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Item No 13:-

**15/01074/FUL (CT.9096)**

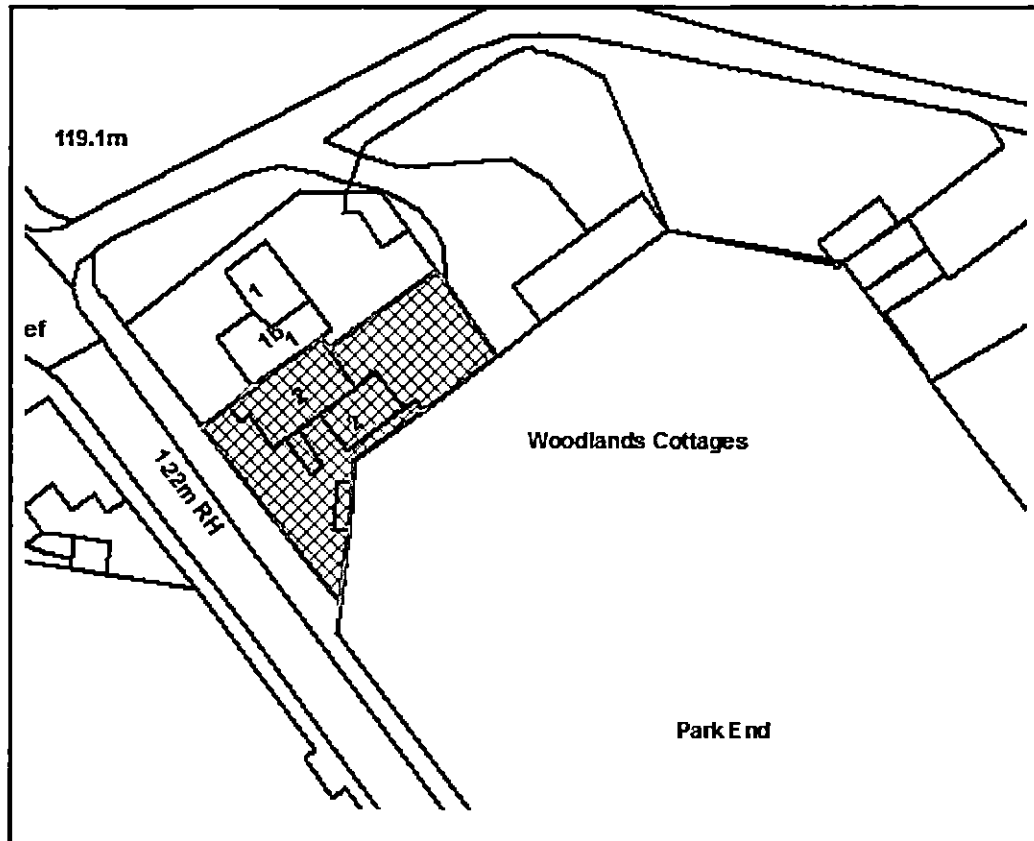
**2 Woodlands Cottages  
Easton Grey Road  
Westonbirt  
Tetbury  
Gloucestershire  
GL8 8QE**

## Item No 13:-

**Proposed extension and alterations at 2 Woodlands Cottages  
Easton Grey Road Westonbirt Tetbury**

| <b>Full Application<br/>15/01074/FUL (CT.9096)</b> |                          |
|--|--------------------------|
| Applicant:   | Ms P Kent                |
| Agent:   | Clark & Maslin           |
| Case Officer:                                      | Alison Hall              |
| Ward Member(s):                                    | Councillor Maggie Heaven |
| Committee Date:                                    | 19th August 2015         |

**Site Plan**



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**RECOMMENDATION: PERMIT subject to conditions**

**Main Issues:**

- (a) Impact on the character and appearance of the Grade II Listed Building and Grade I Listed landscape and Area of Outstanding Natural Beauty.
- (b) Impact on Ecology
- (c) Impact neighbouring amenity

**Reasons for Referral:**

Councillor Heaven has requested that the application be referred to committee due to over development of the site, design in relation to materials for walls and openings and proximity of the South East elevation adjacent to the boundary wall with regards to future access and maintenance.

**Site Description:**

2 Woodlands Cottages comprises of a modest estate cottage. The building is predominantly stone, although the rear single storey wing, as shown on 1900 Ordnance Survey map is constructed from red brick.

The cottage is Grade II Listed and located within the Westonbirt Conservation Area, Grade I Listed Westonbirt Park and Garden and Cotswold AONB.

**2. Relevant Planning History:**

No relevant planning history.

**3. Planning Policies:**

NPPF National Planning Policy Framework  
LPR15 Conservation Areas  
LPR42 Cotswold Design Code  
LPR46 Privacy & Gardens in Residential Deve

**4. Observations of Consultees:**

Conservation Officer - Comments included within the officer assessment.

Historic England - No comments received at the time of writing the report

Council Ecologist - No comments received at the time of writing the report

**5. View of Town/Parish Council:**

No comments received at original consultation. No comments received on amended design at the time of writing the report.

**6. Other Representations:**

1 letters of representation has been received on the original plans. At the time of writing the report no further letters of representation have been received.

The material objections received are as follows:

- i) Impact on bats
- ii) Impact on Grade II Listed Building
- iii) Impact on Grade 1 Listed Landscape of Westonbirt
- iv) Materials (brick)

- v) Scale of proposals
- vi) Impact on the AONB

## **7. Applicant's Supporting Information:**

Design and Access Statement  
Bat survey

## **8. Officer's Assessment:**

### **Background and Proposed Development**

The scheme has been amended following the advice of the Conservation Officer. The existing historic brick pitch element of the existing extension would be retained and the metal roof replaced with slate. The proposal would entail a light-weight oak and glass extension, with a traditionally detailed flat lead roof. The two elevations facing the garden would be a simple oak frame, with glazing; the rear wall would be clad in oak boarding left to silver.

### **(a) Design and Impact on the Grade II Listed Building, Grade I Listed landscape and the Conservation Area.**

The Conservation Officer has been consulted on the original and amended proposal. The current proposals are a result of discussions with the Conservation Officer. They comment that the proposed extension would project further to the rear of the existing brick rear wing however it would be set back so as not to envelope or lose the character and historic significance of the wing.

The material palette proposed is traditional in materials and continues the descending hierarchy from the main stone house, through the historic red brick rear wing which would be retained, to the oak structure projecting into the garden which allows a light-weight, visually permeable form of construction. The natural oak, left to silver, would sit comfortably in a structure that forms a transition from the building to the garden, and is an appropriate cladding for ancillary structures. The simple, traditionally detailed lead flat would further reduce the massing of the proposal, and the visual impact upon the historic building. Whilst relating to the fact that the extension is, despite its use of a traditional palette of materials, a contemporary addition.

The proportions of the proposed extension in relation to the existing dwelling and associated single storey addition would form a subservient addition to the cottage and would not be viewed as overdevelopment.

Internally, the rear wall of the red brick wing has already been removed, and no internal features of any note survive outside the principal, 2-storey part of the building. Therefore it is considered that the proposal would not result in harm to the fabric of the Listed Building.

Consequently the proposal would not harm the character of the Listed Building, or the character and appearance of the surrounding Listed Park and Garden. The proposed development therefore maintains the character and appearance of both designated heritage assets and the character and appearance of the Conservation Area in accordance with Policies 15 and 42 of the Cotswold District Local Plan and Chapter 12 of the NPPF.

### **(b) Impact on Ecology**

An ecology survey was submitted in June 2015. The Council's Ecologist has been consulted and their comments are awaited at the time of writing the report. However the ecology survey did not find any evidence of bats within the existing extensions and recommends mitigation measures which would be secured by condition.

**(c) Impact on neighbouring amenity**

The proposed extension would be single storey and set away from the boundary of 1 Woodlands Cottage. Given the scale and positioning of the proposed extension it is considered that there would not be an adverse impact on the amenity in relation to loss of privacy, loss of light or overbearing impact of 1 Woodlands Cottage in accordance with Policy 46 of the Cotswold District Local Plan.

In relation to future maintenance the garden can be accessed from the parking area to the rear of the property and the front of the property can be accessed via a gate. Therefore the proposed extension would not impede the maintenance or access to the property.

The proposed extension would be single storey and while it would extend to the rear and encroach on the garden of No.2 sufficient garden space would be retained to allow amenity space to the occupiers of 2 Woodlands Cottages in accordance with Policy 46 of the Cotswold District Local Plan.

**9. Conclusion:**

Overall, it is considered that the proposal will result in a sympathetic development to a Listed Building. 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): 4159/51 Rev B, 4159/52 Rev B received 30th July 2015 4159/02 Received 5th August 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.

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

The oak shall not be treated in any way and shall be left to weather and silver naturally.

**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 external woodwork (windows and doors) a sample of the external woodwork finished in the proposed colour shall be submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished and thereafter maintained as approved, unless otherwise agreed in writing with 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.

Notwithstanding the approved drawings, prior to the commencement of the installation of the oak framed structure, glazing or roof lantern, full construction details of the proposed oak framed

structure, with large-scale details of eaves; full details of the glazing system to be used; and of the roof lantern shall be 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.

New rainwater goods shall be of cast iron construction or a substitute which has been 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.

The development hereby approved shall be completed fully in accordance with the ecological recommendations laid out in the consultancy report 'Clarke Webb Ecology Limited - Protected Species Survey dated 22nd May 2015'. All of the recommendations shall be implemented in full prior to the development being brought into use.

**Reason:** To ensure that bats are protected and their habitat enhanced. (All species of bats are protected under the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2010.

15/01074/PUL  
15/02443/LBC

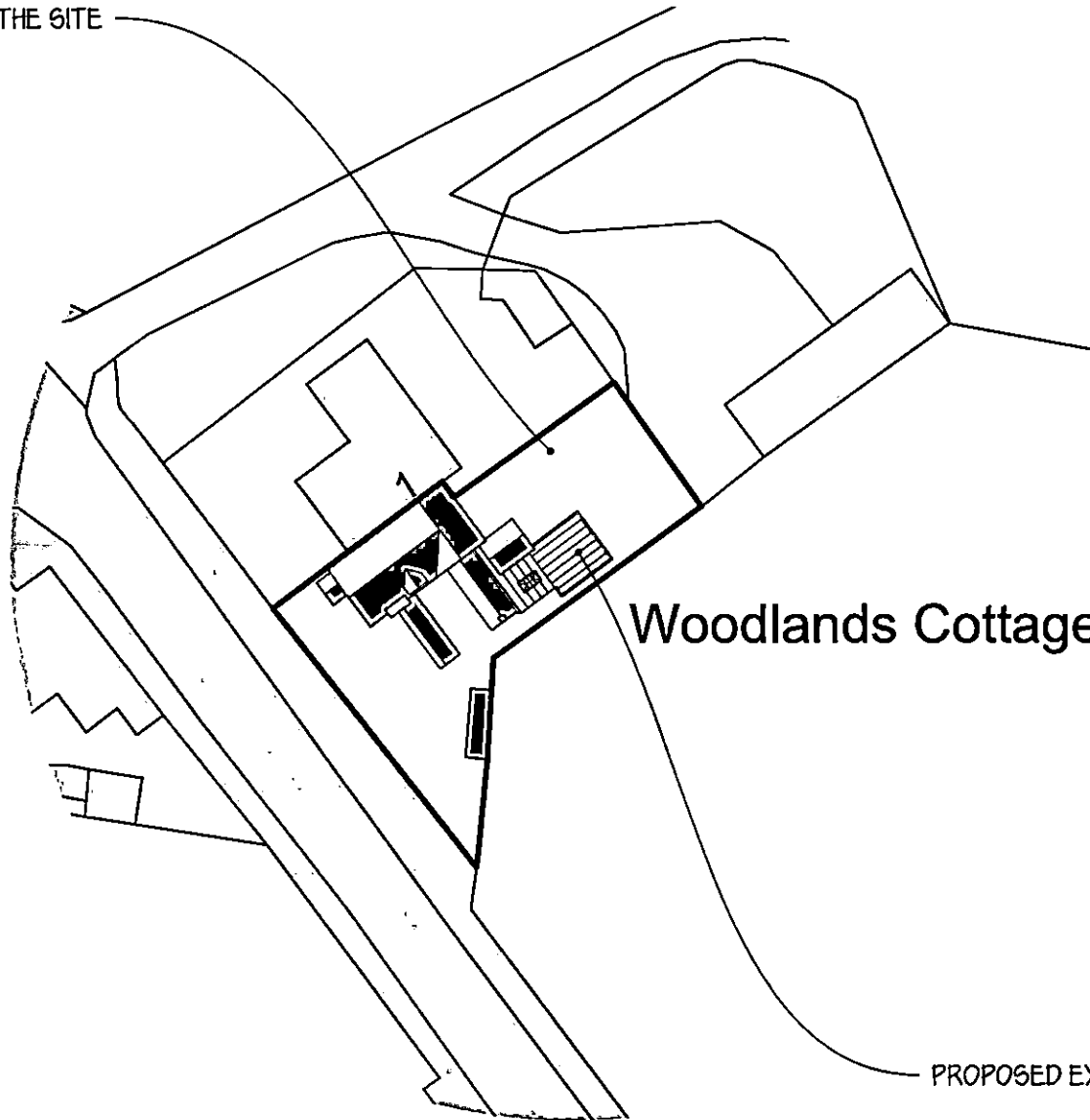
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| REV | DETAIL OF REVISION | Dimensions for fixed-in items are to be checked on site prior to manufacture. | BY | DATE |
|-----|--------------------|---|----|------|

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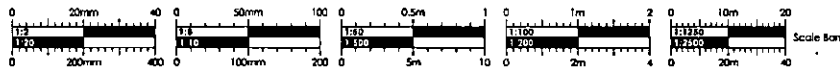


THE SITE



Woodlands Cottages

PROPOSED EXTENSION




**CLARK MASLIN**  
The Old Library, 44 High Street,  
Malmesbury, Wiltshire, SN16 9AT  
Telephone: (01666) 822911 / 829111  
Facsimile: (01666) 825139  
www.clarkandmaslin.co.uk  
Planning Architecture Conservation

|  |  |
|--|--|
| Client<br>MR & MRS C. CLOVER   | Document Type<br><b>PLANNING DRAWING</b> |
| Project<br>PROPOSED EXTENSION & ALTERATIONS, 2 WOODLANDS COTTAGES, WESTONBIRT, GL8 8QE | Scale<br>1:500                           |
| Description<br>BLOCK PLAN  | PG Size<br>A4                            |
|  | Date<br>AUG '15                          |
|  | Drawn<br>GB                              |
|  | Drawing No<br>4159/02                    |
|  | Revision<br>-                            |

# PROPOSED EXTENSION, 2 WOODLANDS COTTAGES, WESTONBIRT

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 Planned dimensions are to be taken to EXTERIOR face of wall dimensions.  
 Large scale drawings to have 25mm/1000 scale in small scale drawings.  
 Dimensions for fixed items are to be CHECKED on site prior to construction.

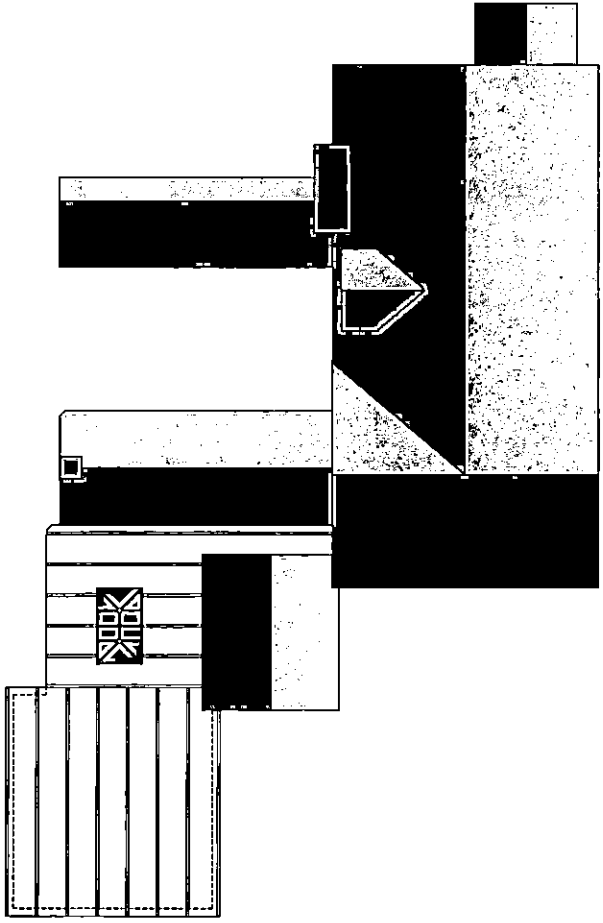
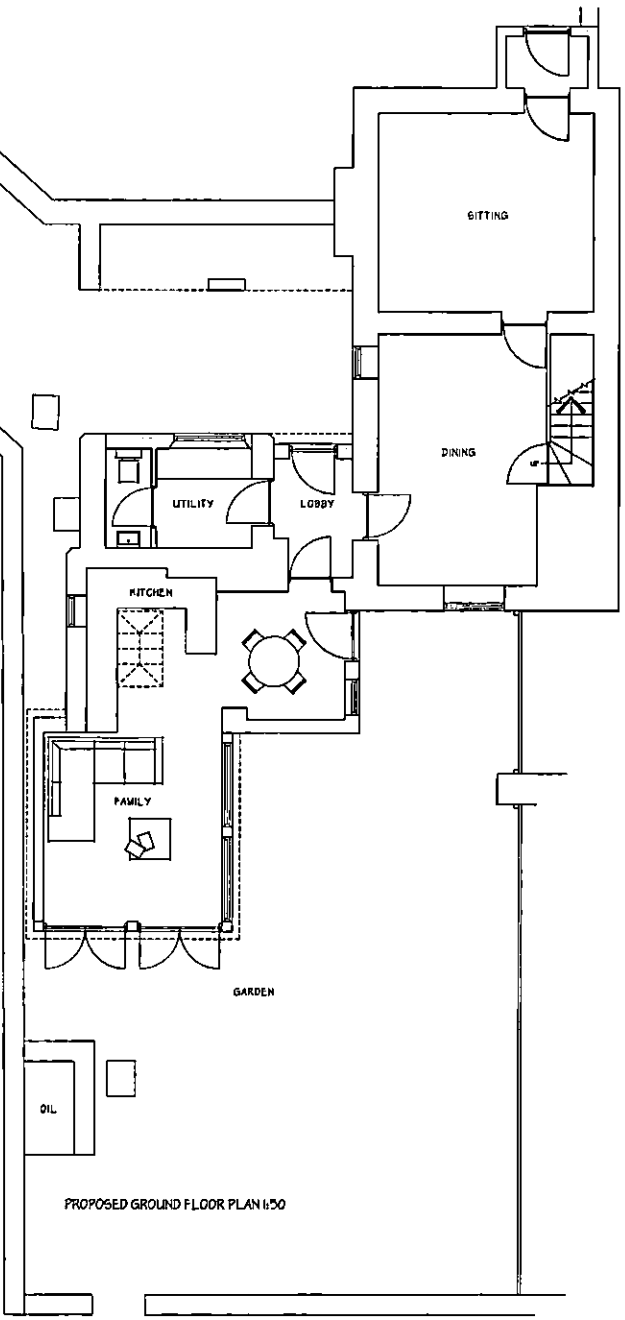
REV | DATE OF REVISION | BY | DATE

1. APPROVED BY PLANNING DIRECT COLLEGE | 2. 20/06/15


3. APPROVED BY PLANNING DIRECT COLLEGE | 4. 20/06/15



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**PRELIMINARY**

|   |                  |
|---|------------------|
|  |                  |
| MR & MRS C. CLOVER  |                  |
| PROPOSED EXTENSION & ALTERATIONS, 2 WOODLANDS COTTAGES, WESTONBIRT, GLB 88E           |                  |
| PROPOSED GROUND FLOOR PLAN & ROOF PLAN  |                  |
| Date:<br>1:50   | Rev No:<br>A1    |
| Drawn:<br>G8/JF   | Date:<br>JUN '15 |
| 4159/51   | B                |

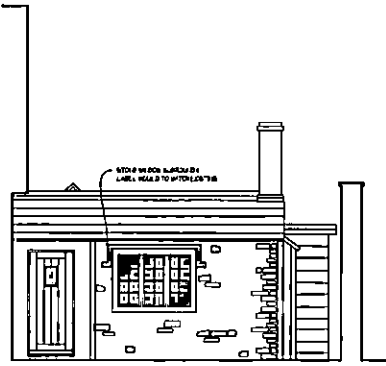


# PROPOSED EXTENSION, 2 WOODLANDS COTTAGES, WESTONBIRT

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 All dimensions are to be taken in accordance to scaled dimensions.  
 All glass is to be double glazed to have minimum 16mm air space in all glazing.  
 Dimensions for materials are to be checked on site prior to construction.

REV | DATE OF REVISION | DWG NO.

1. AMENDED TO PLANNING OVERSIGHTS | 2. AMENDED TO PLANNING OVERSIGHTS



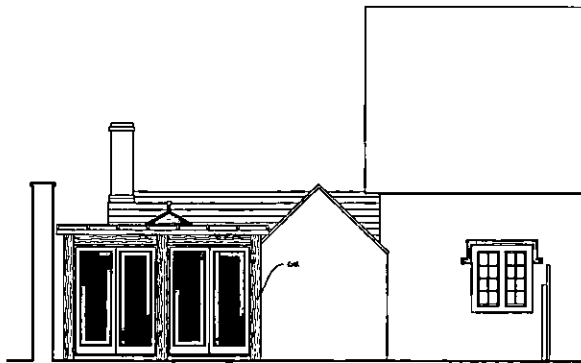
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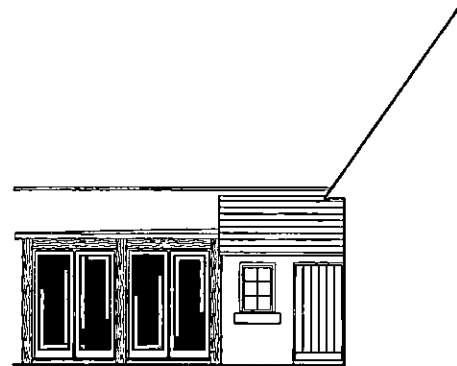
SOUTH EAST ELEVATION 1:50



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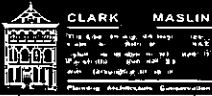


NORTH EAST ELEVATION 1:50



NORTH WEST ELEVATION 1:50

PRELIMINARY

|   |  |
|---|--|
|  |  |
| Name: MR & MRS C. CLOVER  |  |
| Project: PROPOSED EXTENSION & ALTERATIONS, 2 WOODLANDS COTTAGES, WESTONBIRT, GL8 8QE  |  |
| Description: PROPOSED ELEVATIONS  |  |
| Date: 1:50  | Drawn: A1<br>Check: GB/JF<br>Date: JUN '15 |
| Drawing No: 4159/52   | Sheet: B                                   |