

PLANNING AND LICENSING COMMITTEE

13th January 2016

ADDITIONAL PAGES

ADDITIONAL PAGES - CIRCULATED TO MEMBERS BY POST

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Schedule Items

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PLANNING AND LICENSING COMMITTEE

13th January 2016

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
04 & 05	15/04236/LBC CT.1571/N & 15/04235/FUL CT.1571/M	<p>A further letter of objection has been received from the owners of The Grange which brings the total number of objections received to three. A full copy of this objection is attached to these additional pages.</p> <p>This letter of objection raises no issues that have not already been considered in the Case Officer's Report. For the avoidance of doubt, this objection does not alter the recommendation made by the Case Officer in respect of either application ref: 15/04236/LBC or 15/04235/FUL.</p>

The Grange
Church Road
Kemble
Cirencester
GL7 6AA

LB

Mr Kevin Field
Planning and Development Manager
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Conversion of the listed barn at Pigeon House, Church Road, Kemble.

Application reference numbers **15/04235/FUL** and **15/04236/LBC**

We write to object to these planning applications. The primary grounds for our opposition is the severe loss of amenity we will suffer as a result of the placing of three skylight windows into the northern roof, which would overlook our house, cottage and entire garden. The secondary objection is on the grounds of significant harm to the appearance of the roof of an original listed building within a conservation area as a consequence of the insertion of the windows. Additionally the roof is clearly visible from the public highway.

We have no objection in principle to the change of use provided that the building remains, as stated in the application, for occasional use by friends and family as an annexe to Pigeon House. Our view would be opposed if it were to be broadened into becoming a separate dwelling or to assume a commercial use.

The three skylights on the roof to the north in the revised plan would overlook our garden, our main living accommodation and our cottage annexe.

The wall is approximately 10 feet from our boundary, 75 feet from the house and 100 feet from our cottage annexe. The proposed windows will therefore have close and unimpeded line-of-sight-in to the reception rooms in our main house through the large french windows; in the case of the cottage they will look directly towards the living accommodation and in particular into the bathroom and two bedrooms in the cottage which face straight towards the barn. The entire garden will be clearly visible. (See attached photographs)

Although the plan states that the windows will be above 1.75 meters from the floor, we believe that that will not prevent the loss of amenity that will occur. Windows can be looked through however high they are.

Hems 4 + 5. 2

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The original plan with two skylight windows on the southern side would, from our point of view, have been acceptable. Whilst wishing to retain as much of the original appearance of the building as possible, some change is inevitable as it is being converted into living accommodation. The plan envisages new windows and doors on the southern face, which we understand are not a matter of contention by the Heritage department and our contention is that the original two skylight windows on this side should be equally acceptable.

We believe that this amended plan would, if approved, create an unnecessary and unacceptable intrusion in to all of our living spaces, which we, our children, grandchild and visitors hope to continue to enjoy peacefully and without being overlooked.

We do therefore strongly object to the amendment to the plan on the grounds of the loss of amenity of privacy to our property and significant harm to the roof of a listed building and request that the application be refused.

19th December 2015

Attached photographs

- 1 Broad view of the Pigeon Barn in the context of the whole property, taken from the Grange Cottage Annexe.
- 2 View of the Grange main house from the border with Pigeon House.
- 3 View of the Grange Cottage Annexe from the border with Pigeon House.
- 4 View of the Pigeon House Barns from Church Road. Roof in planning application is at the extreme left.

Item 4+5. 3
15/04236/LBC CT.1571/n
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1.



2.



4

Hemo 4+5
15/04236/LBC CT.1571/n
15/04235/FUL CT.1571/m

3.



4.



5

Hemes 4 + 5.

15/04236/LBC CT.1571/17

15/04235/FUL CT.1571/17