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Item No 06:-

15/03926/FUL (CD.2288/R)

**Harbourlow
Broadway Road
Mickleton
Chipping Campden
Gloucestershire
GL55 6PT**

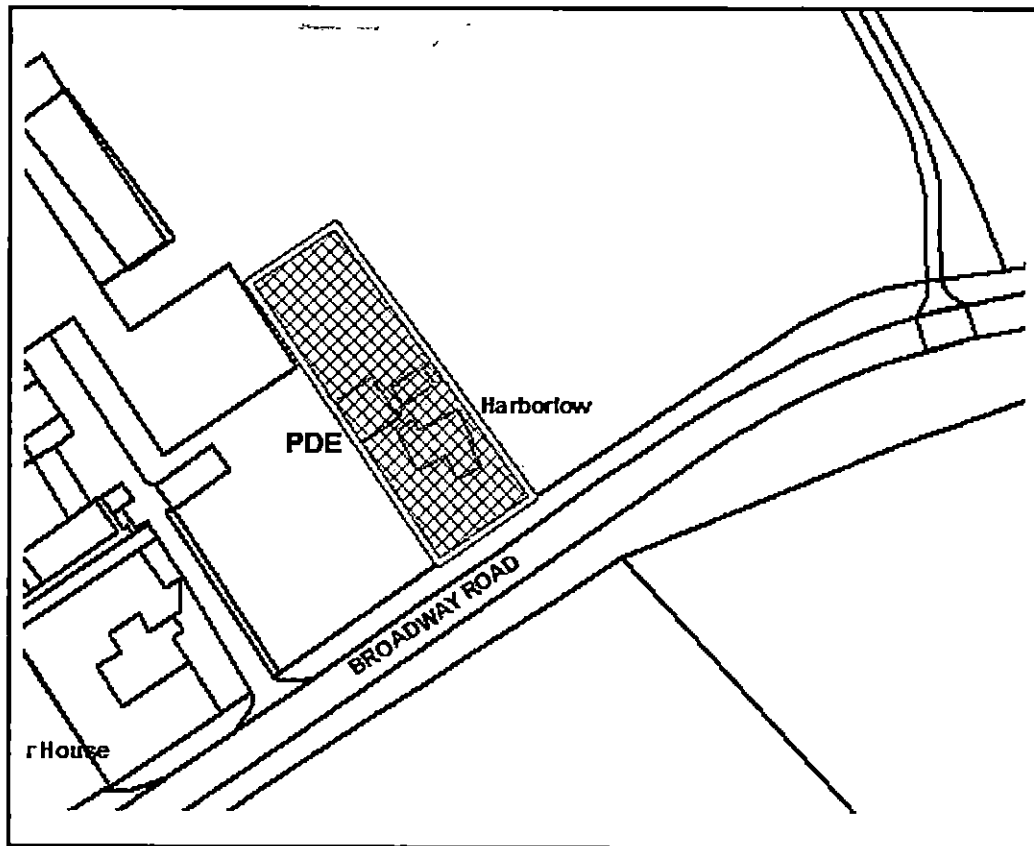
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Item No 06:-

Demolition of derelict and defective glass houses and sheds. Construction of 1 No. 4 bedroomed 1.5 storey detached house with garage at Harbourlow Broadway Road Mickleton Chipping Campden

Full Application 15/03926/FUL (CD.2288/R)	
Applicant:	Tops Nurseries
Agent:	Chance & Wildish Architecture Ltd
Case Officer:	Alison Hall
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	11th November 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Residential Development Outside a Development Boundary
- (b) Sustainability of Location and Emerging Local Plan
- (c) Impact on Character and Appearance of the Locality
- (d) Impact on Residential Amenity
- (e) Highway Impact

Reasons for Referral:

The applicant is a District Councillor.

1. Site Description:

This application relates to a parcel of land measuring approximately 117 sq. metres in size located to the rear of Harborlow bungalow. The site is located 90m from the western edge of the village of Mickleton. The site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. It is also located outside the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB boundary extends along the southern edge of the B4632 which runs in an east west direction past the southern boundary of the application site.

The site currently forms part of the garden to Harbourlow and comprises large sheds and an old glasshouse. The established garden centre/plant nursery business bounds the site to the west.

The residential bungalow (Harbourlow) lies approximately 11m to the south of the application site, a detached property called Arbour House is located approximately 22m to the south west. The existing housing and new housing development at the western edge of Mickleton is located 90m to the east.

2. Relevant Planning History:**Application Site**

10/04949/CLEUD - Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the continued use of dwelling without complying with agricultural occupancy condition (f) of planning permission CD.2288/C - Permitted 2010

Adjacent Land

CD.2288 Erection of a bungalow Granted 1958

CD.2288/A Vehicular access Granted 1967

CD.2288/C Outline application for an agricultural dwelling Granted 1969

CD.2288/Ap Bungalow Approved 1969

CD.2288/Ap/1 Erection of one bungalow Granted 1969

CD.2288/D Outline application for the erection of an agricultural worker's dwelling Granted 1977

CD.2288/D/Ap Erection of an agricultural worker's bungalow (amended windows) Granted 1977

CD.2288/E Continued use of existing building for the sale of fresh produce Refused 1980

CD.2288/F Continued use of existing building as a printing shop Granted 1982

07/00472/FUL Erection of a single storey side extension and alterations to provide ancillary elderly person's annexe and enlarged living accommodation Granted 2007

14/04050/OUT - Erection of a single dwelling (Outline application) Granted 2014

14/04379/OUT Erection of a single dwelling (Outline application) Granted 2014

15/02143/FUL - Erection of 1no. 2 bedroom dwelling Granted July 2015

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR19 Develop outside Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Environmental Health - No objection subject to contamination condition
 Drainage - No objection subject to surface water drainage condition

Thames Water - No objection suggest informative regarding water pressure

5. View of Town/Parish Council:

None

6. Other Representations:

None

7. Applicant's Supporting Information:

Environmental (Energy) Statement

8. Officer's Assessment:**Proposed Development:**

This application seeks full planning permission for the erection of a 1 and a half storey 4 bedroom dwelling with attached garage. The proposed dwelling will measure approximately 8m high by 11m wide by 8.8m deep. The garage would be single storey and measure approximately 5.9m in height by 4.3m in width by 6.5m in depth. The external walls of the dwelling will be constructed in Cotswold stone. The roof will be covered with brown clay tiles. The front of the proposed dwelling will face southwards towards the main road.

Access to the proposed dwelling would via the existing vehicular entrance for Harbourlow from the B4632.

Three further dwellings have been permitted within the vicinity of the site as set out in the site history section.

(a) Residential Development Outside a Development Boundary

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

indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the aforementioned Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries of the current Local Plan. Criterion (a) of 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 dwellings proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

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 47 of the 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 Council's land supply position has been subject to scrutiny in recent months. In September 2014 the Planning Inspectorate issued a decision in relation to the erection of up to 120 dwellings on land to the south of Cirencester Road, Fairford (APP/F1610/A/14/2213318, CDC Ref 13/03097/OUT). In the decision the Planning Inspector stated 'I conclude that the Council is unable to demonstrate a five-year supply of deliverable housing sites.' He also considered that the Council had not undertaken a calculation of Objectively Assessed Needs (OAN) for the District. The Council could not therefore demonstrate that it had the requisite land supply. Paragraph 47 of the NPPF states 'that local plans are required to meet the full, objectively assessed needs for market and affordable housing for that area, so far as is consistent with other policies of the NPPF'.

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

endorsed by the Council's Cabinet on the 11th June 2015, indicate that the Council has a 7.74 year supply of housing land. This figure is inclusive of the 20% buffer.

The land supply position has also recently been considered at a Public Inquiry in relation to a proposal to erect up to 90 dwellings on Land to the east of Broad Marston Road, Mickleton (APP/F1610/A/14/2228762, CDC Ref 14/02365/OUT). In his decision the Planning Inspector stated 'I consider that a 5-year supply of deliverable housing land is demonstrated.' The Inspector also stated that he considered that the Council was no longer a persistent under deliverer of housing and that 'it is thus inappropriate to apply the 20% buffer now.' On this basis it is considered that the Council can demonstrate a robust 5 year supply of housing land in accordance with Paragraph 49 of the NPPF and is subject to a 5% buffer. In such circumstances Officers consider that the adopted Local Plan policies that cover the supply of housing (eg Policy 19) are not automatically out of date in the context of Paragraph 49. Notwithstanding this, it does remain pertinent for a decision maker to consider what weight should be attributed to individual Local Plan policies in accordance with Paragraph 215 of the NPPF. Paragraph 215 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)'. There will be instances where new open market housing outside existing Development Boundaries can constitute sustainable development as required by the NPPF. The blanket ban on new open market housing outside such boundaries is therefore considered to carry little or no weight when assessed against Paragraph 215. In the Mickleton appeal previously referred to the Inspector considered that Policy 19 was 'time-expired, conforms to a superseded strategy, fails to reflect the advice in the Framework (NPPF) in severely restricting rather than significantly boosting the supply of housing and conflicts with the emerging strategy.' He considered that Policy 19 'can only be regarded as out of date.' The Inspector went on to state that Paragraph 14 of the NPPF indicates that the proposal 'must be considered in the context of the presumption in favour of sustainable development and permission granted unless tests derived from specific policies in the Framework (or material considerations) indicate otherwise or any adverse impact of granting permission would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Framework as a whole. Those are the tests that I apply here'. Officers have taken further legal advice on this matter and it is deemed that Policy 19 is out of date in the context of the NPPF and as such the tests set out in Paragraph 14 are applicable when determining this application.

In addition to the above, it must also be noted that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused. The 5 year (plus 5%) figure is a minimum and as such the Council should continually be seeking to ensure that housing land supply stays above this minimum in the future. As a result there will continue to be a need to release suitable sites outside Development Boundaries identified in the current Local Plan for residential development. If such sites are not released the Council's housing land supply will soon fall back into deficit. At an appeal for up to 15 dwellings in Honeybourne in Worcestershire (APP/H1840/A/13/2205247) the Planning Inspector stated 'the fact that the Council do currently have a 5-year supply is not in itself a reason to prevent other housing sites being approved, particularly in light of the Framework's attempt to boost significantly the supply of housing.' In relation to an appeal relating to a proposal for 100 dwellings in Launceston in Cornwall dating from the 8th April 2014 (APP/D0840/A13/2209757) the Inspector stated (Para 51) ' Nevertheless, irrespective of whether the five-year housing land supply figure is met or not, NPPF does not suggest that this has to be regarded as a ceiling or upper limit on permissions. On the basis that there would be no harm from a scheme, or that the benefits would demonstrably outweigh the harm, then the view that satisfying a 5 year housing land supply figure should represent some kind of limit or bar to further permissions is considerably diminished, if not rendered irrelevant. An excess of permissions in a situation where supply may already meet the estimated level of need does not represent harm, having regard to the objectives of NPPF.' In August 2015 a Planning Inspector in allowing a scheme for 32 dwellings near Pershore in Worcestershire (APP/H1840/W/15/3005494) stated 'it is agreed between the parties that the Council can demonstrate a 5 year supply of deliverable housing sites as required by paragraph 47 of the Framework. Under these circumstances, the decision-taking criteria contained in

paragraph 14 of the Framework are not engaged. Whilst this is so, the Framework seeks to boost significantly the supply of housing and the ability to demonstrate a 5 year housing land supply should not be seen as a maximum supply. Regardless of such a supply being available, the Framework advocates a presumption in favour of sustainable development and the application must be considered in these terms.'

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 for the Council to release suitable sites outside Development Boundaries for residential development. It is considered that the need to release suitable sites for residential development represents a material consideration that must be taken into fully into account during the decision making process.

Notwithstanding the current land supply figures 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 requirement 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 and Emerging Local Plan

Mickleton is not designated as a Principal Settlement in the current Local Plan. However, the Local Plan Consultation Paper: Preferred Development Strategy May 2013 identifies the village as one of 17 settlements (in addition to Cirencester as the principle settlement) that has sufficient facilities and services to accommodate new residential development in the period up until 2031. The village has a primary school, convenience store, post office, butchers, car repair garage, two public houses and a hotel. The Local Plan Consultation Paper states that the settlement ranks 13th in the District in terms of its social and economic sustainability. It considers that Mickleton along with Chipping Campden, Willersey and Blockley 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 6900 dwellings without compromising the strong environmental constraints present at Chipping Campden. 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 Mickleton to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Local Plan Consultation 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 Mickleton's role as a local service centre.' Mickleton has therefore been recognised as a sustainable location for new residential development.

The current application site is located on the south western outskirts of the settlement. In terms of distance the southern entrance to the site is located approximately 800m from the main convenience foodstore in the centre of the village and approximately 640m from the village Post Office. The village's primary school is approximately 960m away by road. Bus stops are also located 300m from the site and in the centre of the village and are within walking distance of the proposed development. There is no pedestrian footway alongside the B4632 from the application site to mini roundabout adjacent to the southern edge of the village approximately 400m to the east. However, the remainder of the route does contain a footway. Moreover, there is an existing Public Right of Way leading from the northern edge of the garden centre into the village that avoids the need to walk alongside the main road. Part of the Right of Way will also be enhanced as part of the recent permission for 70 dwellings on the fields to the west of Cotswold Edge and Arbour Close (13/04237/OUT). This will provide a safer means of pedestrian access into both the village and to the primary school. In addition, it must also be noted that planning permission has also recently been granted for the creation of two dwellings on land at Cotswold Edge which is located approximately 150m to the south west of the application site. The aforementioned site also lies adjacent to the B4632 Broadway Road.

Overall, it is considered that the site is located in close proximity to the existing settlement and to be within reasonable cycling and walking distance of village facilities and amenities and public transport links. It is therefore considered that the site represents a sustainable location in terms of accessibility to services, facilities and amenities.

(c) Impact on Character and Appearance of the Locality

The application site forms part of an the garden of Harbourlow, which was originally constructed in association with the nursery business however a certificate of lawfulness was permitted in 2010 as the property had not been occupied in accordance with the occupancy condition. The site currently contains modest sheds and glasshouses adjacent to the nursery business. The site is bordered to the north and west by the nursery, to the south by Harbourlow bungalow and to the east is an area of grassland and an orchard, beyond which is a coniferous hedge and the existing residential edge of Mickleton.

The existing single storey sheds are partially visible from the B4632 with the large glass houses of the nursery being visible beyond. An existing coniferous hedge screens the site when heading west along the aforementioned highway. Existing vegetation, dwellings and commercial development help to screen the site when heading west along the B4632. Vegetation and buildings also screen the site from the Public Right of Way that passes the northern edge of the garden centre. The views that are available of the site are limited and show it in context with existing horticultural buildings, a car park and garden centre paraphernalia. The site does not extend into the open countryside.

The glasshouses and associated buildings are partly visible from higher ground within the AONB to the south. They already form an established part of the landscape when viewed from the AONB. The application site is modest in size and is seen in conjunction with existing development. The introduction of a single dwelling is considered not to represent an obtrusive or incongruous form of development. The proposal is therefore considered not to have an adverse impact on views into or out of the AONB or on its character or appearance.

The cumulative impact of this proposal in combination with the other dwelling applications proposed for the locality has also been considered. The proposed developments will introduce new development near the roadside edge. However, they will primarily appear as infill development between existing residential properties and adjacent to commercial development. The site frontage already has a relatively developed character and appearance and it is

considered that the cumulative impact of additional dwellings will not have an adverse impact on the character or appearance of the road, the surrounding area or the AONB.

The proposed dwelling reflects vernacular building styles in terms of detailing, materials and proportions. The applicant is proposing a 1.5 storey design that seeks to reduce the overall mass and scale of the development. It will therefore be commensurate with existing development that currently lies in its vicinity. The design is considered to be appropriate for the location and to respect local distinctiveness.

Overall, it is considered that the proposed development respects the local character and distinctiveness of the locality and accords with Local Plan Policy 42. In addition, it does not contravene guidance in Paragraphs 109 and 115 of the NPPF.

(d) Impact on Residential Amenity

The application site is located to the rear of Harbourlow bungalow and to the east of the existing garden centre/nursery business. The proposed dwelling would be set back from the rear of Harbourlow by approximately 11m. The rear elevation of Harbourlow is served by a single window and a partially glazed sun room. The area to the rear of Harbourlow is not utilised as the main amenity space with this seeming to be located to the front of the property. The proposal would allow for a front and rear garden to be retained for Harbourlow. It is considered that given the separation distance that the proposed dwelling would not result in harm to neighbouring amenity in relation to overlooking. The property would be located to the north of Harbourlow and as such loss of light and overshadowing would not result.

The proposed dwelling will be located in close proximity to existing garden centre activities. However, it is noted that the scale and form of the existing business operation generates limited noise, odour and disturbance. There are also a number of other dwellings located in close proximity to the site which co-exist with the existing business without causing problems for either party. On balance it is considered that a dwelling could be introduced onto the site without having an unacceptable impact on the amenity of future residents or restrict existing business activities. The proposal is therefore considered to be in accordance with Local Plan Policies 5 and 46.

(e) Highway Impact

The proposed development will utilise an existing vehicular access onto the B4632 which runs to the south of the application site. The access serves Harbourlow. The access opens onto a straight section of the B4632. The speed limit at the access point is 60mph. However, the limit reduces to 30mph at a point approximately 90m to the east of the entrance.

The issue of access visibility and vehicle speeds has previously been assessed during the course of the previous Outline application on the adjacent sites. The applicant commissioned a speed survey which recorded that the 85th percentile wet weather speed of traffic at the point of access to be 45.5mph heading south westwards away from Mickleton and 44.9 mph heading north-east towards the village. As this site is located closer to the 30mph speed limit it where speeds would be further reduced it is considered acceptable to require the provision of visibility splays of at least 125m as per the outline application, which can be achieved in this instance. It is considered that the proposal accords with Local Plan Policies 38 and 39 and guidance in Section 4 of the NPPF.

9. Conclusion:

Overall, it is considered that the scheme will 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. Outline planning permission also exists for the erection of a dwelling on the site.

The proposed development is considered not to have an adverse impact on the character or appearance of the locality or the setting of the AONB either in isolation or in conjunction with the previously approved applications within proximity to the site. It is considered not to result in a material increase in car borne commuting, not to have an adverse impact on the vitality and viability of the settlement or cause significant harm to existing patterns of development. The proposal does not contravene Local Plan Policy 19 in these respects.

On balance it is considered that the benefits arising from the proposal outweigh its limited impacts and as such there are strong material considerations that justify a departure from the current Development Plan. It is therefore recommended that the application is granted.

10. 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):

15-001 - 02 Site and Location Plans
15-001 - 01 Proposed Plans and Elevations
received 9th September 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.

Prior to the commencement of development a site investigation of the nature and extent of contamination shall be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins.

Reason: To ensure any contamination of the site is identified and appropriately remediated in accordance with Cotswold District Local Plan Policy 5 and Section 11 of The National Planning Policy Framework.

No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins.

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the

developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure any contamination of the site is identified and appropriately remediated in accordance with Cotswold District Local Plan Policy 5 and Section 11 of The National Planning Policy Framework.

The development shall not be occupied or brought into use until the vehicle parking and manoeuvring facilities have been completed in all respects in accordance with the approved details and they shall be similarly maintained thereafter for that purpose.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy 39.

Prior to the construction of the walls and roof samples of the proposed walling and roofing materials 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.

Prior to the construction of the walls of the development hereby approved a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

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 and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All windows and doors, shall be of timber construction and shall be permanently retained as such thereafter.

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

No bargeboards or eaves fascias shall be used in the proposed development.

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

Prior to the commencement of development a comprehensive landscape scheme shall be submitted to and 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.

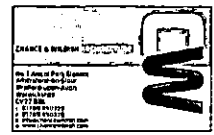
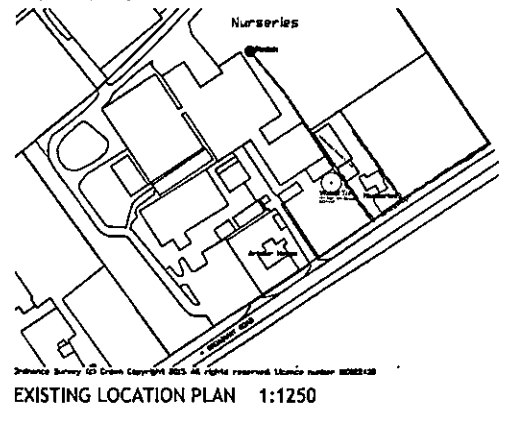
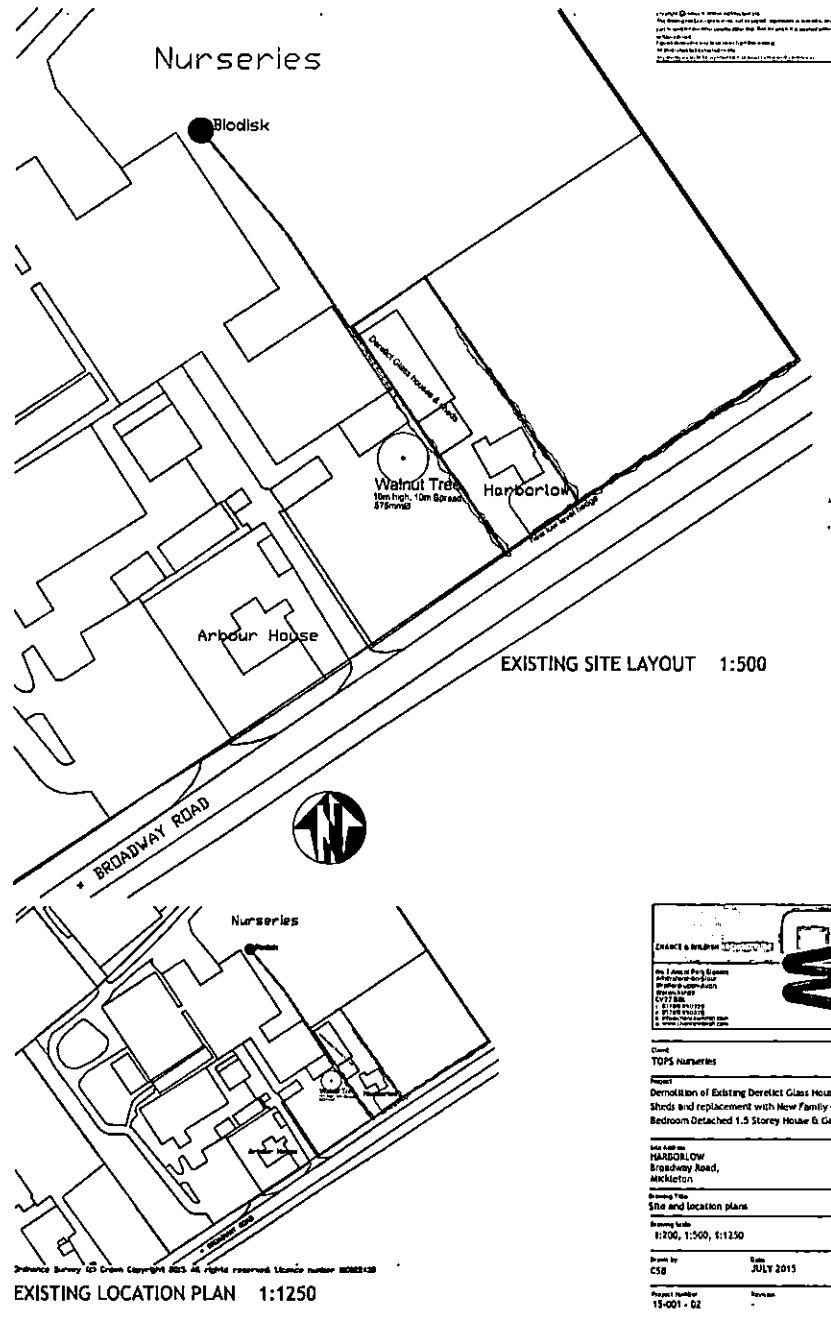
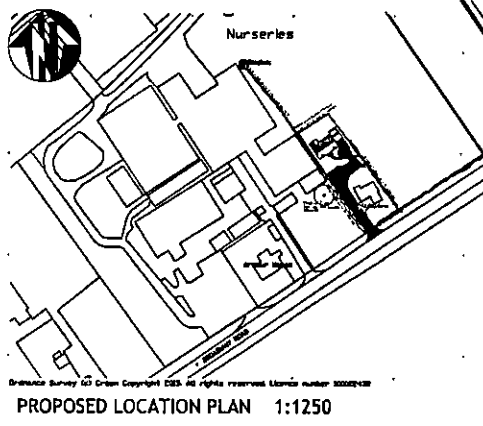
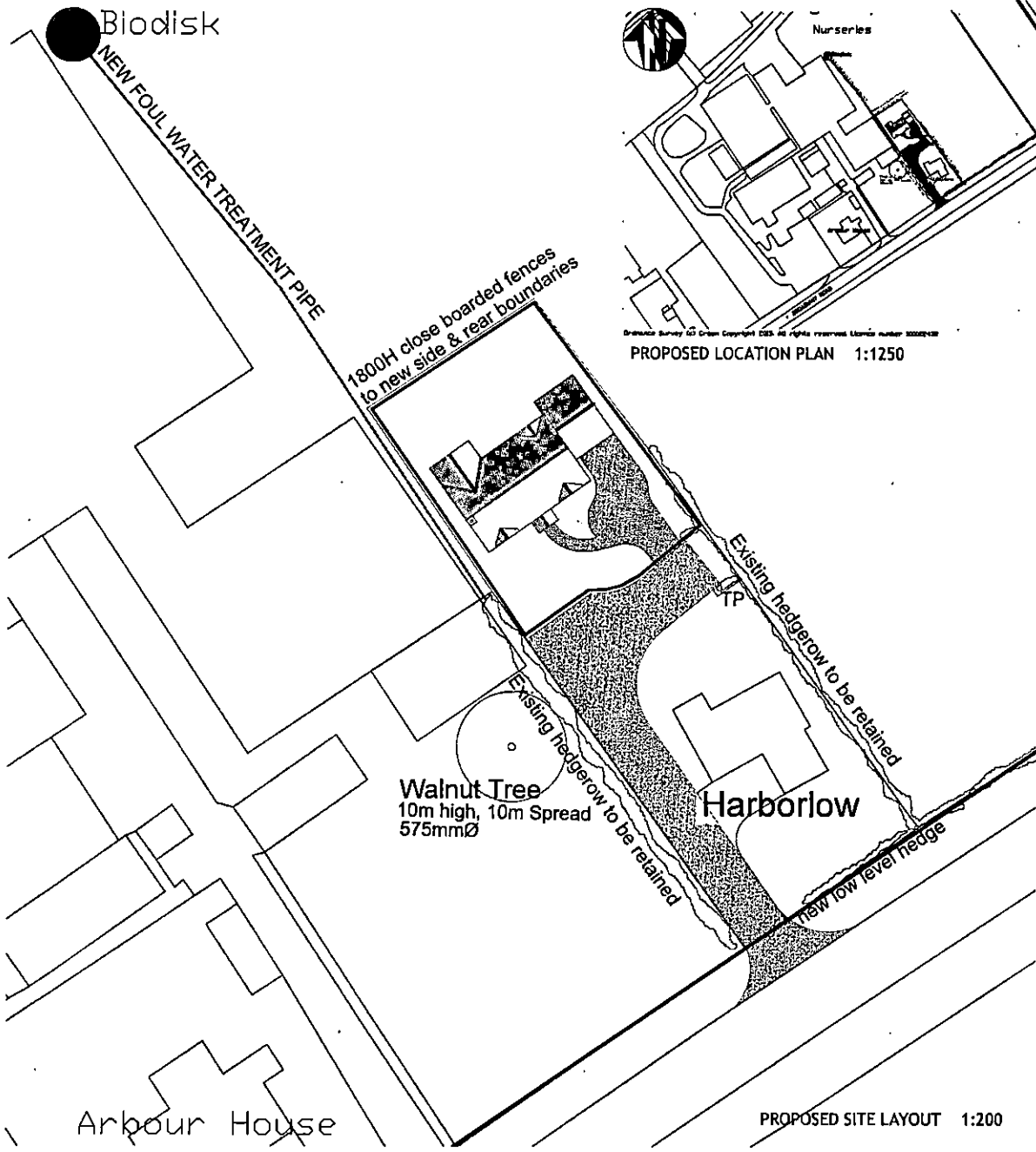
Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45.

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

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 development.
- 2 The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;
 - Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
 - Code for sustainable homes - A step-change in sustainable home building practice
 - The local flood risk management strategy published by Gloucestershire County Council, as per the Flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
 - Gloucestershire SuDS Design and Maintenance Guide (April 2015)



Client: **TOPS Nurseries**

Project: **Demolition of Existing Derelict Glass Houses & Sheds and replacement with New Family 4 Bedroom Detached 1.5 Storey House & Garage**

Site Address: **HARBORLOW Broadway Road, Wickleton**

Drawing Title: **Site and Location Plans**

Drawing Scale: **1:200, 1:500, 1:1250**

Drawn by: **CSB**

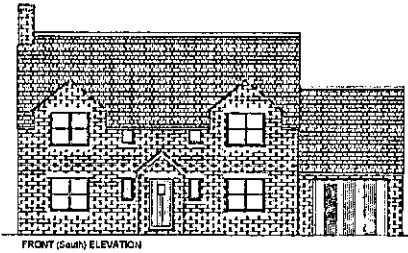
Check by: **CSB**

Date: **JULY 2015**

Project Number: **15-001 - 02**

188

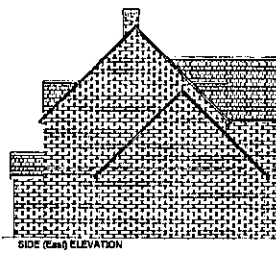
15/03/2016



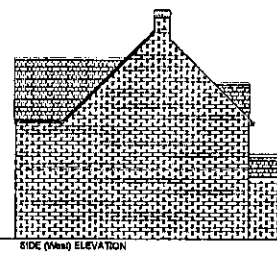
FRONT (South) ELEVATION



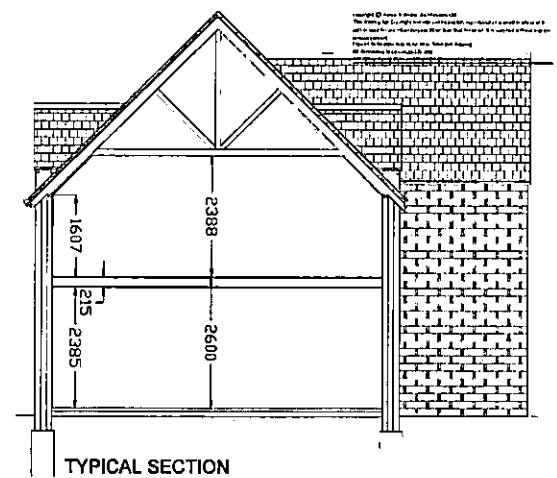
REAR (North) ELEVATION



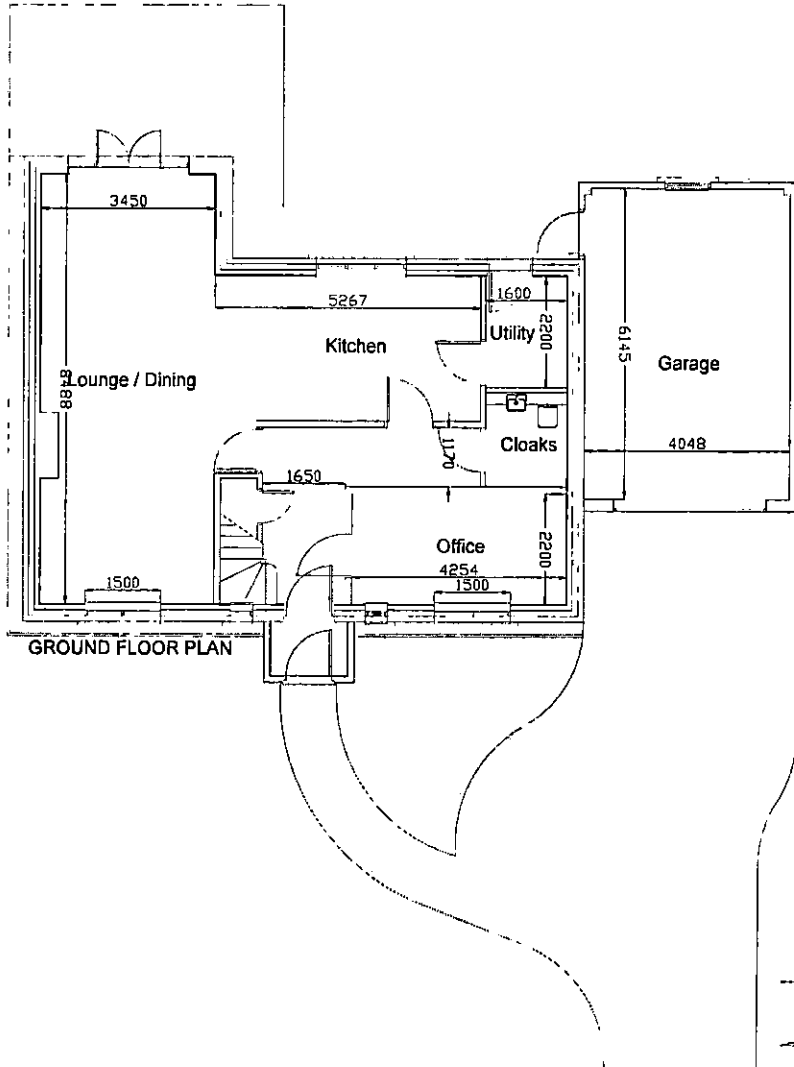
SIDE (East) ELEVATION



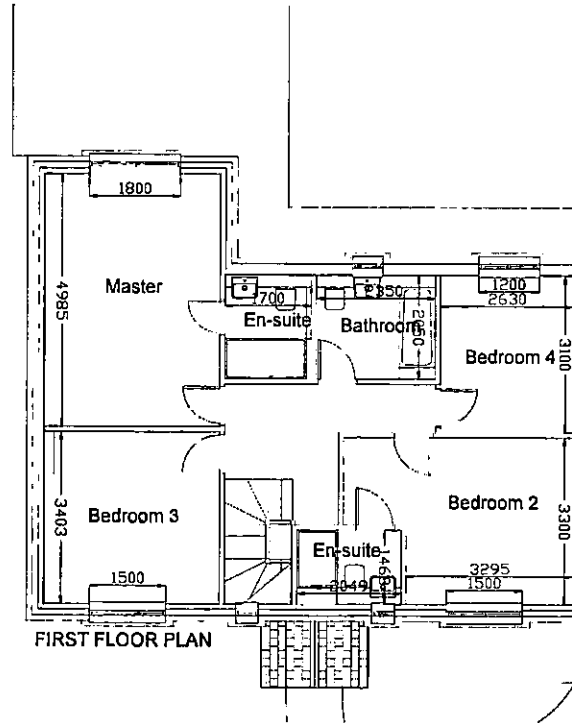
SIDE (West) ELEVATION



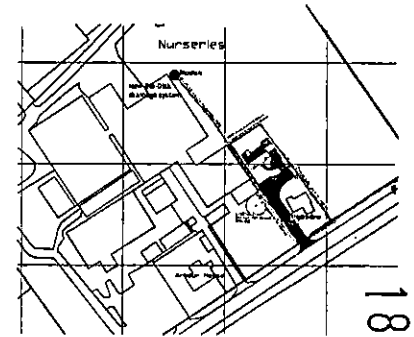
TYPICAL SECTION



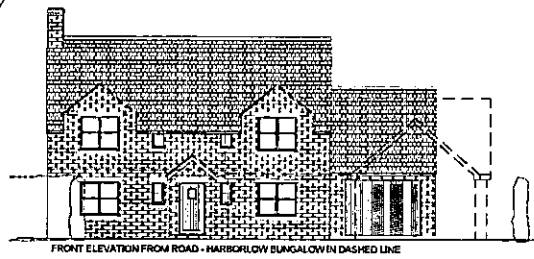
GROUND FLOOR PLAN



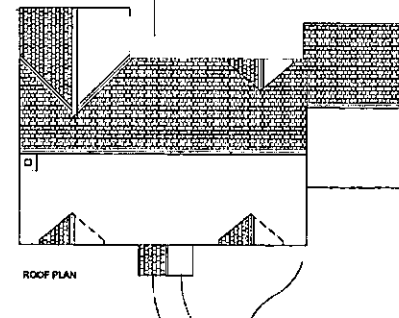
FIRST FLOOR PLAN



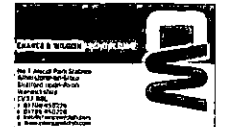
189



FRONT ELEVATION FROM ROAD - HARBORLOW BUNGALOW IN DASHED LINE



ROOF PLAN



GARDINER & THEOBALD ARCHITECTS
 No 1 Angel Park Station
 Silver Jubilee Square
 Building 1000-1000
 CROYDON
 Surrey CR9 3JH
 T: 01889 422222
 F: 01889 422222
 www.gardiner-theobald.com

Client:
 TOPS Nurseries
 Project:
 Demolition of Existing Detached Glass House &
 Garage and replacement with New Family 4
 Bedroom Detached 1.5 Storey House & Garage

Site Name:
 HARBORLOW
 Broadway Road,
 Mickleton

Drawing Title:
 Proposed plans and elevations

Drawing Scale:
 1:50, 1:100, 1:1250

Drawn by:
 CSB

Date:
 Aug 2015

Project Number:
 15-001-01

15/039261/PL