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Item No 05:-

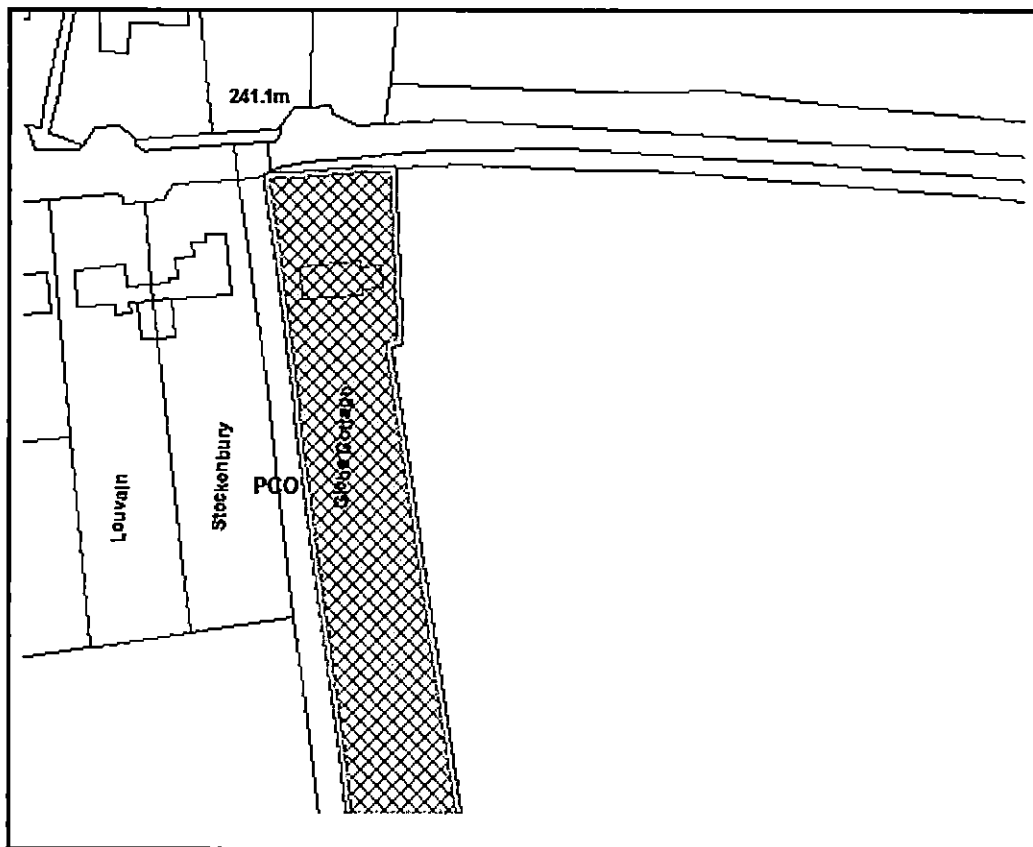
15/05367/FUL (CT.9142)

**Glebe Cottage
Notch Road
Winstone
Cirencester
Glos
GL7 7JU**

**Proposed extensions and alterations at
Glebe Cottage Notch Road Winstone Cirencester Gloucestershire GL7 7JU**

Full Application 15/05367/FUL (CT.9142)	
Applicant:	Mr & Mrs S Parsons
Agent:	Abberley Design
Case Officer:	Katherine Brommage
Ward Member(s):	Councillor Nicholas Parsons
Committee Date:	10th February 2016

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Principle of Development
- (b) Design and impact on landscape character and scenic beauty of the Cotswolds Area of Outstanding Natural Beauty (AONB)
- (c) Impact on residential amenity
- (d) Access

Reasons for Referral:

This application is brought before the Planning Committee in accordance with the Council's adopted scheme of delegation since the applicant is a serving elected member of Cotswold District Council.

1. Site Description:

The property to which this application relates is known as 'Glebe Cottage'. Glebe Cottage is located on the eastern edge of the village of Winstone. Winstone is not a settlement that benefits from an adopted development boundary but has a Conservation Area. Having regard to the proposals map to the adopted Cotswold District Local Plan 2001 - 2011 it is noted that Glebe Cottage is not located within or adjacent to the Conservation Area boundary. The property and its residential curtilage are however, located within the Cotswold Area of Outstanding Natural Beauty (AONB).

Glebe Cottage is not listed and forms part of a row of modern detached dwellings built in substantial plots to the north and south of Notch Road. Having been built in the early 1950's Glebe Cottage is of modern construction and is not considered to be a non-designated heritage asset in the context of Section 12 of the National Planning Policy Framework (NPPF).

A Public Right of Way (PROW) bounds Glebe Cottage and its residential curtilage to the west. This PROW provides a connection between Notch Road and Croft Farm to the south. Croft Farmhouse and its associated barns are Grade II Listed however, there is little visual connection between the two and officers are satisfied that the proposals will not to impact on the setting of these listed buildings. Furthermore, the proposals comprise alterations to an existing residential dwelling. The proposals are therefore consistent with the existing use and character of the site.

The majority of residential dwellings adjacent obtain their vehicular accesses via private driveways direct from Notch Road. However, vehicular access for Glebe Cottage is obtained via the PROW from Notch Road which leads to an access/parking area to the far southern end of the property's residential curtilage. There is a separate pedestrian access to the front of the property from Notch Road.

2. Relevant Planning History:

CT.516 Alterations and extensions to existing cottage to provide kitchen, utility room and garage. Construction of a new vehicular access. Permitted 27.04.1973.

CT.516 Erection of a garage. Construction of vehicular access. Permitted 29.04.1971.

CT.516 Erection of cottage (Walls of reconstructed stone blocks. Roof of dun coloured concrete plain roofing tiles. Existing access from highway). Permitted 01.06.1950.

3. Planning Policies:

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

4. Observations of Consultees:

None consulted.

5. View of Town/Parish Council:

No objection.

6. Other Representations:

None received to date.

7. Applicant's Supporting Information:

Design and Access Statement
 Site Location Plan
 Topographical Survey
 Existing Plans
 Proposed Plans

8. Officers Assessment:**Introduction**

The application relates to proposals to extend the existing property principally to the rear (south) and to the side (west) over one and a half storeys. The proposed extensions will facilitate the provision of a family kitchen/dining room, hall, utility and additional bedroom accommodation (1 master bedroom with en-suite) resulting in a 4 bedroom property.

The existing flat roof extension to the east (currently a utility room) will be modified to a pitch roof. A porch to the principal elevation and fenestration changes are also proposed, including two small dormer windows within the principle elevation. It is also proposed to re-face the property with natural Cotswold stone. The new windows proposed within the principal elevation are considered to be permitted development, with the exception of the proposed dormer windows.

Whilst access and parking will in part remain as existing the submitted plans show proposals for a new vehicular access and turning area to the front of the property.

The extent of the proposed alterations and extensions to the property are set out in detail in the Design and Access Statement, submitted with the application.

(a) Principle of Development

Whilst Local Plan Policy 19 does not support the erection of new build open market housing it is positively written in that it does support development appropriate to a rural area, provided that the proposals relate well to existing development and would not cause significant harm to the pattern of development, lead to a material increase in car-borne commuting, adversely affect the vitality and viability of settlements or result in a development that would significantly compromise the principles of sustainable development.

The principle of extending and altering existing residential properties is therefore acceptable in principle. The main issue in such cases is the related impacts of the proposals and their compliance with the relevant local and national policies.

(b) Design and impact on landscape character and scenic beauty of the Cotswolds Area of Outstanding Natural Beauty (AONB)

The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant Authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Paragraph 17 of the NPPF states that planning should recognise 'the intrinsic character and beauty of the countryside'. Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 NPPF states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty' and paragraph 116 states 'that planning permission should be refused for major developments in AONBs except in exceptional circumstance'. Paragraph 115 also states that 'The conservation of wildlife and cultural heritage are important considerations in all these areas'.

Local Plan Policy 42 (Cotswold Design Code) states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship. The detail of this policy is supplemented by the Cotswold Design Code, a Supplementary Planning Document adopted for development management purposes alongside Local Plan Policy 42.

With regard to what constitutes 'good design; the NPPF is also of assistance. Paragraph 56 of the NPPF in particular confirms that the Government attaches great importance to the design of the built environment and that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

The walling of the existing property is of modern reconstructed stone. While the property is of a vernacular character and proportion it is not considered by officers to be of any architectural merit or historic interest.

Re-facing the property with natural stone is considered to be a significant enhancement to the appearance of the property. Whilst planning permission is not required for replacement windows and doors the use of soft wood timber external joinery throughout (including the extension) is noted and welcomed.

The plot is clearly capable of accommodating a larger dwelling and it is clear from the information submitted with the application that the proposed extensions have been designed so that they appear visually subservient to the existing property which is welcomed, as is their location predominantly to the rear of Glebe Cottage.

The proposed extensions will be visible from public vantage points, particularly when Glebe Cottage is approached from the east along Notch Road. The stepped floor plan and proposed height of the extensions below the existing ridgeline will however, assist in reducing the massing of the extensions, lessening their visual impact to a level that is considered acceptable on balance with the other proposed improvements to the property.

It is possible to view the proposals from the PROW but the proposals will largely be screened from view by mature boundary hedgerow that is shown to be retained on the submitted plans. Whilst parts of the proposals will remain visible the resultant impact is unlikely to be significant and is therefore considered to be acceptable. In any event as per the conclusion above the

extensions proposed are considered to be of a scale, massing and design that is appropriate to the property, the site and its context.

In conclusion it is considered by officers that the design, scale and massing of the proposals are appropriate to the existing property, the site and its context and will not have an unacceptable impact on the landscape character or scenic beauty of the AONB. The re-facing of the property is considered to be a significant enhancement of the property and will assist in enhancing the AONB albeit to a modest extent. The proposals are therefore considered to be compliant with Local Plan Policy 42 and the Cotswold Design Code, in addition to paragraph 115 of the NPPF.

(c) Impact on residential amenity

Local Plan Policy 46 states that 'The design and layout of new residential development, including change of use, sub-division and extensions to existing dwellings, should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight and adequate private outdoor living space.'

With regard to Local Plan Policy 46 it is noted that the proposals are contained wholly within the residential curtilage of Glebe Cottage which is substantial given the size of the existing property.

Glebe Cottage has no immediate neighbour to the east. To the west lies an adjacent residential property called 'Stockenbury'. Having measured the plans it is apparent that there is a separation distance of approx. 10 metres between Glebe Cottage and Stockenbury, which are separated by the PROW.

With regard to the potential impact on residential amenity as a result of loss of privacy it is noted that there is no upper floor fenestration on the existing eastern (end) elevation of Stockenbury. Furthermore, the only additional upper floor window proposed to the side of Glebe Cottage will serve an en-suite. Officers are therefore of the view that the proposals will result in no significant loss of neighbouring residential amenity as a result of overlooking or loss of privacy. Loss of light is also not a concern. It is therefore considered that the current levels of residential amenity experienced between the two properties will be maintained at an acceptable level in accordance with Local Plan Policy 46. Whilst not relied upon it is noted that, at the time of writing, no letters of objection have been received from the occupiers of Stockenbury.

Properties across Notch Road are considered to be unaffected by the proposals given their distance from the application site (being in excess of 42 metres) but also that the proposals likely to cause the most impact are located to the rear of Glebe Cottage.

Whilst the proposals will necessitate the loss of some garden area it is considered that the total extent of residential curtilage lost will not be significant overall and is acceptable.

Officers conclude that the proposals are acceptable having regard to Local Plan Policy 46 and Section 7 of the NPPF.

(d) Access

Notch Road is not a 'classified road'. Accordingly it is possible to a new access without the need for planning permission so long as these works comply with the provision of the General Permitted Development Order 2015 (GPDO 2015). This also applies to the laying of hard surfacing to create a parking and turning area within a curtilage of a residential dwelling.

It would perhaps have been preferred if the proposed access was moved further to the east away from the entrance to the PROW to avoid conflict but considering that the existing access arrangement is via this PROW anyway then the risk of conflict (if planning permission were required) would not be so severe that the proposals could be refused in accordance with paragraph 32 of the NPPF. Accordingly, the proposals are unobjectionable.

9. Conclusion

On balance, the proposals are considered to accord with the provisions of Local Plan Policy 19, 42 and 46 in addition to the relevant provisions of the NPPF and CROW Act 2000. There are no material considerations that indicate that an alternative decision should be made other than one in accordance with the development plan. It is therefore recommended that planning permission is granted, subject to conditions.

10. Conditions:

1. 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.

2. The development hereby approved shall be implemented in accordance with the following drawing number(s): Site Location Plan (3/7/2015-SLP) and Proposed Plans (3/7/2015/5).

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with National Planning Practice Guidance.

3. The materials to be used for all new roof structures hereby permitted, including the proposed dormer windows, shall match those used in the existing building.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42 and paragraph 115 of the National Planning Policy Framework, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

4. All door and window frames shall be recessed to match the existing door and window frames in the existing 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 and paragraph 115 of the National Planning Policy Framework.

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

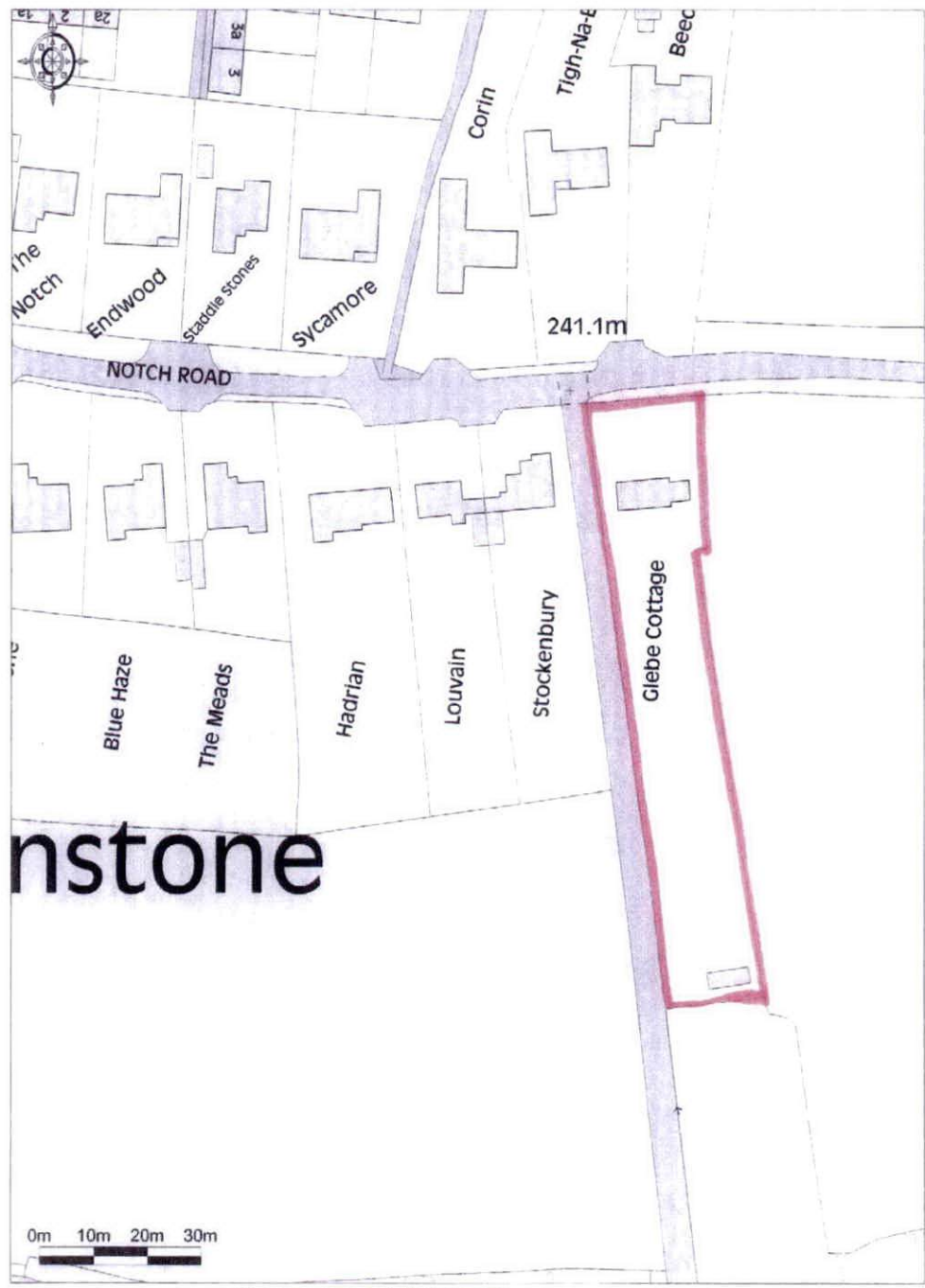
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42 and paragraph 115 of the National Planning Policy Framework.

6. The external windows and doors shall be painted/finished in a colour that accords with the Cotswold Design Code and shall thereafter be permanently retained in the approved colour/finish. If an alternative colour/finish is to be used then this shall be first submitted to and approved in writing by the Local Planning Authority. The approved colour/finish shall thereafter be permanently retained as approved.

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 and paragraph 115 of the National Planning Policy Framework. The Cotswold Design Code sets out a number of colours appropriate for window and doors finishes in the Cotswolds.

7. Prior to the commencement of any re-facing works, 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 has been 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 and paragraph 115 of the National Planning Policy Framework, 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.



nstone



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NOTES

GENERAL NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 2. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED AND A TRUE REPRESENTATION OF THE

- SYMBOLS:**
- - Level Point
 - - Wall
 - ▭ - Window
 - ▭ - Door
 - ▭ - Staircase
 - ▭ - Chimney
 - ▭ - Roof
 - ▭ - Terrace
 - ▭ - Garden
 - ▭ - Path
 - ▭ - Fence
 - ▭ - Boundary
 - ▭ - Utility
 - ▭ - Other

- LEGEND:**
- 1:1 - As shown
 - 2:1 - Half scale
 - 3:1 - One third scale
 - 4:1 - One fourth scale
 - 5:1 - One fifth scale
 - 6:1 - One sixth scale
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 - 8:1 - One eighth scale
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 - 19:1 - One nineteenth scale
 - 20:1 - One twentieth scale

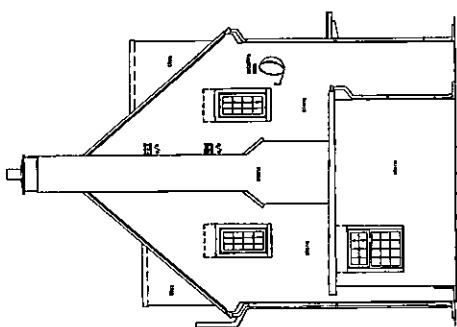
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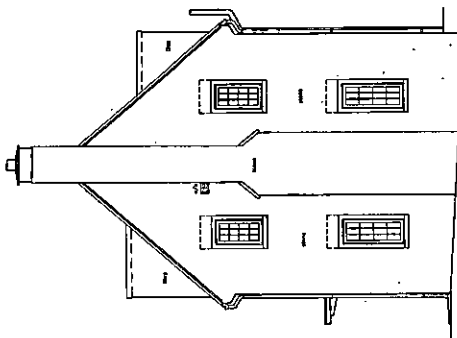
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FOR FURTHER INFORMATION CONTACT: 01454 777777

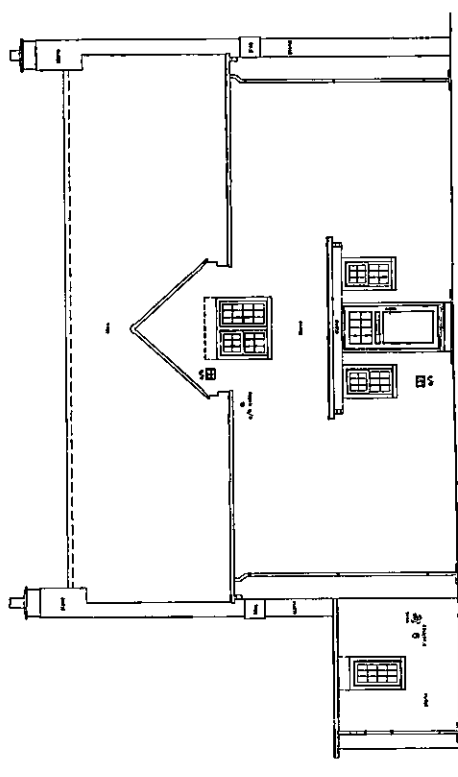
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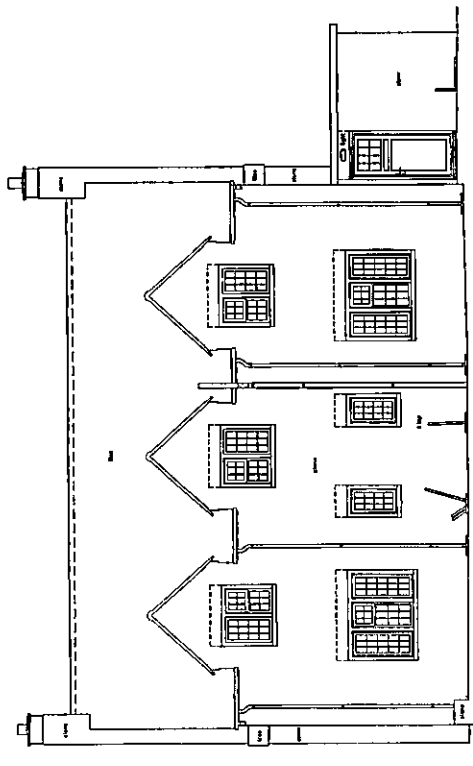
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EAST ELEVATION



FRONT ELEVATION

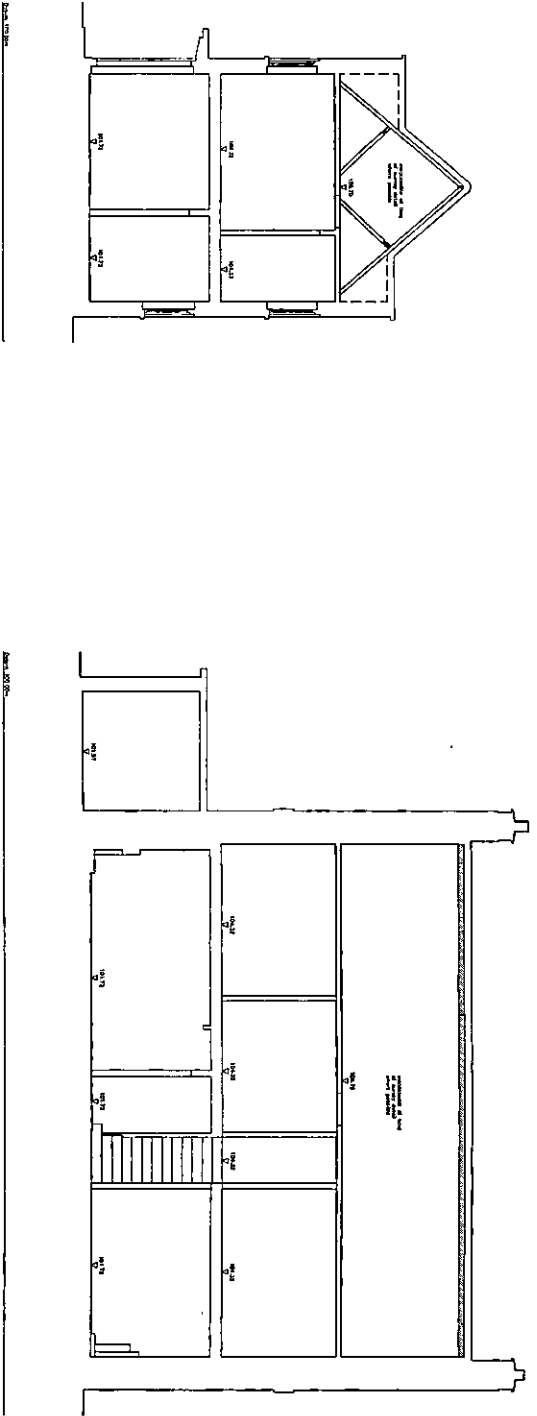


FRONT ELEVATION

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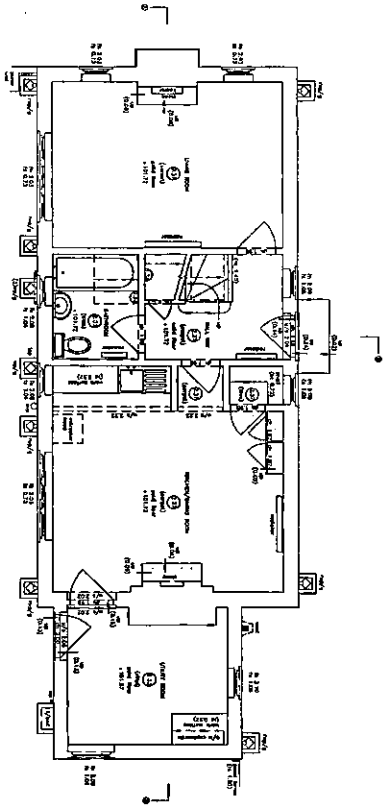
1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE BUILDING ACT 1984.
2. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF CONTRACT.

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- 3. - 100mm thick concrete ceiling
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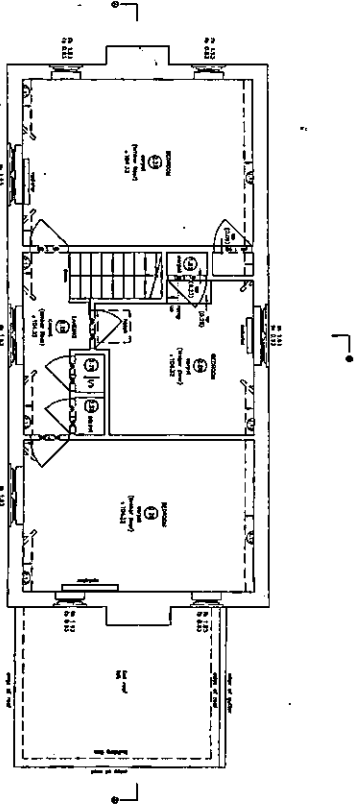


SECTION

FLOOR PLAN



SECTION



FLOOR PLAN

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MIDLAND SURVEY LTD

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