GARDEN SHED TEMPLIS BROADWELL.

NORTH ELEVATION

DRAWING ③

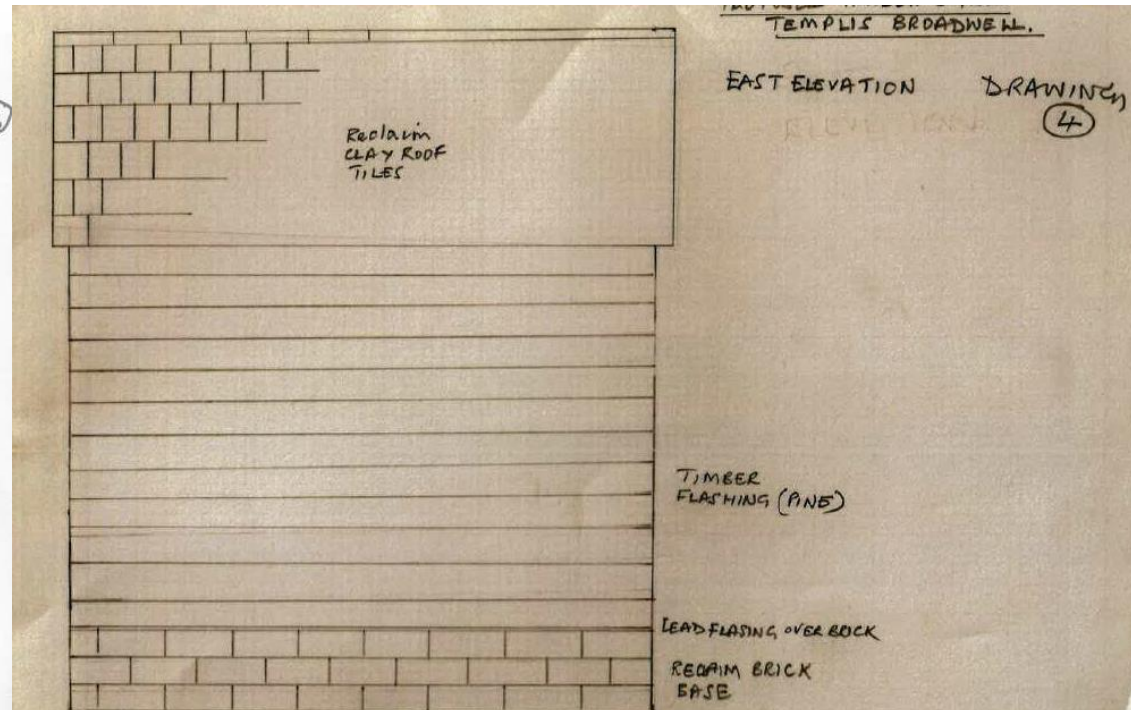


SCALE 1/20

William Neil
15-2-2020

TEMPLIS BROADWELL.

EAST ELEVATION DRAWING ④



SCALE 1/20

William Neil
15-2-2020

