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Item No 08:-

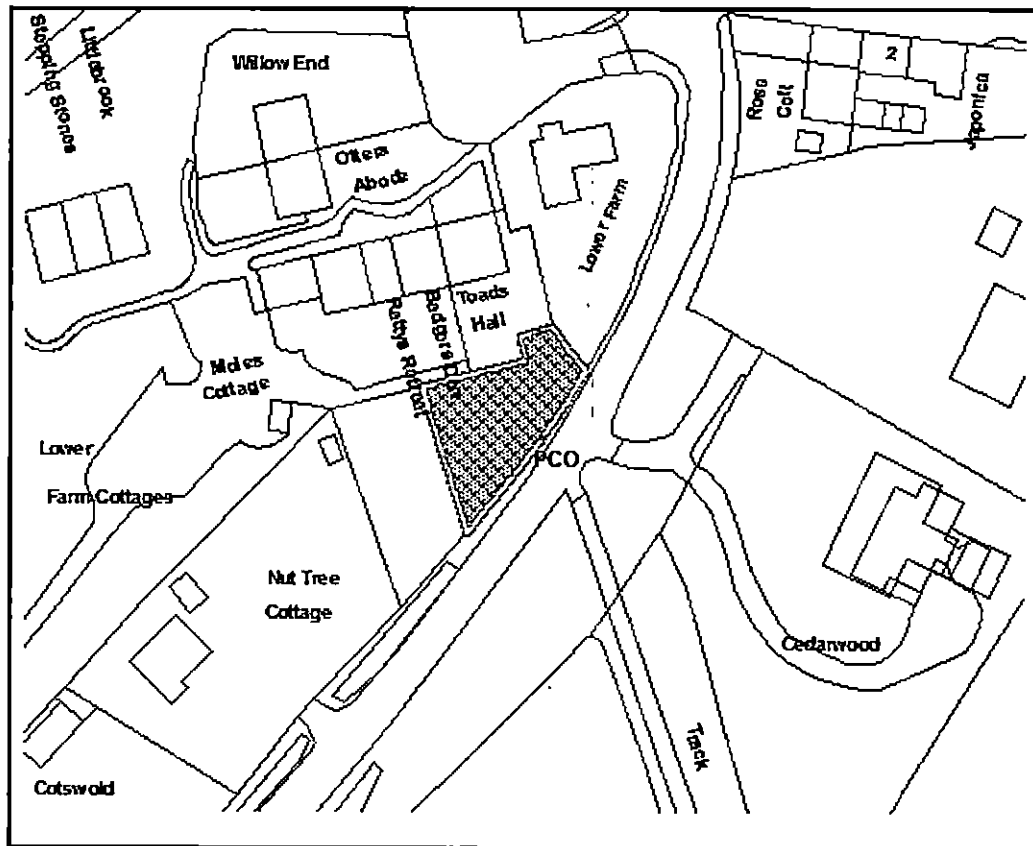
14/05276/FUL (CD.2395/N)

**Land Off School Lane
Lower Farm House
Blockley
Gloucestershire
GL56 9DP**

**Proposed new dwelling and parking structure at
Land off School Lane
Lower Farm House Blockley**

Full Application 14/05276/FUL (CD.2395/N)	
Applicant:	Mr & Mrs H Goodrick-Clarke
Agent:	Tyack Architects
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	8th July 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Residential Development Outside Development Boundaries
- (b) Sustainability of Location
- (c) Impact on Character and Appearance of Cotswold Area Of Outstanding Natural Beauty
- (d) Design and Impact on the Blockley Conservation Area
- (e) Impact on neighbouring living conditions
- (f) Highway Safety and Parking
- (g) Drainage and Flooding
- (h) Biodiversity and Ecology
- (i) Trees
- (j) Other Issues

Reasons for Referral:

This application has been brought to Committee by the Ward Member to allow members to assess the impact of the proposal on highway safety and impact on neighbouring living conditions.

1. Site Description:

The application site consists of a triangular piece of land, an adjacent to the main approach into the village off the B4479. An earth bank and hedgerow form the southern boundary of the site where it adjoins the road. The southern boundary is defined by a hedgerow and adjoins the Lower Farm Estate. The western Boundary has a number of mature trees and makes up an established boundary treatment.

The use of the lawful use of the land is residential used in connection with a residential property known as Lower Farm which lies to the north east of the application site. The South West corner of Lower Farm adjoins the north east corner of the application site.

The site is also located within the Blockley Conservation Area (CA) and the Cotswolds Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

The application site known as Lower Farm has previously had permission and been subdivided from a farm into 8 residential dwellings known as the Lower Farm Estate the most relevant permissions are set out below:

CD.2395/ A - Planning permission to alter and extend dwelling to convert into two dwellings: Permitted 1979

CD.2395/B - Planning permission to convert building into 4 dwellings: Permitted 1979

CD:2395/D - Planning permission for the erection of a terraced block of three cottages, to be used as additional holiday accommodation: Permitted 1985

CD.2395/E - Planning permission for the erection of a terraced block of three cottages, to be used as additional holiday accommodation. (Revised details): Permitted 1990

CD.2395/F - Planning permission for erection of three cottages, (revised location): Permitted 1981

3. Planning Policies:

LPR42 Cotswold Design Code

LPR45 Landscaping in New Development

LPR46 Privacy & Gardens in Residential Development

LPR47 Community Safety & Crime Prevention
 NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR15 Conservation Areas
 LPR19 Development outside Development Boundaries
 LPR38 Accessibility to & within New Development
 LPR39 Parking Provision

4. Observations of Consultees:

Heritage comments included in main body of the report.

Tree Officer comments included in main body of the report.

Biodiversity Officer comments included in main body of the report.

Environmental Protection Officer comments included in main body of the report.

5. View of Town/Parish Council:

No comments at time of writing report

6. Other Representations:

Nine Third Party letters of objection:

Comments in the objection letters are summarised below:

- (i) Principle of development
- (ii) Impact on neighbouring living conditions
- (iii) Impact of proposal on the conservation area
- (iv) Safety, parking and access
- (v) Loss of general amenity
- (vi) Flooding and drainage Issues from the site
- (vii) Damage to communal land
- (viii) Refuse collection
- (ix) Impact on landscape and trees
- (x) The development cannot be built because of a restrictive covenant on the land preventing further development of the site.

7. Applicant's Supporting Information:

Design and Access Statement
 Tree Survey Assessment
 Preliminary Ecological Appraisal

Proposed Development

This application is for the erection of a two bedroomed dwelling with a foot print of 74.4m and a maximum height of 6.1m. The proposed materials would be in Cotswold stone and oak boarding for the walling with clay tiles for the roofing. The dwelling the dwelling would be accessed off an unclassified highway with a right of access across a private drive and parking for 2 cars. The application also proposes a car port constructed in timber. The dwelling would sit in a suitably sized plot and would provide ample space for bin storage and general amenity areas.

(a) Residential Development Outside a Development Boundary

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the Cotswold District Local Plan 2001-2011.

Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The provision of the open market dwelling proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Council must also have regard to national policy and guidance when reaching its decision.

Paragraph 47 of the National Planning Policy Framework (NPPF) states that Councils should identify a supply of deliverable sites sufficient to provide five years worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites Paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In such instances the Council has to have regard to Paragraph 14 of the NPPF which states that where the development plan is absent, silent or relevant policies are out-of -date permission should be granted unless;

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted;

The application site is located within the Cotswolds AONB and as such the second bullet point above would be applicable should the Council's 5 year land supply be in deficit. Paragraph 115 of the NPPF advises that 'great weight should be given to conserving landscape and scenic beauty' in AONBs. The application would therefore have to be assessed having regard to the planning balance and all material considerations should the Council's housing land supply figures fall below five years.

The recent independent analysis of the Council's 5 year supply figures was undertaken as part of the Public Inquiry for 120 dwellings on land to the south of Cirencester Road, Fairford (APP/F1610/A/14/2213318, CDC Ref 13/03097/OUT). In the decision, issued on the 22nd September 2014, the Planning Inspector stated 'I conclude that the Council is unable to demonstrate a five-year supply of deliverable housing sites.' It is evident that the Council's 5 year housing land supply figures have been successfully challenged at appeal and as such the decision of the Planning Inspector represents a material consideration in the determination of this application.

Following the Fairford appeal decision the Council's Forward Planning Section produced an OAN and undertook a review of its land supply figures. The most recent figures, which were published in June 2015, indicate that the Council has a 7.74 year supply of housing land. This figure is inclusive of the 20% buffer.

The Council's position is that it can now demonstrate the requisite 5 year (plus 20%) supply of deliverable housing land. As such, the Local Plan Policies that cover the supply of housing, such as Policy 19, are no longer considered to be out of date having regard to Paragraph 49 of the NPPF.

It is also evident that the continuing supply of housing land will only be achieved, prior to the adoption of the new Local Plan, through the planning application process. Allocated sites in the current Local Plan have essentially been exhausted. In order to meet its requirement to provide

an ongoing supply of housing land there will remain a continuing need to release suitable sites outside Development Boundaries for residential development. If the Council does not continue to release such sites the land supply will be in deficit and the criteria set out in Paragraph 14 of the NPPF will apply. It is considered that the need to release suitable sites for residential development represents a significant material consideration that must be taken into fully into account during the decision making process.

The site has also been considered as part of the Council's Strategic Housing Land Availability Assessment (SHLAA) process. The SHLAA is prepared to help inform the site allocations made in the Local Plan (although it is not an allocations document in itself). It establishes whether land is suitable, available and economically viable for housing development over the plan period.

The application site was included in the SHLAA Review May 2014 under the reference 'BK_10 Lower Farmhouse'. At the time, the review stated that the site was not currently deliverable, and therefore was discounted. The site is clearly now deliverable.

The NPPF has at its heart a 'presumption in favour of sustainable development'. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. The second role is a social one where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations'. The third role is an environmental one where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

Paragraph 215 of the NPPF also states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'

Notwithstanding the current land supply figures and the wording of Policy 19 it is necessary to have full regard to the economic, social and environmental roles set out in the NPPF when assessing this application. Of particular relevance in this case is the need to balance the social need to provide new housing against the potential environmental impact of the proposed scheme. These issues will be looked at in more detail in the following sections.

(b) Sustainability of Location

Blockley is not designated as a Principal Settlement in the current Local Plan. However, emerging Local Plan document 'Local Plan Reg 18 Consultation: Development Strategy and Site Allocations' identifies the village as one of 17 settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031. The village has a primary school, village shop, church, two public houses and is located close to industrial/employment estates at Draycott and Northwick Park. The village is also located approximately 3 miles from Moreton-in-Marsh and 2 miles from Chipping Campden.

Blockley is ranked 12th in the District in terms of its social and economic sustainability. The Development Strategy and Site Allocations paper identifies that Blockley along with Chipping Campden, Mickleton and Willersey are considered to form part of a cluster of settlements that serve the northernmost part of the District. Collectively the aforementioned settlements are considered to have the necessary services, facilities and employment opportunities to provide for the local population. Taken together the settlements are also considered to be able to accommodate sufficient housing to make a reasonable contribution to the overall District requirement of 7600 dwellings without compromising the strong environmental constraints present in the locality. Paragraph 55 of the NPPF states that 'where there are groups of smaller

settlements, development in one village may support services in a village nearby.' This is reinforced in the Government's Planning Practice Guidance which states;

'It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.

A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'

It goes on to say; 'all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.'

It is evident that the ability of Blockley to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Development Strategy and Site Allocations paper recognises that the village is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Moreover, it also supports a reasonable growth in the village's population to help 'address local affordable housing needs; sustain existing facilities; and maintain Blockley's role as a local service centre.' Blockley has therefore been recognised as a potentially sustainable location for new residential development in terms of accessibility to services, facilities and amenities.

The current application site is located on the southern approach to the village. The distance from the site to the village centre is also consistent with guidance in Manual for Streets (Para 4.4.1) which states that 'walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot.'

Bus stops are also located in the centre of the village and are within walking distance of the proposed development. The application site is therefore within reasonable cycling and walking distance of village facilities and amenities and public transport links. Overall, it is considered that the site does represent a sustainable location for new residential development in terms of accessibility to services, facilities and amenities.

(c) Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape.

Paragraph 17 of the NPPF states that planning should recognise the 'intrinsic character and beauty of the countryside and support thriving rural communities within it.'

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.

The proposed dwelling whilst it would be elevated above the road, is set down within the valley as at the arrival to Blockley along the B4479. As such it would not result in a change to the character and appearance of the locality. Furthermore, the site already has a partly domestic character and appears visually connected to the settlement. The topography of Blockley means

that it is not uncommon to see buildings elevated above the highway. The proposal is consistent with this character.

Other than from a PROW opposite the site that would provide glimpsed views into the site, there are very limited public views of the site. The views that are available reveal the site to be seen in context with existing village development. In landscape terms the proposal is considered not to be out of character with its surroundings or to represent the introduction of an incongruous or inappropriate form of development into the AONB. It is considered that the proposal will not have an adverse impact on the character or appearance of the AONB and as such does not conflict with guidance in Paragraphs 17, 109 and 115 of the NPPF.

(d) Design and impact on the Blockley Conservation Area

The application site lies within the designated Blockley Conservation Area, wherein the Local Planning Authority is 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.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm should be weighed against the public benefits of those works.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

Given the proposed siting of the property, an important consideration is the size and scale of the proposal in relation to the streetscene, surrounding area and its relationship to existing development, the parcel of land historically would have formed a small paddock area in between the farm complex at Lower Farm and the principle access road into the village. Following the conversion of the barns at Lower Farm (ref: CD2395/D) (1985) this area of land was left as an area of open space as part of this development. However since implementation this area has not been maintained and planting and boundary treatments have established themselves in this area providing an element of enclosure and screening from the converted barns from the highway and providing screening to the area from outside views into the site.

The proposal is set on the very edge of the conservation area. The site borders onto Lower Street on the south-east, but is at a higher level, and thus not readily visible. To the north are existing barn conversions, and to the west, early-twentieth-century houses. The site is consequently not identified in the conservation area character appraisal either as a significant open space, or as a space that contributes to, or falls within any identified views.

Consequently, subject to the detailed design, the impact on the conservation area is considered to be minimal and the proposal is considered to preserve the character and appearance of the CA in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, local plan policy 15 and guidance contained within section 12 of the NPPF.

As set out within the supporting statement, the proposed building has been designed to appear as a former agricultural building. Whilst there is no history of an agricultural building in this location, the siting and orientation respects the grain of development on the site and traditional courtyard arrangements. The overall height, size and detailed design of the building would not result in a cramped form of development on this parcel of land and the principle of having a building of the scale and form proposed is considered acceptable subject to the detailed design. Following consultation with the Council's Conservation Officer revised plans have been submitted to overcome some initial design concerns, The revised plans addressed the main concerns raised by the Conservation Officer and the overall design is now considered acceptable and would not warrant refusal on design grounds. The proposal is therefore considered to accord with local plan polices 15 and 42 and the guidance contained within section 7 of the NPPF in this regard.

(e) Impact on Neighbouring living conditions

Policy 46 of the local plan states that development will only be permitted if the proposal provides adequate space around residential dwellings so to ensure reasonable privacy, daylight and adequate private outdoor living space.

The dwelling has been designed with low eaves along the northern boundary of the property adjacent the neighbouring properties there are no proposed windows in this elevation and the distance between the properties is over 14m away from the application property.

The impact of the proposal upon neighbouring properties has carefully been assessed and whilst there have been a number of objections with regard to the impact of the proposal on neighbouring living conditions in particular with relation to light, noise and overlooking, it is considered that given the orientation, siting and design of the property, the property has been designed so that it would not result in any significantly adverse impact on the neighbouring living conditions of the surrounding residential properties and provide appropriate space around dwellings which would be maintained and that there would not be a material impact upon their amenity in accordance with Policy 46 of the Local Plan.

(f) Highways safety and parking

Concern has been raised over the access, safety, parking facilities for the new dwelling. The proposed dwelling would be accessed off an unclassified highway using an existing private, shared access for the properties of the Lower Farm Estate. The agent has confirmed that the applicant has right of access along this drive to the property. Whilst a number of properties share this access arrangement, having discussed the application with the Highways Officer, it is not considered traffic generated by the addition of 1 dwelling would result in a severe impact on the safe operation of the highway network.

The property provides adequate access and parking facilities for 2 cars for the proposed dwelling including space to enable vehicles to manoeuvre and exit in a forward gear. There are therefore no significant concerns in terms of impact on the safe operation of the highway network.

A number of objections have been received from local residents with concern over the potential access to the site. Concern has also been raised with regard to who would be responsible should

any damages be caused to communal areas and visitors, etc parking on private land. This issue is not directly a planning related matter and any repair or maintenance works required to be carried out could not be controlled through the planning process. However, as part of the application the agent has confirmed that they have right of access to the site in order in to carry out any proposal on the land. Therefore any dispute over damages to this area and cost of repair would be a civil matter outside the control of planning.

(g) Drainage and Flooding

The application site is located in Flood Zone 1 as designated by the Environment Agency (EA). Flood Zone 1 is the lowest designation of Flood Zone with an annual risk of flooding of less than 1 in 1000 (<0.1%) and as such, there are no concerns in relation to potential flood risk to the site subject to approval of details of the disposal of surface water runoff.

Given that the properties to the north of the site lie in flood zones 2 and 3, it is therefore considered appropriate to attach a condition requiring full details of the proposed surface water disposal strategy to be submitted prior to the commencement of development.

(h) Biodiversity and Ecology

Following the submission of a preliminary ecological appraisal the Biodiversity Officer has assessed the submission and, subject to a condition showing a replacement provision for nesting birds incorporated into the proposed buildings and replacement trees, raises no objection. The proposal therefore accords with Policy 9 of the Local Plan and guidance contained within section 11 of the NPPF.

(i) Trees

The Tree Officer has confirmed that given the proximity of the trees to the development, there is no objection with regard to the impact of the proposal on the health of the trees retained and the impact of the trees on the living conditions of any future occupants of the property He has however recommended a condition requiring tree protection of the trees during any construction phase and details of replanting of trees as part of a landscaping condition.

(j) Other Issues

(a) Legal Agreement

One of the primary concerns relating to the application from neighbouring properties relates to a legal agreement on the land that prevents further development. Having assessed the history of the site, from these documents it is clear that, on the 16th of June 1984, an application was made to Cotswold District Council for planning permission to develop Lower Farm, Blockley by the erection of a terraced block of three cottages to be used as additional holiday accommodation. The Council permitted the application on 27th of November 1985.

In order to make the development acceptable in planning terms the then applicants were required to enter into a Planning Agreement pursuant to section 52 of the Town and Country Planning Act 1971 (the forerunner of section 106 of the Town and Country Planning Act 1990). The Agreement was completed on the 29th of October 1985 in order to limit strictly any further development on the site. Broadly it states that the applicants and their successors in title which now includes a number of properties all under separate ownership, will not at any time carry out any development on the site in addition to the development which was permitted by the Decision Notice of the 27th of November 1985 unless that additional development is permitted development within the provisions of Article 3 and the First Schedule to the Town and Country Planning and Development Order 1977.

Whilst this of course has implications far as the current application, the Agreement dated the 29th of October 1985 runs with the land and would be binding on the present owners of the site. As

the current application is clearly not permitted development, it would be in breach of the extant legal agreement.

Whilst the legal agreement was between the landowner and the Local Authority, there is no legal reason why the application cannot be determined by the Local Planning Authority, and the legal issue regarding the agreement can be dealt with after a decision is made on the application. Therefore whilst these concerns over the legal agreement have been taken into account, the legal agreement on the land would not substantiate a valid planning reason to refuse the application, although it would be necessary for the agreement to be varied before any development could be implemented.

(b) Refuse bins

A number of objections have been received relating to issues regarding refuse bins and their storage. The proposed site has ample space for the storage of refuse bins and whilst there is concern over the siting of bins on private land during collection, this would be a civil matter between the interested parties and would not substantiate a planning reason to refuse the application.

9. Conclusion

Overall whilst small in scale, it is considered that the proposed scheme would make a positive contribution to the Council's ongoing need to provide a continuing supply of housing land. The site also lies adjacent to a settlement which has been identified in emerging Local Plan papers as a potential location for future housing. It is therefore considered to represent a sustainable location for the proposed development in terms of accessibility. Consequently, Officers are satisfied that that the proposal accords with Policy 5, 9, 15, 38, 39, 42, 45, 46 and 47 of the Local Plan and, whilst there is some conflict with Policy 19 of the Local Plan, there are material considerations that indicate that planning permission should be granted.

10. Proposed conditions:

In pursuance of their powers under the above Act, and having regard to the Town and Country Planning (Development Management Procedure) (England) Order 2010, the development was considered to be contrary to the following: Cotswold District Local Plan Policy 19. However, the following material considerations were of sufficient merit to justify the permitting of the development:

The proposed scheme will address in part the Council's need to provide a continuing supply of housing land in a sustainable location. These benefits are considered to outweigh the other, very limited impacts arising from the scheme. The proposal accords with the principles of sustainable development as set out in the National Planning Policy Framework.

The Council therefore **PERMITS** the above development in accordance with the details given on the application form and submitted plans, which are subject to the following **conditions**:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 508A/1, 2447-001, 2447-002B, 2447-005B, 2447-006B, 2447-007A and 2447-009

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Prior to the construction of any external wall of the development hereby approved samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

No windows, rooflights and doors shall be installed/inserted in the development hereby approved until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

Prior to the first use/occupation of the development hereby approved a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45.

The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the first building on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

Two integral bird boxes shall be incorporated within the car port and proposed new dwelling, and a landscaping plan submitted for approval by the LPA to show enhancement planning of fruit trees. All enhancements must be completed before the new dwelling is first brought into use and permanently maintained thereafter.

Reason: In line with the National Planning Policy Framework (in particular section 11), Cotswold District Local Plan Policy 9 and In order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Prior to any site development taking place, an arboricultural method statement and Tree Protection Plan shall be submitted to the Local Planning Authority and approved in writing. The method statement and tree protection plan shall be in accordance with the guidance in BS 5837:2012 "Trees in relation to design, demolition and construction. Recommendations, and shall include details of:

Details of tree protection fencing and excluded activities in accordance with BS 5837

Details of ground protection measures where access and working space is needed outside the tree protection fencing but within the root protection area of the tree

Details of any underground services within the root protection areas of the retained trees and how they will be installed along with appropriate arboricultural supervision

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policies 10 and 45.

That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.

Relevant Policies: Cotswold District Local Plan Policy 5 and Section 11 of the NPPF

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions, walls gates, fences, outbuildings or other means of enclosure, shall be erected, constructed or sited in the curtilage of the dwellinghouse, other than those permitted by this Decision Notice.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, any future development will be constructed to ensure the design and siting would be in keeping with the character of the property and not result in an adverse impact on the surrounding area and Blockley Conservation Area

The proposed oak boarding shall not be treated in any way and shall be left to weather and silver naturally unless alternative details are submitted to and approved in writing by the local planning authority

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

Prior to the installation of the windows and door, details of the proposed colour and finish shall be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

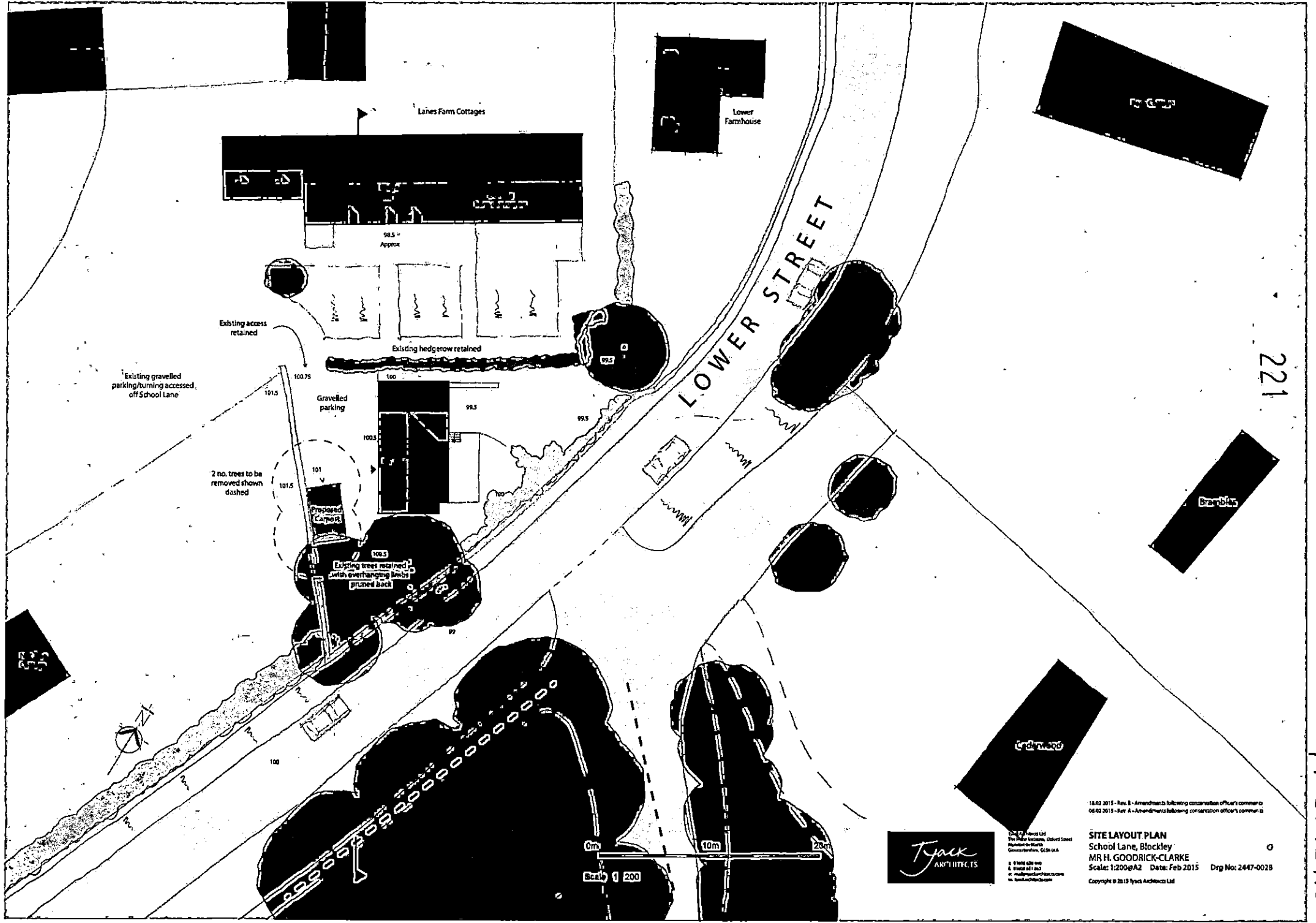
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

The new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42



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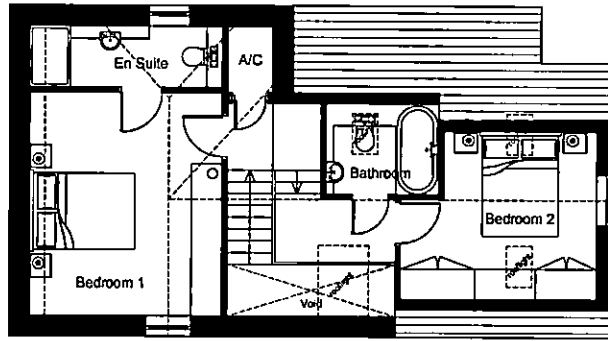
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18.02.2015 - Rev. B - Amendments following conservation officer's comments
 06.02.2015 - Rev. A - Amendments following conservation officer's comments

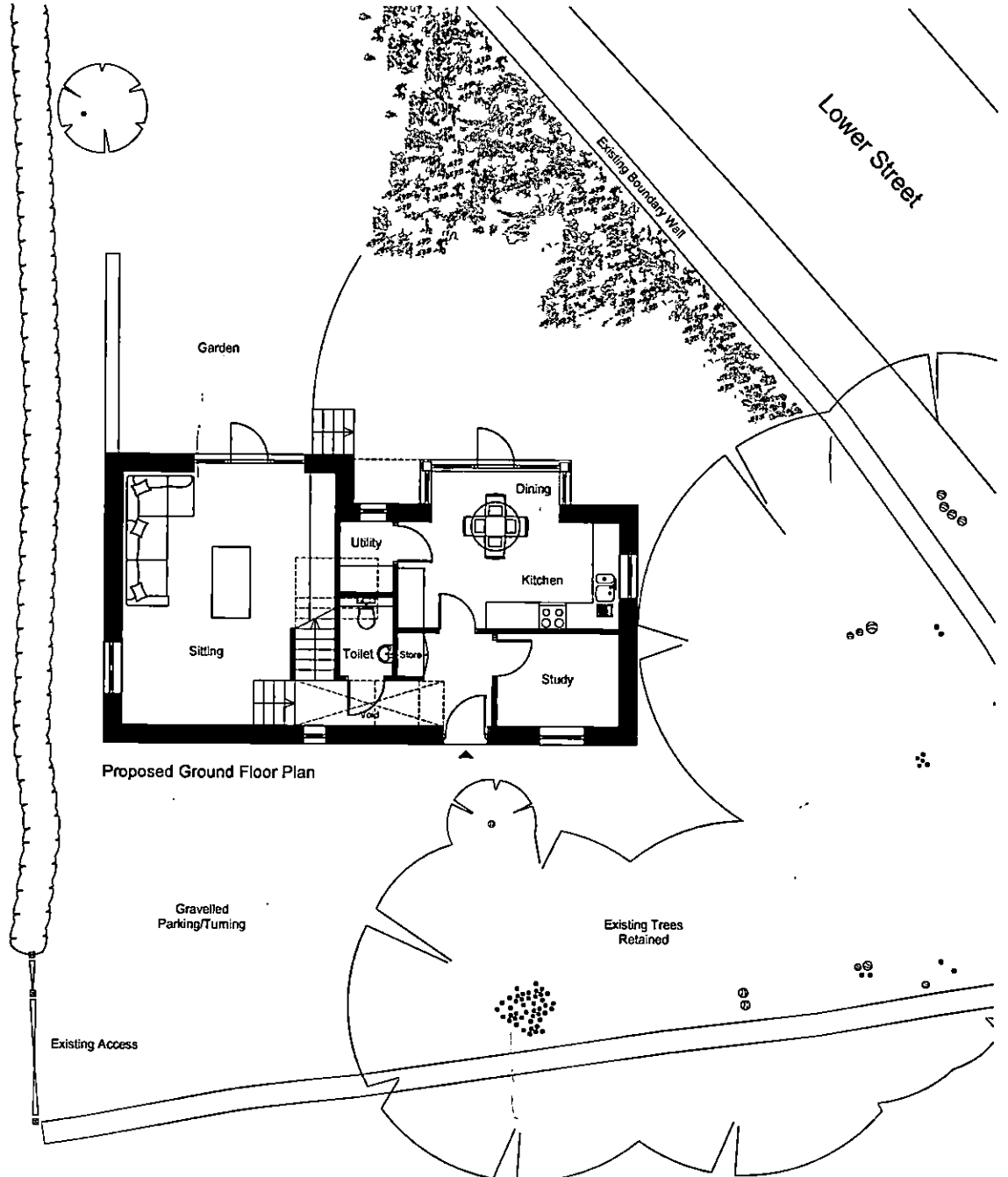
SITE LAYOUT PLAN
 School Lane, Blockley
 MR H. GOODRICK-CLARKE
 Scale: 1:200@A2 Date: Feb 2015 Dwg No: 2447-0028
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Proposed First Floor Plan



Proposed Ground Floor Plan

drawing status

revision A description Amendments following conservation officer's comments

date 06.02.2016 by DK



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date February 2015

title Proposed Floor Plans

scale 1:100 @ A3

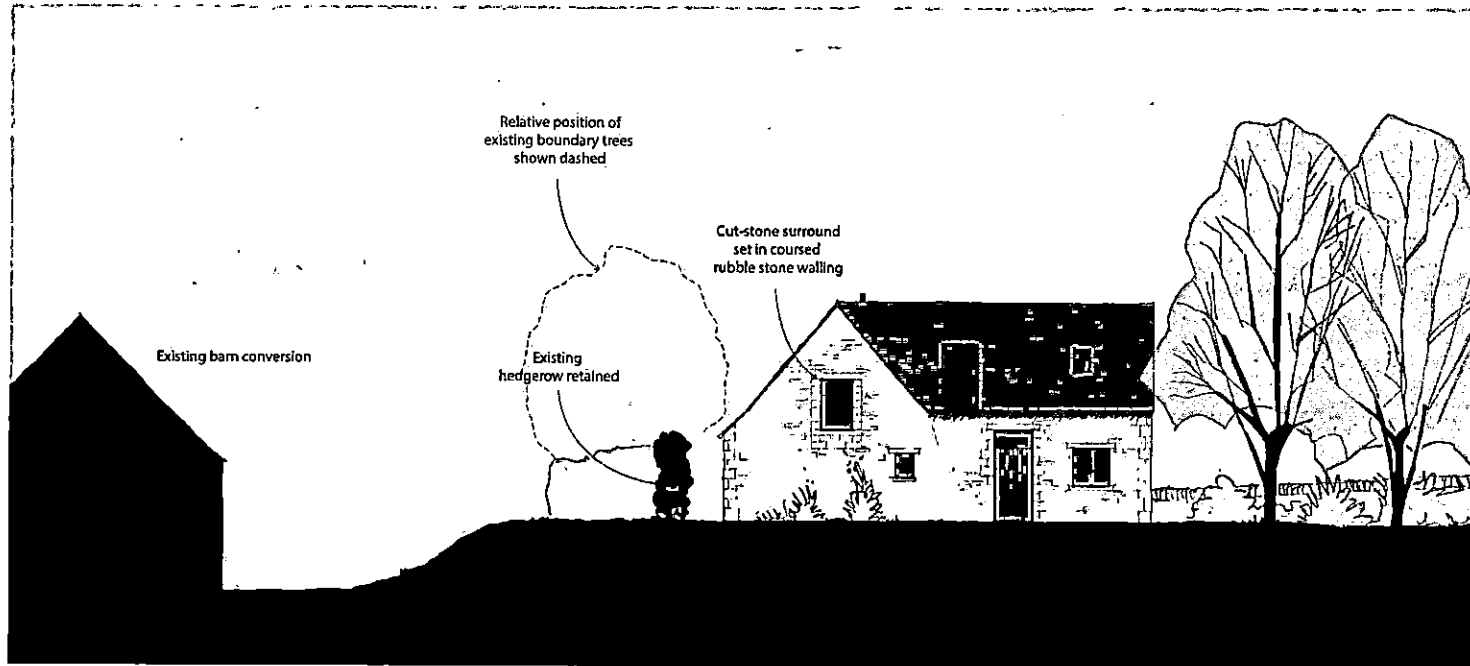
drawn -

project 2447 School Lane, Blockley

number 2447-007A

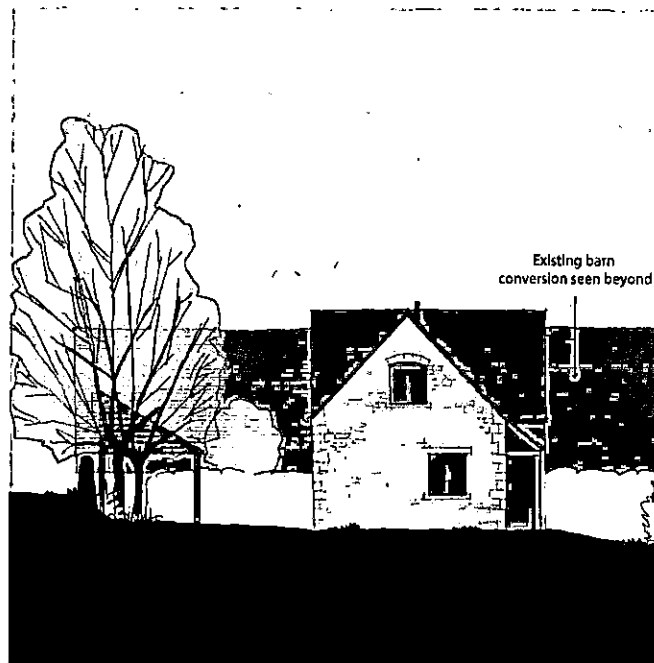
checked

revision

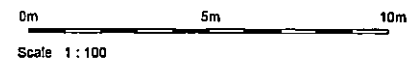


- Materials:
- Walls: Natural stone oak boarding (untreated)
 - Roof: Plain tiles (clay appearance)
 - Windows: Painted flush timber casements
 - Rooflights: Conservation style

South West Elevation
Scale 1:100



South East Elevation, facing Lower Street
Scale 1:100



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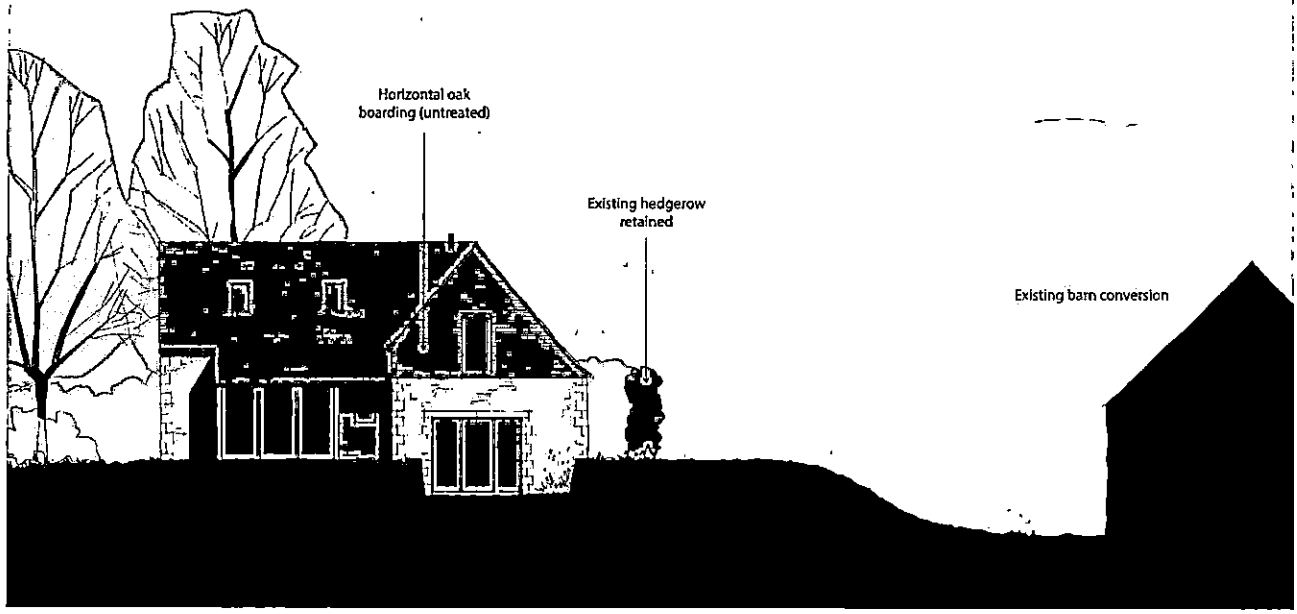
PROPOSED ELEVATIONS SHEET 1
South East and South West Elevations
School Lane, Blockley
MR H. GOODRICK-CLARKE
Scale: 1:100@A2 Date: Feb 2015 Drg No: 2447-005B

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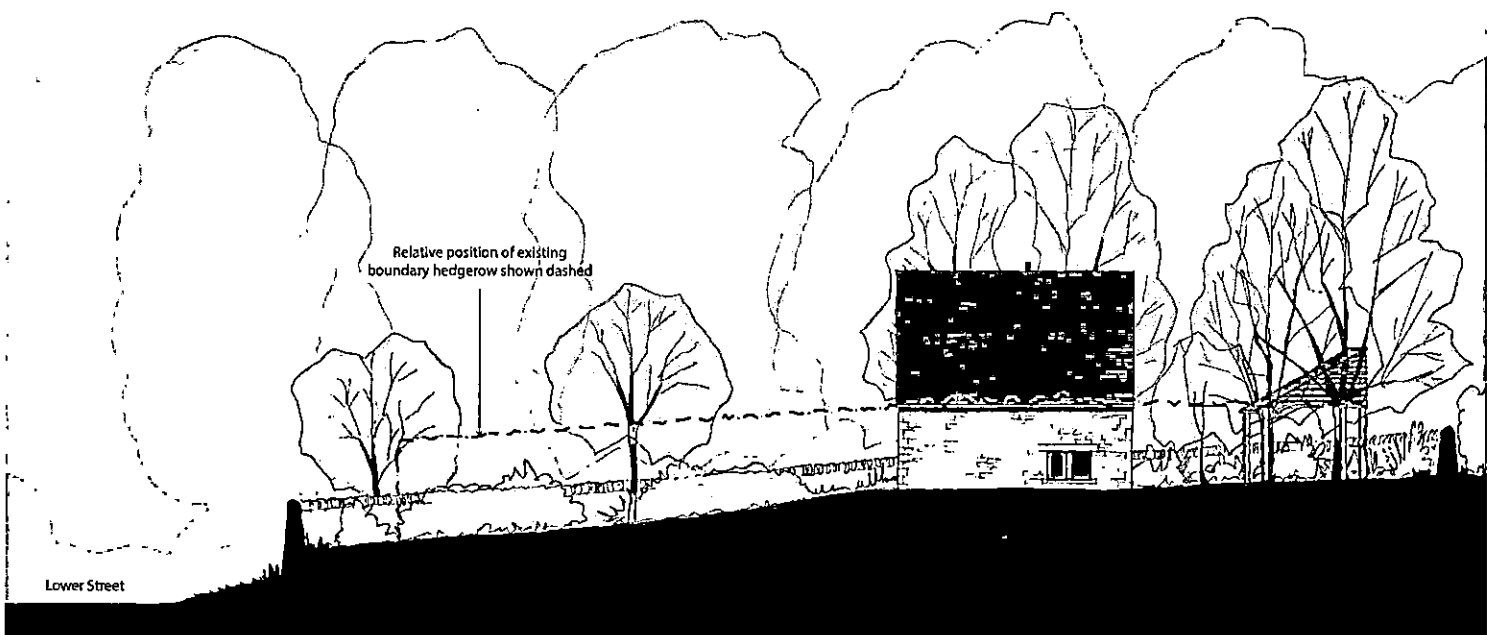
14105276 | FULL



North East Garden Elevation
Scale 1:100

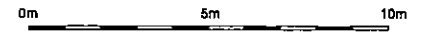
- Materials:
- Walls: Natural stone
oak boarding (untreated)
 - Roof: Plain tiles (clay appearance)
 - Windows: Painted flush
timber casements
 - Rooflights: Conservation style

224



North West Elevation (Facing existing barn conversion boundary)
Scale 1:100

18.02.2015 - Rev. B - Amendments following conservation officer's comments
06.02.2015 - Rev. A - Amendments following conservation officer's comments



Scale 1 : 100

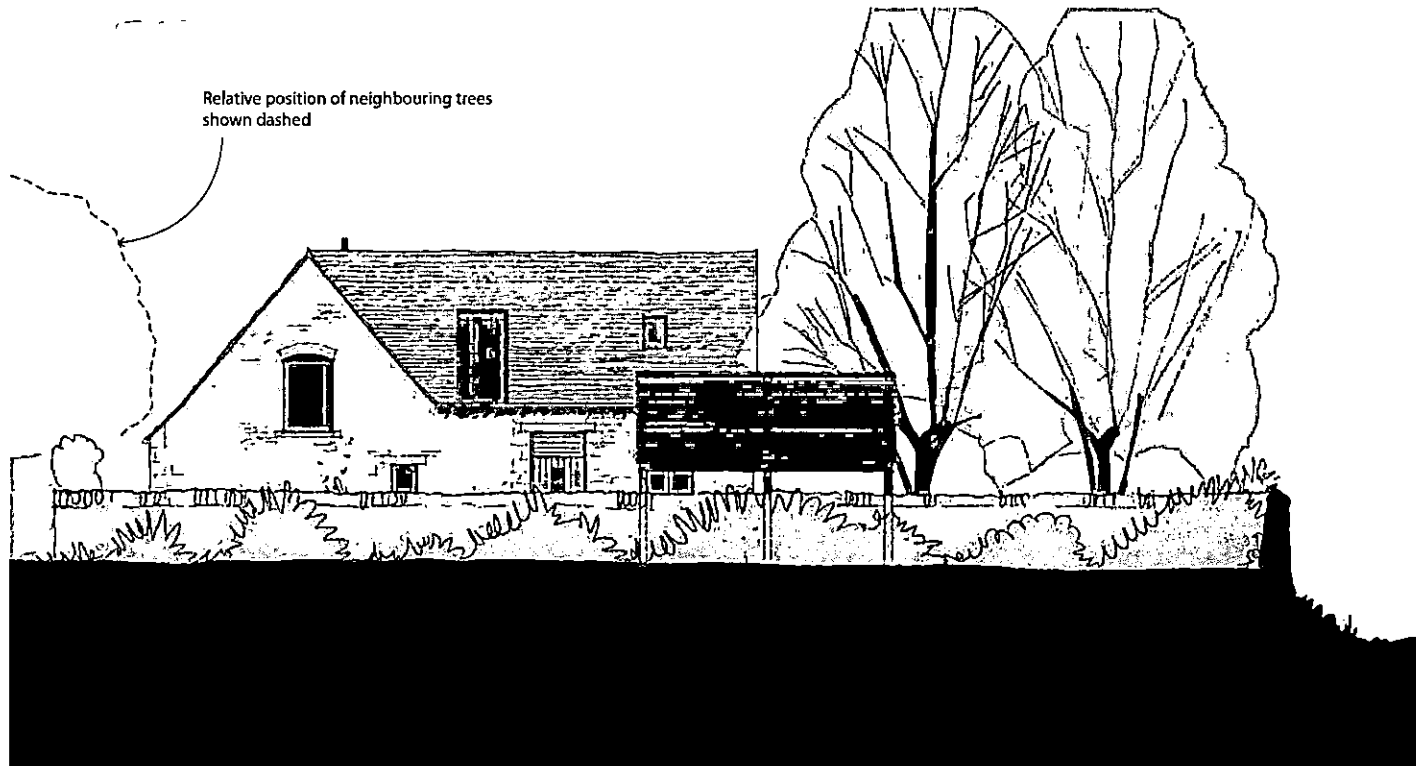


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PROPOSED ELEVATIONS SHEET 2
North East and North West Elevations
School Lane, Blockley
MR H. GOODRICK-CLARKE
Scale: 1:100@A2 Date: Feb 2015 Dwg No: 2447-005B

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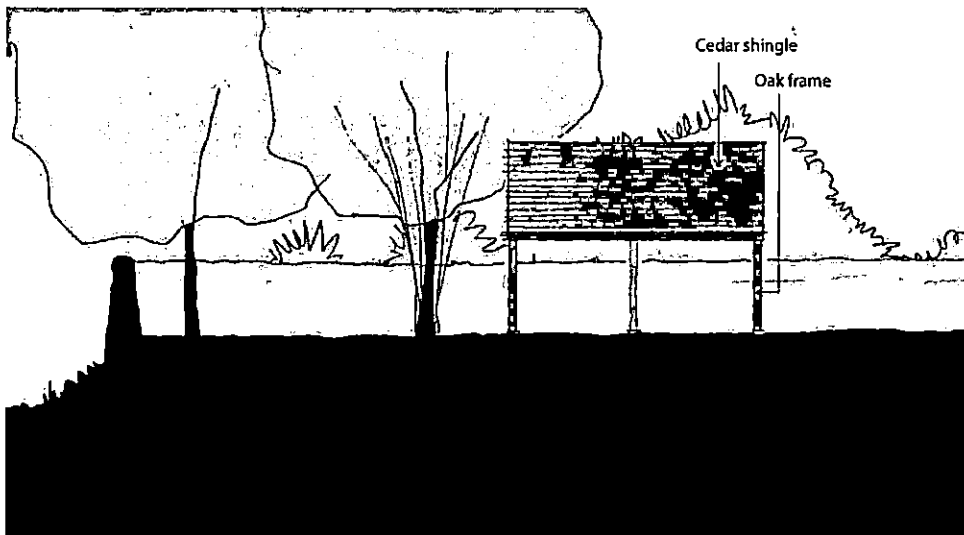


Relative position of neighbouring trees shown dashed

Car Port Materials:

- Oak posts
- Cedar shingle roof
- Timber slots to SW Elevation (hit and miss)

South West Elevation
(seen from neighbouring property)
Scale 1:100



Cedar shingle
Oak frame

Lower Street

North East Elevation
Scale 1:100

0m 5m 10m

Scale 1 : 100



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PROPOSED CARPORT ELEVATIONS

School Lane Blockley
MR H. GOODRICK-CLARKE

Scale: 1:100@A3 Date: Nov 2014 Drg No: 2447-009

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18/05/2016 | FULL