

246

Item No 10:-

15/02202/FUL (CD.3048/D)

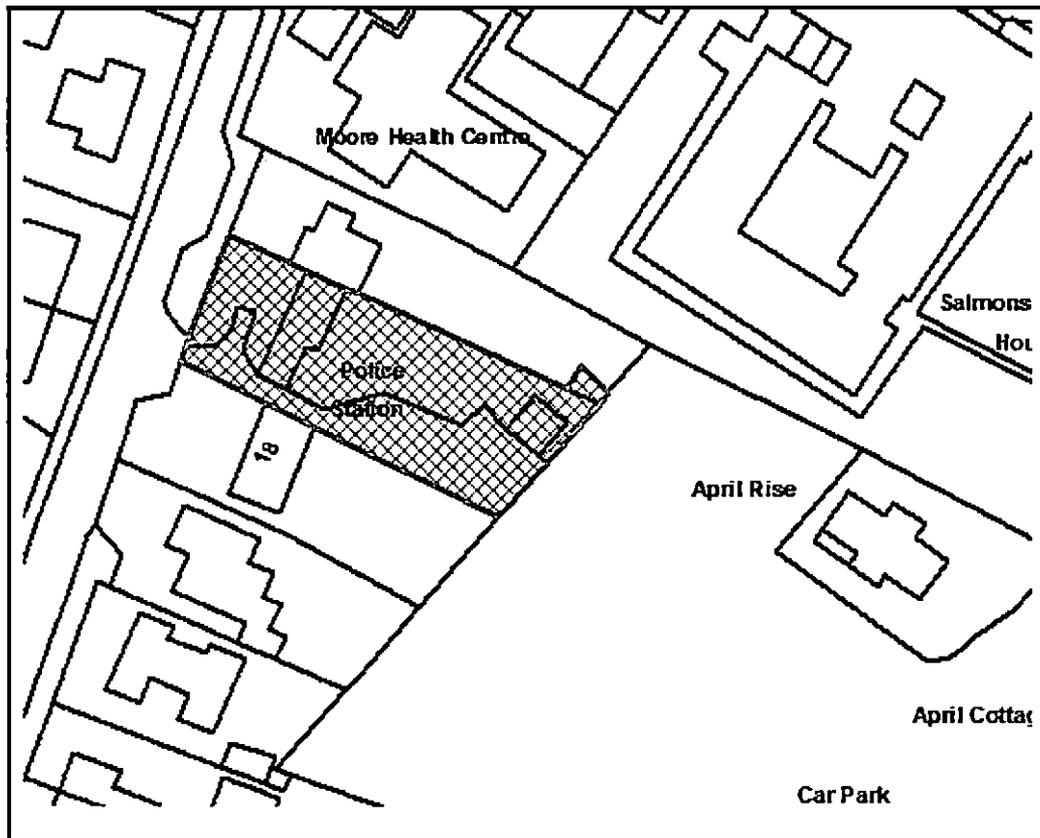
**Police Station
Moore Road
Bourton-On-The-Water
Cheltenham
Gloucestershire
GL54 2AZ**

247
Item No 10:-

**Extension of The Old Police Station to form two dwellings and erection of a pair of holiday units and double carport in the rear garden at Police Station
Moore Road Bourton-On-The-Water Cheltenham**

Full Application 15/02202/FUL (CD.3048/D)	
Applicant:	Mr & Mrs J Fowler
Agent:	Halzac Design Ltd
Case Officer:	Alison Hall
Ward Member(s):	Councillor Len Wilkins
Committee Date:	19th August 2015

Site Plan



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RECOMMENDATION: PERMIT subject to conditions

Main Issues:

- (a) Principle of uses
- (b) Design and Impact on the character and appearance of the AONB
- (c) Impact on residential amenity
- (d) Parking and highway safety

Reasons for Referral:

Councillor Wilkins has requested that the application be referred to committee due to over development of the site, parking and turning concerns and sewage capacity concerns.

Site Description:

The existing building dates from the 1960s. It originally comprised a pair of police houses, before being converted into 'police offices' in the early 1990s. The building continued to operate as a police station until its recent closure. It is now vacant.

The site is located within the Bourton-on-the-Water Development Boundary, but outside its Commercial Centre. The site is also within the Cotswold Area of Outstanding Natural Beauty, albeit a built-up part.

The current application seeks planning permission to change the use of the existing building and extend to provide 2 x residential dwellings and construction of a double carport and the construction of two single storey holiday let units.

2. Relevant Planning History:

Planning permission was approved for the change of use from police station to a residential dwelling 02/02/2015 (14/05495/FUL)

Planning permission was approved for a change of use from police houses (empty pair) to offices / police station on 25/08/1993 (Ref: CD.3048/B).

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR18 Develop within Development Boundaries
 LPR26 Tourism
 LPR42 Cotswold Design Code
 LPR39 Parking Provision
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Gloucestershire County Council Highways: No objection subject to condition.

Thames Water: No objection with regard to sewage infrastructure capacity. No objection to water infrastructure capacity subject to the informative as follows 'Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

5. View of Town/Parish Council:

Bourton-on-the-Water Parish Council - Object: The proposal to provide so many parking bays on a communal congested driveway represents over-development of the site in terms of access and manoeuvring. Holiday let No.2 vehicles would be obliged to exit the site in reverse if the parking

bays in front of both garages are in use, as these parked cars would prevent turning on-site. One parking bay per Holiday let, located at the rear of the site, would overcome the need to allocate bays in front of the garages, and would be a more appropriate parking allocation for this type of use.

The proposal to accommodate both a 3- and 4- bed dwelling is too ambitious given the room sizes. A single property development or a 2- and 3-bed dwelling would provide reasonable size internal accommodation and would avoid the need to develop at the front of the property, beyond the existing building line.

6. Other Representations:

A total of 4 individual letters of representation have been received. The material objections received are as follows:

- i) Access visibility
- ii) Parking
- iii) Increase in traffic/noise
- iv) Sewage/drainage
- v) Loss of light to northern gable windows
- vi) Overlooking of garden
- vii) Impact on the AONB
- viii) Overdevelopment
- ix) Noise during construction

None material planning concerns raised :

- i) Future proposals
- ii) Parking issues outside of the site boundary
- iii) Loss of view
- iv) Subsidence

7. Applicant's Supporting Information:

Planning and Design and Access Statement

8. Officer's Assessment:

Background and Proposed Development

Planning permission was granted for the change of use from a police station to a residential dwelling in February 2015. The current application seeks planning permission to change the use of the existing building and extend to provide 2 x residential dwellings (1 x 3 bed and 1 x 4 bed); construction of a detached double carport and the construction of two single storey 2 bed holiday let units.

Development Within A Development Boundary

The application site is located within a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. The proposed development is therefore primarily covered by Policy 18: Development within the Development Boundaries of Cirencester and the Principal Settlements of the aforementioned plan and Policy 26 Tourism.

Local Plan Policy 18 offers 'in principle' support for new build residential development in locations within established Development Boundaries. Criterion c) of Policy 18 states that development will be permitted provided that the siting, appearance and scale of the development respects the traditional form, character, appearance and setting of the settlement, and would cause no

significant adverse environmental or visual harm to the site or its surroundings. This criterion is still considered to carry significant weight when assessed against the guidance in the NPPF.

Local Plan Policy 26 supports the development of self-catering accommodation within areas where Policy 18 applies.

(a) Principle of uses

The principle of the conversion of the existing building to a residential dwelling has already been established in the 2014 application.

However, this application now seeks to extend the existing building to increase the existing single storey side extensions to 2 storey and extend 2 storey to the rear to match in height the ridge and eaves height of the main property. A one and a half storey extension would be constructed to the front which would extend 1m past the front elevation. The proposals would create a 3 bedroom property in the main part of the existing building and a 4 bedroom dwelling in the proposed extended area. The extensions would be constructed in natural stone with plain tiles to match the existing building.

It is considered that the proposed extension to create a 2nd dwelling would be in accordance with Policy 18 and would create a new dwelling within the settlement limits of Bourton-on-the-Water that would not result in visual harm to the area and would respect the form, character and appearance of the settlement.

The proposed holiday lets would be single storey and located to the rear of the plot. They would provide 2 bedrooms with 2 allocated parking spaces per unit and associated amenity space to the front, side and rear. They would be constructed in natural stone with reconstituted stone tiled roofs. Policy 26 allows for the construction of new holiday let accommodation within settlements where Policy 18 applies which is the case in this application.

A double garage would be constructed to the rear of the gardens of the residential properties and provide a garage for property 1 and holiday let 1 with a parking bay in front. The carport would be single storey with a pitched roof and constructed in feather edge boarding with plain tiles to match the main property and open fronted. As the carport would be in association with the residential and holiday let accommodation that is allowed under Policies 18 and 26 it is considered that the principle of a carport is acceptable.

(b) Design and impact on the character and appearance of the AONB

The materials proposed and the scale of the development proposed are considered acceptable in this built up area of the AONB and would reflect the residential character and appearance of the existing building and neighbouring development and would not have an adverse impact upon the appearance or setting of this part of the settlement. The site is a modest sized plot and the proposed plans allocated modest amenity spaces to the residential dwellings extending between 9 and 11m in length and the full width of the houses and for the holiday lets the amenity space extending 5.1m to the south and the width of the buildings with smaller amenity spaces to the sides together with the parking provision proposed it is considered that the proposals would not represent overdevelopment of the site. The proposals are therefore considered to be in accordance with Policies 18 and 42 of the Local Plan, together with Sections 6 and 7 of the NPPF.

(c) Impact on neighbouring amenity

In terms of residential amenity, there is ample outdoor space to the front and the rear of the existing building. The proposed extension would be constructed on the southern gable of the existing building and replace the existing single storey extension. The neighbouring property to the south No.18 is separated by the access road to the parking area to the rear of the Police Station. The only windows proposed in the side elevations are to serve a hallway and a bathroom

therefore overlooking would not result. Due to the orientation (north) and separation distance between the properties it is considered that the proposed extension would not result in an adverse increase in loss of light or overbearing impact on the amenity of No.18. The positioning of the properties and separation distances ensure that the proposed extensions to create a new dwelling would not result in unacceptable overlooking of the amenity space of neighbouring properties.

While the proposed extension would extend 1m forward from the front elevation due to the front garden, footpaths and highway separating the properties to the west overlooking would not result.

The proposed residential dwellings would have a reasonable sized rear gardens which would provide suitable amenity space to the scale of the dwellings. In addition there are currently no minimum internal space requirements for rooms. It is acknowledged that minimum internal space standards will be coming into force from October 2015 through building regulations. However these proposals would be compliant with the new building regulations requirements in relation to internal space. The plans show double and single beds in situ with bedside tables, wardrobes and circulation space around the beds and in the master the addition of a dressing table and en-suite. The 3 bedroom property would provide 2 double bedrooms and 1 single bedroom and the 4 bedroom property would provide 3 double bedrooms and 1 single. The holiday lets would provide 1 double and 1 single bedroom each. The Government's proposals for minimum space requirements through the planning process requires a policy within the Local Plan stipulating the minimum space requirements, as we do not have such a policy adopted the space requirements are covered by Building Regulations to which this proposal is compliant.

The proposed holiday lets would be single storey and due to their position would not result in an adverse impact on neighbouring amenity. A condition would be imposed on the holiday let accommodation to remain as holiday lets.

In relation to noise, a condition is recommended in regard to working hours to ensure that neighbouring amenity is maintained during construction. The proposed uses are residential and therefore in this residential location it is considered that the potential noise from residents/holiday let residents would not result in an adverse increase in noise to the detriment of neighbouring amenity.

It is therefore considered that the proposals would therefore accord with Policy 46 of the Local Plan.

(d) Impact on the highway and parking

The Highways Officer has been consulted on the proposal and raises no objection subject to a standard condition requiring parking and manoeuvring to be in accordance with the submitted plans and to remain available as such thereafter.

In terms of parking and access, the proposed scheme would utilise an existing vehicular access onto an unclassified road to the front of the site. The site was formally used as a police station with 11 parking spaces. No alterations to the existing access are proposed and therefore it is considered that the proposal which would reduce the number of parking bays to 8 would not result in an adverse impact on the highway in relation to traffic or visibility. While neighbours have raised concern regarding visibility exiting the site due to cars being parked on Moore Road it must be noted that the Manual for Streets allows for cars parked on the highway in visibility splays (Para 7.8.5 page 94) and as such this proposal would not be adversely affected by cars parked on Moore Road.

An appropriate amount of parking per dwelling and holiday lets (2 per dwelling and holiday let) can be provided within the curtilage of site with sufficient turning/manoeuvring capacity. The NPPF (Para 39) no longer requires minimum or maximum parking standards however the Council's vehicle parking guidance advises a minimum of 1 space per dwelling, together with adequate turning and manoeuvring space. Given the parking proposed are double the guidance

and the proximity of the development to the built up area of Bourton-On-The-Water it is considered that the proposed development would not give rise to increased off street parking. While the Parish Council raise concerns relating to turning space in front of the carport, a turning heading is clearly allocated on the proposed plans which would subject to a condition be required to remain available at all times. This would therefore ensure that vehicles could exit the site in a forward gear. A tracking diagram has also been provided which shows the turning capacity of the turning head.

The proposals are therefore considered to comply with Local Plan Policy 38 and Paragraphs 32 and 39 of the NPPF.

9. Conclusion:

Overall, it is considered that the proposal will result in a sympathetic development within the settlement of Bourton-on-the-Water. It will create additional housing and tourism accommodation within an established settlement in a sustainable location in close proximity to a range of services and facilities.

In view of above, the proposed development is considered to comply with local and national policy and is hereby recommended for permission.

10. Proposed 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): 14/JF01/01, 14/JF01/10C, 14/JF01/11A received 23.05.2015

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

Notwithstanding Classes C2 and C3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or any other change of use permitted by any subsequent Order, the units shown as 'Holiday 1' and 'Holiday 2' on the approved plans shall be occupied as holiday accommodation only and for the avoidance of doubt they shall not be occupied as permanent, unrestricted accommodation or a principal or primary place of residence.

Reason: This is development which is only permitted at this location because it provides holiday accommodation. This needs to be carefully controlled.

The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan [drawing no.14/JF02/10D], and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework and Policy 38 of the Cotswold District Council Local Plan.

The materials to be used for the external walls and roof of the residential development hereby permitted shall match those used in the existing building.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

Prior to the external walling being laid or any roof tiles being fixed samples of the proposed walling and roofing materials for the garage and holiday lets hereby approved shall be submitted to and 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 Policy 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.

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.

Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.

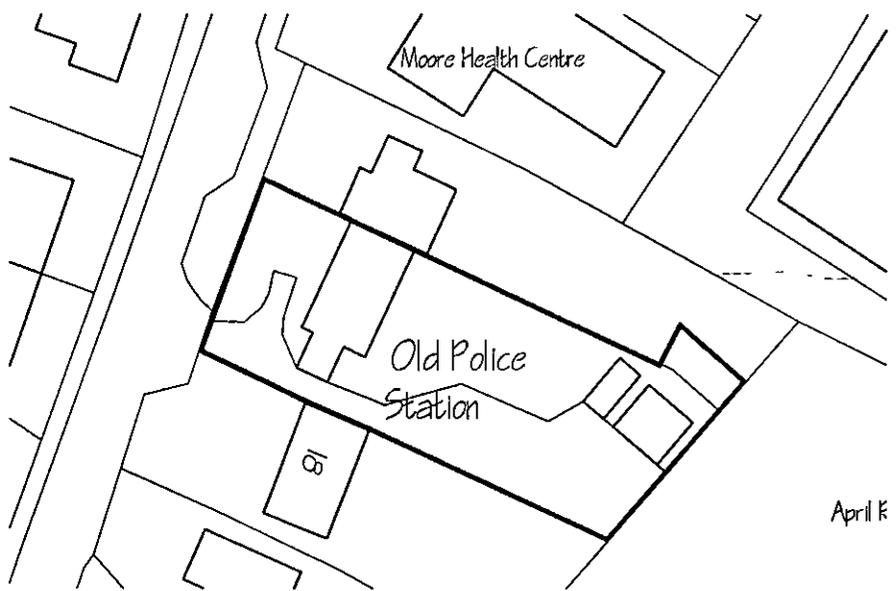
The hours of working on site during the period of construction shall be restricted to 0800 to 1800 hours Mondays to Fridays, 0800 to 1300 hours on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, deliveries to the site and the movement of construction vehicles within the curtilage of the site.

Reason: To ensure that disturbance to existing residents and businesses is minimised, in accordance with Policy 46 of the Cotswold District Local Plan.

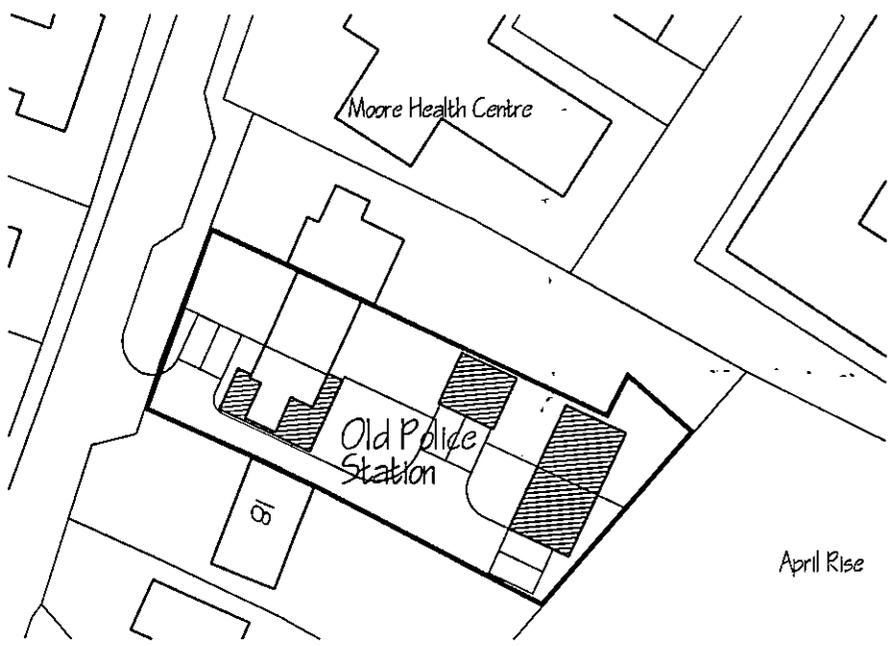
INFORMATIVES :-

1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

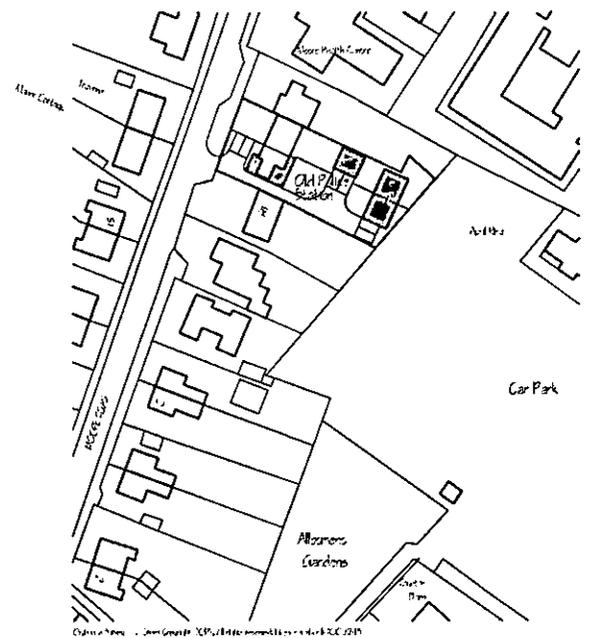
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- C. MATERIALS TO BE AGREED AND APPROVED BY CLIENT.



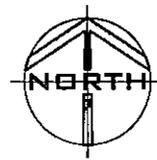
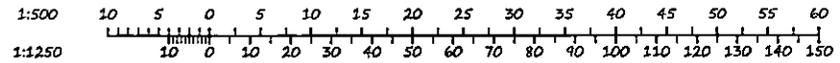
EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:500



LOCATION PLAN 1:1250



FOR APPROVAL

TITLE:
 The Old Police Station
 Moore Rd, Bourton-on-the-Water,
 GL54 2AZ for Mr J Fowler
 DRAWING:
 Site and Location Plan

HALZAC DESIGN LTD
 ARCHITECTURAL DESIGN AND TECHNICAL SERVICES
 e: colin@halzacdesign.com w: halzacdesign.com
 t: 01793 951631 m: 07801 070166

JOB NUMBER: DWG NUMBER: REV:
 14/JF01/01

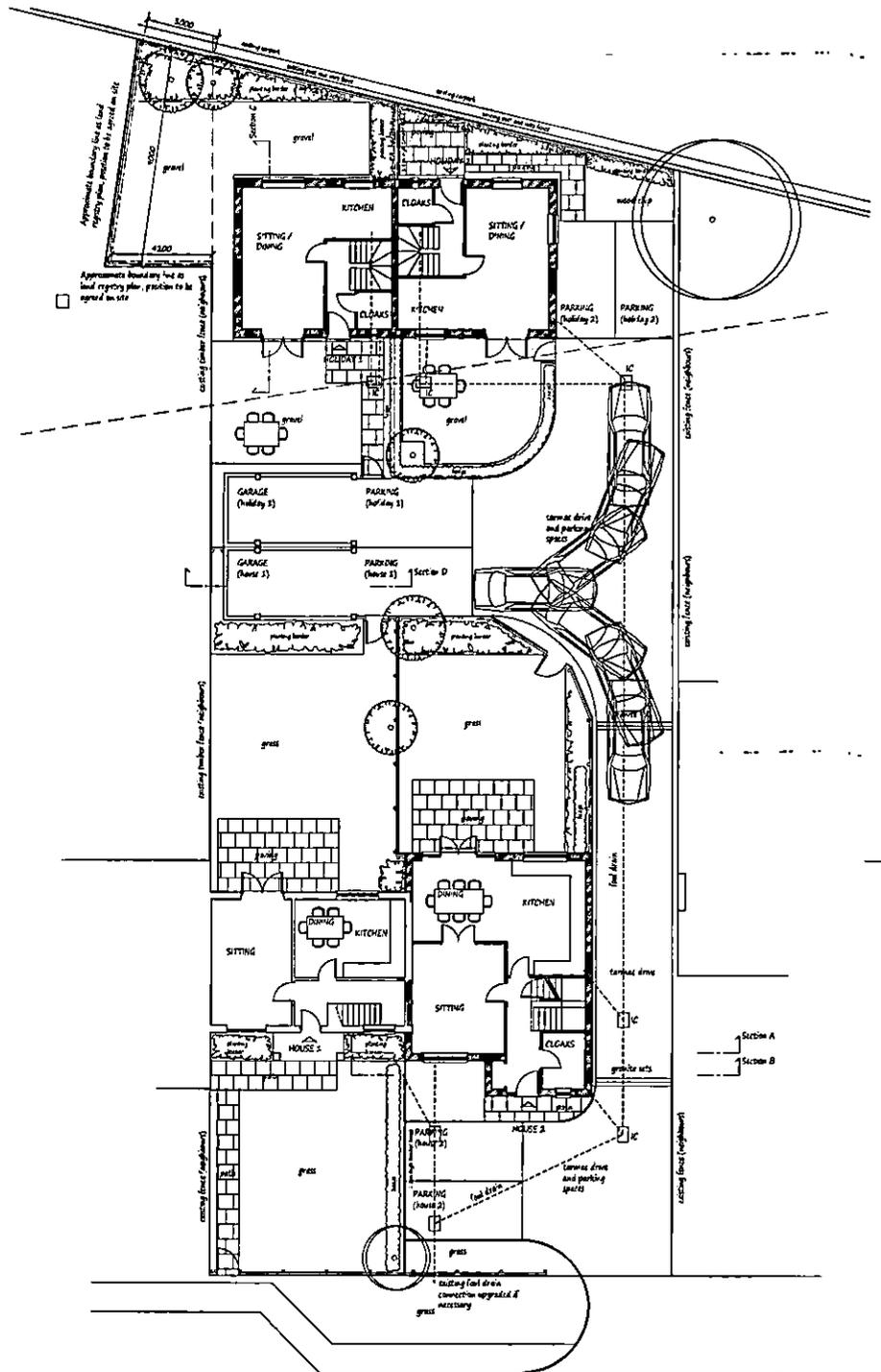
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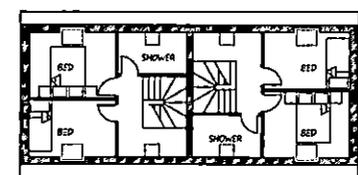
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15/02202/FUL

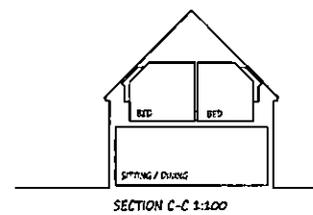
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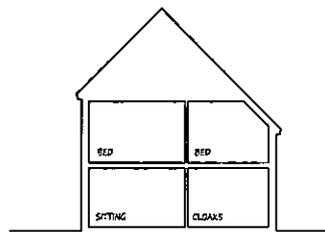
PROPOSED GROUND FLOOR PLAN AND SITE PLAN 1:100



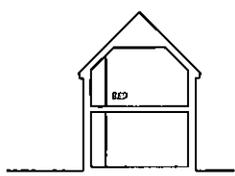
PROPOSED FIRST FLOOR PLAN 1:100



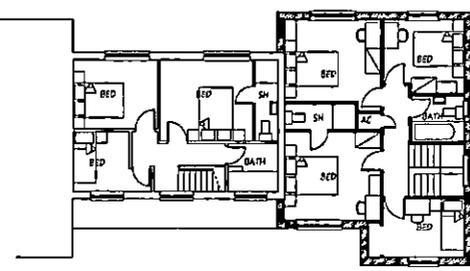
SECTION C-C 1:100



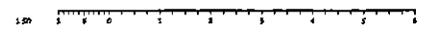
SECTION B-B 1:100



SECTION A-A 1:100



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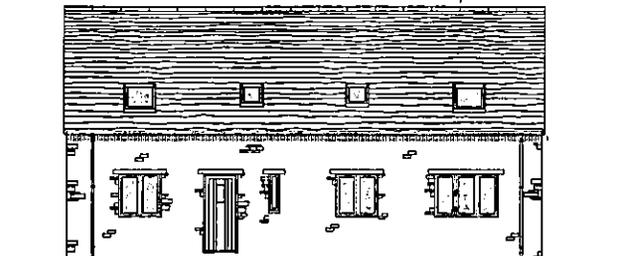
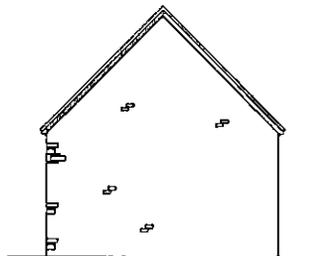
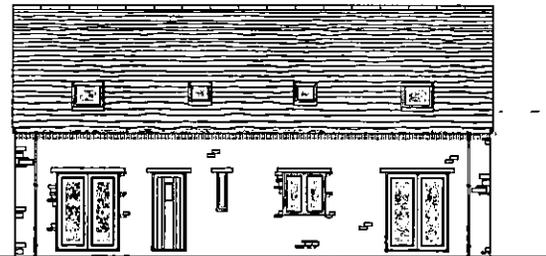
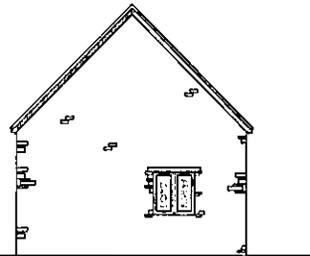


FOR APPROVAL

<p>14 The Old Police Station Moore Rd, Brandon-on-the-Water, Co. Wick, Ireland Proposed Plans</p>	<p>HALZAC DESIGN LTD 14/10/2002 14/JF01/100</p>
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15/02/2002 / FULL

NOTES
 A. DO NOT SCALE FROM THIS DRAWING
 B. USE GIVEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE SHOWN
 C. MATERIALS TO BE APPROVED AND APPROVED BY CLIENT

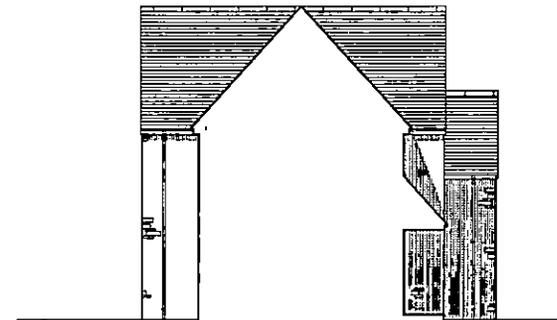
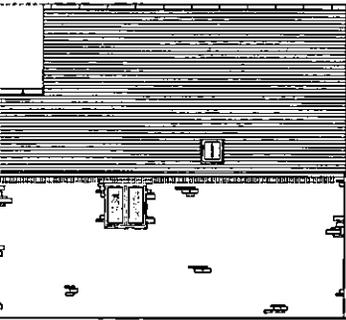


SOUTH WEST ELEVATION 1:100

NORTH WEST ELEVATION 1:100

NORTH EAST ELEVATION 1:100

SOUTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100

NORTH WEST ELEVATION 1:100

NORTH EAST ELEVATION 1:100

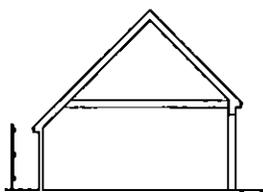
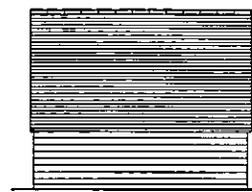
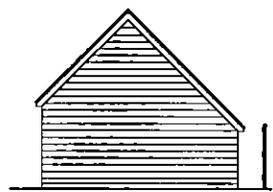
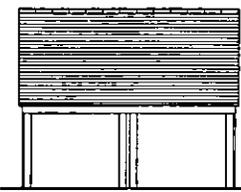
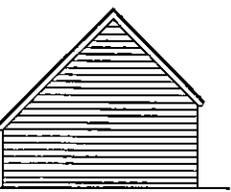
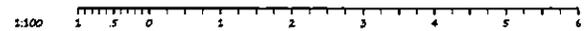
- NEW HOUSE:
- NATURAL STONE WALLS
 - PAINTED TIMBER / CREAM UPVC WITH MATCHING SUB-SILLS WINDOWS
 - OAK ENTRANCE DOOR
 - DOORS
 - PAINTED TIMBER / COLOURED UPVC FRENCH DOORS
 - PLAIN TILES TO MATCH EXISTING ROOF
 - BLACK UPVC GUTTERS/RWPS
 - RECON STONE LINTELS



SOUTH EAST ELEVATION 1:100

- HOLIDAY LETS:
- NATURAL STONE WALLS
 - PAINTED TIMBER / CREAM UPVC WITH MATCHING SUB-SILLS WINDOWS
 - OAK ENTRANCE DOOR
 - DOORS
 - PAINTED TIMBER / COLOURED UPVC FRENCH DOORS
 - RECON NATURAL STONE ROOF TILES
 - BLACK UPVC GUTTERS/RWPS
 - OLD RECLAIMED OAK LINTELS

- NEW GARAGE:
- FEATHER EDGE BOARDING WALLS
 - N/A DOORS
 - PLAIN TILES TO MATCH HOUSE ROOF
 - BLACK UPVC GUTTERS/RWPS



NORTH WEST ELEVATION 1:100

SOUTH WEST ELEVATION 1:100

SOUTH EAST ELEVATION 1:100

NORTH EAST ELEVATION 1:100

SECTION D-D 1:100 (GARAGE)

FOR APPROVAL

Title The Old Police Station Moore Rd, Bourton-on-the-Water, GL54 2AZ for Mr J Fowler DRAWING PROPOSED ELEVATIONS	HALZAC DESIGN LTD ARCHITECTURAL DESIGN AND TECHNICAL SERVICES e: info@halzacdesign.com w: halzacdesign.com t: 01793 951831 m: 07801 020166
SCALE # 1:100 @A3	JOB NUMBER: 14/JF01/11 B DWG NUMBER: REV:

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15/02202 / fcl