

PLANNING AND LICENSING COMMITTEE

14th October 2015

ADDITIONAL PAGES UPDATE

DISTRIBUTED AT THE COMMITTEE MEETING

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Additional Representations on Agenda Items

Pages 1 - 16

PLANNING COMMITTEE

11th February 2015

ADDITIONAL REPRESENTATIONS ON AGENDA ITEMS

Item	Ref No.	Content
09	CD.3314	Agent letter and associated information and documents – Please see attached.

Colin Davies

From: Rob Ellis <
Sent: 12 October 2015 16:31
To: Martin Perks
Cc: Colin Davies
Subject: Orchard Rise, Charingworth
Attachments: LVIA GRAPHICS - PHOTOMONTAGE ONLY.PDF; orchard rise letters of support.pdf; support comments submitted online

Importance: High

Dear Martin/Colin,

As part of our ongoing appraisal of the site, please find attached three photomontages prepared to demonstrate the impact of the existing development at Orchard Rise on the surrounding landscape, against the permitted scheme. The photomontage demonstrates the following:

- The Existing Situation (without the approved garage and replacement barn)
- The Approved Application (including the stone garage and replacement barn as permitted)
- The Existing Situation with the proposed landscape mitigation in the rear garden in place

As you can see there is very little difference between the existing and approved situations when viewed in the wider landscape, in fact there is a lesser impact as the previously approved garage and replacement barn have not been built. The officers report for application 15/02096/FUL stated that the development "appears far more formal and grandiose" than the more "modest and plainer" development previously approved. The photomontages show that this is clearly not the case.

Planning enforcement should be undertaken in a proportionate manner and therefore we consider that seeking full demolition of Orchard Rise in this manner would be disproportionate in this instance. We would therefore ask the Planning Committee to review their resolution to seek enforcement action accordingly.

Please also see below an email from Peter Drinkwater, a member of Ebrington Parish Council, who would like his personal opinion circulated to the Planning Committee.

On 11 Oct 2015, at 21:49, Peter Drinkwater <

Dear mr perks,

feel i must write to you and express my views on orchard rise charingworth. Whilst i am a member of Ebrington parish council please accept that the comments in this letter are my own personal opinions as a resident of Ebrington. I hope when you all meet on wednesday to discuss the demolition of orchard rise common sense prevails and a compromise is found this has to be a better solution than turning the area into a demolition site which non of us want to happen .I believe the owners have made several representations to CDC asking you for what they can do that would please the planners and no help has been forthcoming.

I understand that things have been added that weren't approved but the house has been well built with cotswold stone and the roof is of exceptional quality . the ashlar stone in the middle section of the property is in keeping with dozens of houses built in the cotswolds. The house viewed from the road leading to Ilmington at the back is very complimentary and when all the landscaping is finished it will blend in very well there are many houses that have been allowed to be built in the cotswolds over the last few years that are to say the least contentious and blackdowns and a large monstrosity on the outskirts of adlestrop to name two how ever did they get past the planners.

please for the sake of everybody concerned the owners have put there lives work into this try and find a solution we do not want the alternative please can this letter be shown to all councillors

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before the meeting on wednesday

kind regards
Peter Drinkwater
Taskers
May lane
Ebrington
Chipping Campden
Glos
GL 55 6NJ

Please also find attached a copy of the support letters previously submitted. The applicant wants to ensure that these are circulated to the Planning Committee.

Please can you ensure that this email and associated attachments are circulated to the Planning Committee members on Wednesday 14th October 2015. If you could confirm that you have received this email, that would be much appreciated.

Many thanks.

Kind regards,

Rob Ellis MRTPI

SF Planning Limited | 12 Royal Crescent
Cheltenham | Gloucestershire | GL50 3DA
Tel: 01242 231575



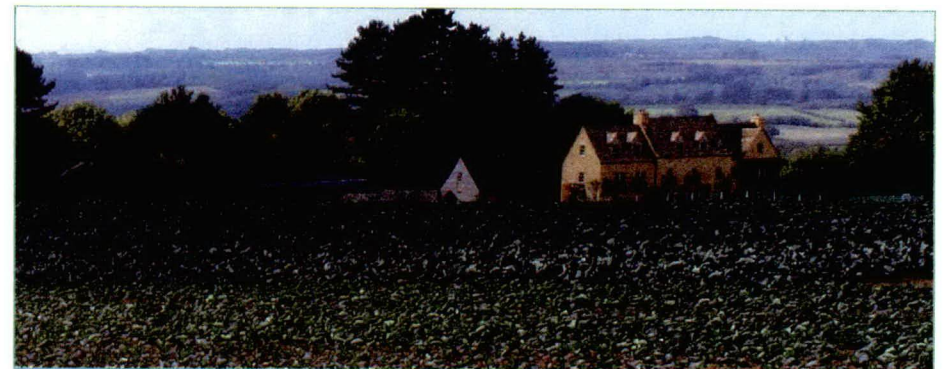
[Website](#) | [LinkedIn](#) | [Twitter](#) | [Email](#)

A large, stylized black graphic element resembling a thick, curved arrow or a swoosh that points downwards and to the right, framing the award text.

THE RTPI AWARDS FOR 2015
**PLANNING
EXCELLENCE**
FINALIST



View taken from viewpoint 3



House enlargement - for illustrative purposes only, not to scale

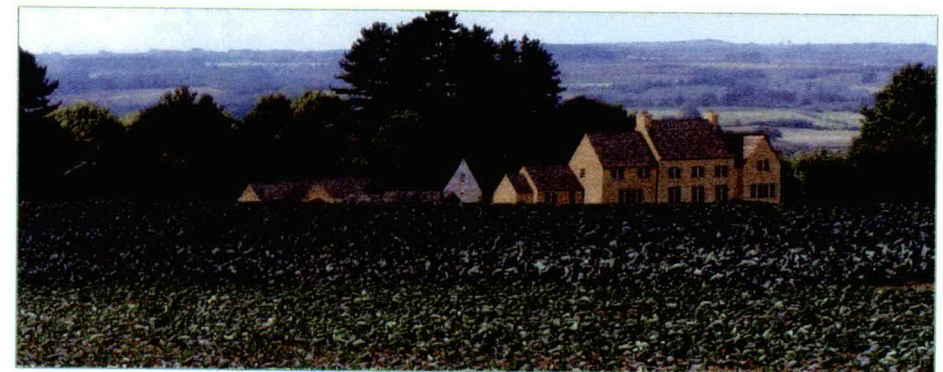
Figure 10 Photomontage - Existing View
15103 Orchard Rise, Charingworth

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View taken from viewpoint 3



House enlargement - for illustrative purposes only, not to scale

Figure 11 Photomontage - Approved Application View
15103 Orchard Rise, Charingworth

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View taken from viewpoint 3



House enlargement - for illustrative purposes only, not to scale

Figure 12 Photomontage - As built with mitigation
15103 Orchard Rise, Charingworth

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To be shown to members of the Cotswold District Planning Committee
on 19th August 2018

Dear Sir/Madam

Re planning application for Orchard Rise, Charingworth 15/02096/FUL

I wish to support the recent application for retrospective changes to the new house, which has been built in Charingworth.

My friends and I walk our dogs along the footpaths behind this house and have been impressed with how it has been built and the care that has been taken to build it in a traditional Cotswold manner. We particularly like the use of the stone roof tiles and different types of stone, which one doesn't see in many new houses these days.

The house that was there before was not attractive and built of reconstituted stone. It was a relief to see such a pleasing replacement and that the other buildings were also being tidied up. We also love the new dry-stone walls at the front of the property.

I believe that there have been some changes made, including dormer windows at the back of the house, which are not in line with the planning permission. But the house is so delightful to look at it would seem a pity to turn down this application and force the owners to make costly changes.

I looked briefly at the plans online but cannot actually see many differences apart from the dormer windows and different windows generally, which are preferable in my opinion. My friends and I feel that the care that has been taken in building a house which, unlike many new houses, is so appropriate to its surroundings and so carefully constructed, should be applauded not penalised. Also compared to many other houses that have been granted permission in the Cotswolds, this is not too big or imposing.

We hope therefore that you will make the decision to permit the planning application.

Best regards

Julie Kirkham
Barn House
Whatecote

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Stephanie Ayres
Orchard Rise,
Charingworth Road
Charingworth
Ebrington
GL55 6NR

12.08.2015

**TO BE READ/DISTRIBUTED AT THE PLANNING COMMITTEE
MEETING OF THE COTSWOLD DISTRICT COUNCIL ON 19TH AUGUST
2015**

**APPLICATION: 12/04267/FUL / 15/02096/FUL
Orchard Rise, Charingworth Road, Ebrington, Chipping Campden**

I am writing to support the following amendments approved under permission 12/04267/FUL including the erection of a basement, insertion of rooflights and dormers, erection of an entrance porch, together with minor amendments and alterations to outbuildings at Orchard Rise.

Louise Parsons
Oxway
Charingworth
Chipping Campden
Glos GL55 6NR

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Martin Perks

From:
Sent: 17 August 2015 13:06
To: Democratic
Cc: Martin Perks
Subject: Fwd: Application no. 15/02096/FUL

Begin forwarded message:

From: Amanda Randle
Subject: Application no. 15/02096/FUL
Date: 17 August 2015 10:02:00 BST
To: Democratic@Cotswold.gov.uk
Cc: Martinperks@Cotswold.gov.uk

To all County Councillors

As a member of Ebrington Parish Council, I am aware of the historic and present planning applications for Orchard Rise, Charingworth. I fully support this application for retrospective planning permission relating to changes to the authorised permission granted in 2012.

Ebrington Parish Council do not have any objections to the application. However, the council has long adopted the policy to support planning applications by not making any comments. Therefore the view of the parish council has been recorded as 'none'.

The first application for a larger dwelling on this site was supported by a large number of local people, with no objections from either neighbours or the parish council, since the site is suitable for a large family home.

Subsequently, the authorised dwelling included a large attic space on the most elevated part of the site. It also included a new stable block, a new garage block and a new 100m² stone barn.

During the building process, I am aware some changes were made to the authorised works, including sash windows and the use of ashlar stone on the middle section of the house. This is common in style to other houses in the village of Ebrington and other local villages. The roofline was also raised, with the staggered effect of the different rooflines being retained, but to a lesser extent. However, in terms of size, scale and design, the house looks very similar to the approved dwelling.

With regard to the increased floor space, this has been achieved within the house structure - either in the concealed basement or in the attic space, which was part of the authorised development. The footprint is virtually the same as approved. This has therefore made little difference visually to the appearance of the house, since the visual mass of the house is very similar to the approved dwelling.

The previous buildings consisted of a concrete dwelling house with outbuildings and various disused farm buildings which were in a deteriorating state. This new development is an enhancement to the area and long anticipated by local people.

As the planning officer acknowledges, the craftsmanship and materials used to build the new house and boundary walls are both of a very high standard. Furthermore, the design of the new house respects the character and vernacular of the Cotswolds. Clearly, time and money has been spent to ensure this is a building of high quality and this is appreciated by the local people and neighbours to the property.

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I understand the planning officer's objection rests partly on the impact on the character and appearance of the ANOB, particularly from the north-east gated road which lies some way from the back of the house. There is no hedgerow along the gated road boundary, which is elevated.

However, the impact of the house is in proportion to that of the authorised house, since it is so similar in size and design. The original house, which certainly did not respect "the character, appearance and local distinctiveness of the area", also had a visual impact. The applicants were aware of this and have therefore started a comprehensive landscaping scheme to diminish this impact.

As a local farmer, I appreciate the aims of the planning policy to protect the stock of small and medium sized houses. However, I also understand there should be some flexibility built within this framework and that policies should be applied on a case-by-case basis. The policy is clearly not appropriate in this case and this is reflected in the authorised permission for a large house and ancillary buildings, which subsequently took it out of the small to medium housing spectrum.

With regards to any enforcement action, this is designed to maintain public confidence in the planning system and is discretionary. Since there are no local objections to this development, including from the Parish Council, it would appear to be wholly disproportionate and unnecessary to take such action in this instance.

Whilst I am a member of the Parish Council, please accept the contents of this letter as my own personal opinions as a resident of the local Ebrington community.

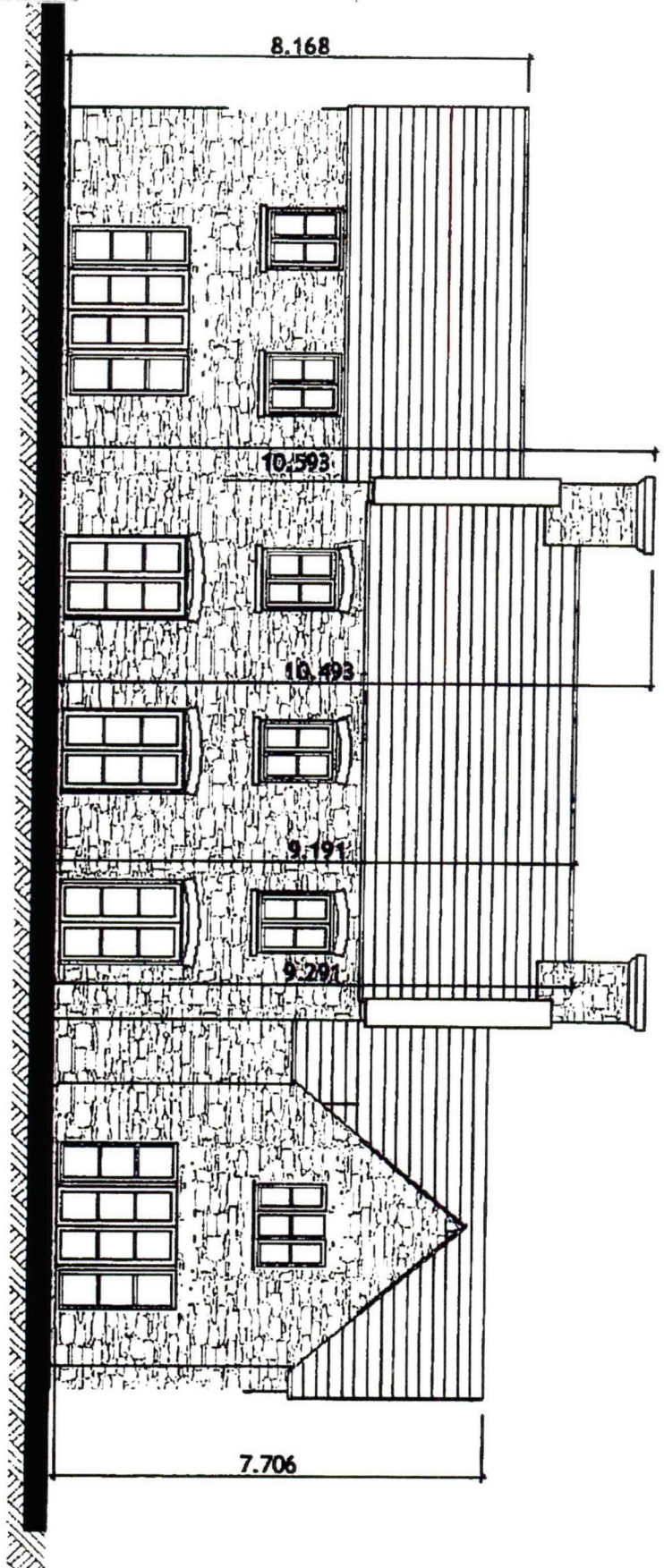
If possible can this letter be shown to all councillors before the meeting.

With best regards

Peter Drinkwater

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Approved

Orchard Cottage
Charingworth
Gloucestershire
GL55 6XY

15th August 2015

Dear Planning Committee Ward Members

Re: 15/02096/FUL

Retrospective Planning Application, Orchard Rise, Charingworth, Chipping Campden,

My wife and I have lived in Charingworth and worked in the local area for many years. We are keen walkers and regularly use the routes around Charingworth, including those around Orchard Rise.

Often new houses are built that simply don't work and make one wonder how an earth they got planning permission. It was therefore a pleasure to watch this house taking shape and to see truly high quality workmanship, with care being taken to lay the stone in the traditional manner (without too much mortar showing) and in random courses rather than in straight brick-type lines that so many new houses favour.

The combination of ashlar stone in the middle section and rubble walling on the smaller wings of the house gives the house an organic feel and matches the traditional design of others in the village. And real stone roof tiles – a rarity these days – which are also reclaimed so that they immediately gave the house a venerable appearance. We were also very pleased to see the new dry-stone walls which we stop to admire on our walks past the house. Together with the tastefully painted sash windows, this house is altogether far better than we could have hoped for.

We were therefore most surprised to hear that the owners were facing action from the planning office because they had apparently used the attics to provide extra bedroom space and because there is basement under the house. We simply cannot understand why this would be a problem. The house sits on a large plot and is already a large building, so why should it be limited to the number of bedrooms, especially if these are within its roof-space? We thought that these days people were being encouraged to make use of such spaces.

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We understand that the height of the house may have be raised slightly, but again cannot understand why this would be a problem, given the quality and design of the building. This was a fairly large house so a slightly higher roof doesn't seem to make much difference in the grand scheme of things. We would much rather see this house in place of the previous house and rather tatty outbuildings, which certainly did nothing to enhance the area.

The site on which the house sits had for many years been allowed to fall into a state of disrepair and it was a relief to see that finally someone is taking it in hand. The owners should be congratulated for the efforts they have made to build this house. ,which is a definite enhancement . We have yet to meet anyone locally who has anything but whole-hearted admiration and approval for the works being carried out.

A local family has built this house for themselves, so no doubt this accounts for the care and money that has apparently been spent on its construction. Both my wife, daughter and I look forward to seeing this house mature and meld into its stunning landscape over the next few years.

I am unable to attend this meeting and support this application in person and therefore request that this letter be distributed to the planning committee members.

With best regards

John Allen

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To be shown to members of the Cotswold District Planning Committee
on 19th August 2015

Dear Sir/Madam

Re planning application for Orchard Rise, Charingworth 15/02096/FUL

I wish to support the recent application for retrospective changes to the new house, which has been built in Charingworth.

My friends and I walk our dogs along the footpaths behind this house and have been impressed with how it has been built and the care that has been taken to build it in a traditional Cotswold manner. We particularly like the use of the stone roof tiles and different types of stone, which one doesn't see in many new houses these days.

The house that was there before was not attractive and built of reconstituted stone. It was a relief to see such a pleasing replacement and that the other buildings were also being tidied up. We also love the new dry-stone walls at the front of the property.

I believe that there have been some changes made, including dormer windows at the back of the house, which are not in line with the planning permission. But the house is so delightful to look at it would seem a pity to turn down this application and force the owners to make costly changes.

I looked briefly at the plans online but cannot actually see many differences apart from the dormer windows and different windows generally, which are preferable in my opinion. My friends and I feel that the care that has been taken in building a house which, unlike many new houses, is so appropriate to its surroundings and so carefully constructed, should be applauded not penalised. Also compared to many other houses that have been granted permission in the Cotswolds, this is not too big or imposing.

We hope therefore that you will make the decision to permit the planning application.

Best regards

Julie Kirkham
Barn House
Wharfcote

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Orchard Cottage
Charingworth
Chipping Campden
GL55 6XY

24 June 2015

Martin Perks

Cotswold District Council

Trinity Road

Cirencester

Gloucestershire

GL7 1PX

Dear Mr Perks

Re. 15/02096/FUL

I am writing to support the above application. I also supported a previous application for a much larger house as I would rather have a large well-built house here than a smaller less attractive one. The new house is most attractive and fits in well with its surroundings.

Furthermore, this has been built by local people so that they can continue to live in the village with their family.

I can think of no reason why anyone would object to this scheme, which has enhanced Charingworth.

Yours faithfully

Anna Allen

Colin Davies

From: Stephanie Ayres
Sent: 12 October 2015 16:29
To: Rob Ellis
Subject: support comments submitted online
Attachments: Comments for Planning Application 15_02096_FUL.pdf; ATT00001.htm

Application Summary

Address: Orchard Rise Charingworth Road Charingworth
Ebrington Chipping Campden Gloucestershire GL55
6NR

Proposal: Amendments to dwelling and ancillary domestic stable building approved under permission 12/04267/FUL, including the erection of a basement, insertion of roof lights and dormers into roof void to convert loft space to provide 3 bedrooms and an en-suite, erection of new entrance porch, together with minor amendments and associated works and alterations to outbuilding (retrospective)

Case Officer: Martin Perks

[Click for further information](#)

Customer Details

Name: Not Available

Email:

Address: Not Available

Comments Details

Commenter Type:

Comments of Support

Stance:

Customer made comments in support of the Planning Application

Reasons for comment:

- Design

Comments:

Re: Orchard Rise, Charingworth, Chipping Campden I am a frequent visitor to Charingworth, having friends that live in the village. I also have an interest in the aesthetic design of buildings as an Interior Designer. I feel fortunate that I have had the opportunity to visit the abovementioned property and I am most impressed by its design, the extensive use of recycled materials and the marginal environmental impact that it places on its surroundings. Orchard Rise commands an enviable position just below the apex of Goose Hill. Its excellent design has used these contours to completely conceal belowground necessary storage and plant rooms to facilitate the biomass fuel heating system. I also observed the views to be stunning from the rear of Orchard Rise and I consider that incorporating further bedrooms in the loft space with dormer windows to this aspect only does not cause any obvious visual impact to the front elevation. The addition of a porch to the front door provides balance to the design and only enhances this attractive elevation.

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