

Item No 01:-

15/01348/FUL (CT.8347/A)

**24 Chester Crescent
Cirencester
Gloucestershire
GL7 1HE**

2A
Item No :- 01

**Erection of Guest "Granny" Annexe at
24 Chester Crescent Cirencester Gloucestershire GL7 1HE**

Full Application 15/01348/FUL (CT.8347/A)	
Applicant:	Mr Russell Blackaller
Agent:	None
Case Officer:	Claire Baker
Ward Member(s):	Councillor Joe Harris
Committee Date:	10th February 2016

Site Plan



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RECOMMENDATION: PERMIT

UPDATE: This application was deferred from the Planning Committee held on 9 December 2015 to enable the applicant to amend the application in the light of Members' comments. The applicant removed the high level window on the Chester Street elevation and relocated it to the elevation adjacent to No 22 which would not be visible in the street scene. The modern style door was replaced by a traditional timber door. At the Planning Committee held on 13 January 2016 Members resolved to grant Officers delegated powers to approve the application subject to the door being relocated to the side elevation facing 22 Chester Street or being removed altogether. Officers subsequently discussed the relocation or removal of the door with the applicant. The applicant explained why it is not possible to relocate the door and why he considers it necessary to retain the door. His explanation is attached to this report together with a photograph of a similar outbuilding with a single door located in Querns Road. The proposed door has been further amended to include a lintel. Officers remain of the opinion that the proposal, including the proposed door, would serve to preserve or enhance the character and appearance of this part of the conservation area. The report to the 9 December 2015 Committee was as follows:

Main Issues:

- (a) Impact on the character and appearance of the conservation area
- (b) Impact on the amenity of the occupiers of neighbouring properties

Reasons for Referral:

Councillor Harris has referred the application so that the concerns of the Town Council in relation to the impact on the street scene can be considered by the Committee.

1. Site Description:

The site is the rear garden of 24 Chester Crescent, an early twentieth century dwelling which is located within the Cirencester South Conservation Area.

2. Relevant Planning History: None

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR15 Conservation Areas
 LPR18 Develop within Development Boundaries
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer: Comments incorporated into the Officer Report

Biodiversity Officer: No objection

County Archaeologist: No objection subject to condition

5. View of Town/Parish Council:

Cirencester Town Council: Objects: The building is not in keeping with the street scene.

6. Other Representations:

1 letter of objection: the annexe could give rise to noise nuisance to the occupiers of 22 Chester Crescent as it could be used for band practice or parties; archaeology could be destroyed; the

construction process would give rise to access problems and months of noise and dirt and disruption for the whole street.

1 letter neither supporting nor objecting but making the following comments; the annexe could be used for band practice; the annexe is too high and the fully glazed door is out of keeping as is the small high level window; the garage contains asbestos which need to be disposed of in the appropriate manner; construction process will need to be carefully managed to minimise the disruption to residents.

7. Applicant's Supporting Information:

Design and Access Statement
Drawings and photographs

8. Officer's Assessment:

(a) The Proposal

The proposal is for the demolition of an existing barn, garage and shed that are in a poor state of repair and the erection of a single storey guest/granny annexe. It is proposed to accommodate the applicant's father who requires care following suffering two strokes. The development would necessitate the removal of existing leylandii trees.

The building would have a pitched roof of blue slate tiles to match the existing houses and walls would be of rough dressed Cotswold Stone to the Chester Street and Chester Crescent elevations which would mirror the cottages opposite and reclaimed bricks on the garden elevation which would mirror the house and brick garden wall. The windows and doors would be of dark grey powder coated aluminium.

A condition is recommended to ensure that the annexe would be ancillary to the main house were the application to be permitted.

(b) Impact on the character and appearance of the conservation area

Officers are satisfied that the form and materials of the building would be in keeping with the character and appearance of the conservation area and that the proposal would be in compliance with Cotswold District Local Plan Policy 15 and Section 12 of the NPPF. There is map evidence that shows that a larger stable building was previously located in the same position as the proposed annexe. The maps show that between 1875 & 1902 a large structure was built on the application site, and the adjacent houses were also built between these two dates. The structure disappeared sometime between 1932 & 1969. The historic structure had a significantly bigger footprint than that which is currently proposed. Its height is unknown, but it would have been at least single storey, thus it would have appeared no smaller, and potentially somewhat larger than the current proposal. Consequently there is a precedent for a building of this type in this location. The proportions of the proposed annexe are also considered to be similar to other converted stable buildings within Cirencester. The relevant historic maps are attached to this report.

The current proposal generally comprises a simple, utilitarian linear range, with stone on the two exposed elevations and brick on the rear. This hierarchical use of materials was common in the 19th century. Apart from the fenestration, which is limited on the exposed elevations, the structure is a traditional and unremarkable outbuilding.

The natural stone walling material to the Chester Street and Chester Crescent elevations and the use of natural blue slate roofing material would be in keeping with the existing buildings in the vicinity. It is proposed that a grey powder coated aluminium window and door of modern design be installed in the external elevation. Whilst the design and material of these is unusual, provided these are of high quality, Officers do not think that they would be sufficiently harmful to the character and appearance of the conservation area to recommend refusal. A condition would be

applied to any permission to ensure that details of the windows and doors would be submitted for approval. However, if Members were minded to permit the application subject to the construction of more traditional doors and windows on the external elevation Officers would seek the agreement of the applicant to this amendment.

(c) Impact on the amenity of neighbours

There would be no issues of the development overlooking neighbouring properties or being overbearing. Concerns have been raised regarding noise and disturbance that could result from the development. However, the annexe would be subject to the same environmental health legislation as the existing house and any excessive noise could be dealt with under that legislation.

(d) Other Matters

The disruption caused by the construction process is not normally a planning matter but the applicant has been made aware of the concerns raised. The disposal of asbestos is again not a planning matter but the applicant has been made aware of the concerns and the need to dispose of it as required by other regulations.

9. Conclusion:

Officers are satisfied that the proposal would serve to preserve or enhance the character and appearance of the conservation area and would not have an adverse impact on the amenity of the occupiers of neighbouring properties and consequently recommend that the application be permitted.

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 s.w garden and n.w Chester Crescent elevations received by the Local Planning Authority on 30 March 2015, revised block plan received on 5 May 2015, revised floor plan received on 27 October 2015, revised south east neighbours' elevations received on 17 December 2015 and revised Chester Street Elevation received on 25 January 2016.

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

All existing stone, where re-usable from the boundary wall shall be used in the construction of the annexe with its weathered surface facing outwards.

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.

New external stonework shall be of the same stone type, colour and sizes as the existing stonework of the boundary wall and coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall match that used for the existing stone boundary wall.

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.

Work on the walling shall not start until sample panels of the stone walling, brick walling and rendered 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 and the colour and texture of the render have 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 panels shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 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.

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 Policies 15 and 42.

No work shall commence on the doors, fenestration and walling until the design and details of the doors and fenestration including the colour, lintels and how the transition from brick to stone and stone to render will be achieved have been 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 Policies 15 and 42.

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.

No wires, plumbing or pipework other than those shown on the approved plans shall be fixed on the external elevations 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 Policies 15 and 42.

The development shall only be used/occupied for purposes incidental to the residential use of the dwelling currently known as 24 Chester Crescent, Cirencester

Reason: An additional separate unit of accommodation may not be acceptable in this location and would require further consideration to ensure compliance with Cotswold District Local Plan Policies 18 and 46.

The external walls fronting Chester Street and Chester Crescent shall be built of Cotswold rubble stone and the roofing shall be of blue slate.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

The type and depth of foundations, drainage and services shall be approved in writing by the local planning authority prior to the commencement of the development.

Reason: These details are required prior to the commencement of development to ensure that significant heritage assets are conserved, in accordance with paragraph 129 of the National Planning Policy Framework

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: These details are required prior to the commencement of development to make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework

INFORMATIVES :-

1 All species of UK bats are protected under the Wildlife and Countryside Act 1981 as amended. Their places of shelter are given further protection by the European Habitats Directive 1992, implemented in Britain by the Conservation Regulations 2010.

All UK birds are protected from disturbance whilst nesting under the Wildlife and Countryside Act

Planning Application for "Granny Annex" at 24 Chester Crescent, Cirencester

IMPROVED DOOR DESIGN, FOLLOWING PLANNING COMMITTEE MEETINGS AND MEETINGS WITH PLANNING OFFICER AND CONSERVATION OFFICER

We are pleased that the January Planning Committee approved the application in principal, on the understanding that we would review the single door leading onto Chester Street.

The Practical Purpose of the Door

We have discussed all possibilities with the Planning Officer and Conservation Officer and they appreciate that it would be impractical to use the annex as a granny annex, without direct access onto Chester Street.

For example, accessing Chester Street, without a door, would require an elderly person, such as my father, to walk the length of the garden, then the length of Chester Crescent.

Carers would also require access to the annex directly from Chester Street, where they would park.

Access to Chester Street gives a measure of independence to anyone staying in the annex.

We are currently able to load directly from a car in Chester Street into the garden, through the garage doors. Losing that access would require everything for the garden or the annex to be carried the length of Chester Crescent, then the length of the garden.

If the main house caught fire, without access to Chester Street, anyone in the annex would have to escape by the garden gate next to the main house. They would therefore have to approach a burning building.

Door on End Elevations? (Not explained at last meeting)

It is not possible for the door to go on either of the end elevations. The covered passageway between the proposed annex and the neighbour's house (22 Chester Street) belongs to the neighbour (this strip of land was sold to the neighbour in 1914). Also, the end elevation, facing Chester Crescent is not suitable for access, as Chester Crescent is a private street with residents parking directly against their boundary.

The Look of the Door

We feel that a well-designed door on the Chester Street elevation would be more attractive than a completely stark wall.

The door is a reference to the existing timber garage doors. Historically it was a working building and there has been a door/access there since Victorian times.

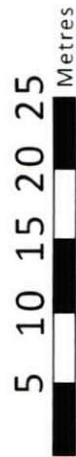
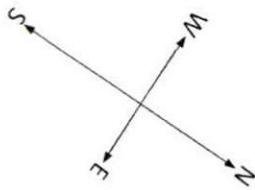
After listening to committee members here and consulting with the Conservation Officer, we have now improved the look of the door to reflect historical precedents in the vicinity, such as one a few hundred yards from the CDC. This comprises a simple timber frame, an oak lintel and a four plank door, painted pale grey.

Having looked at every reasonable alternative, we believe that this is the most attractive, practical and historically accurate solution.

Russell Blackaller

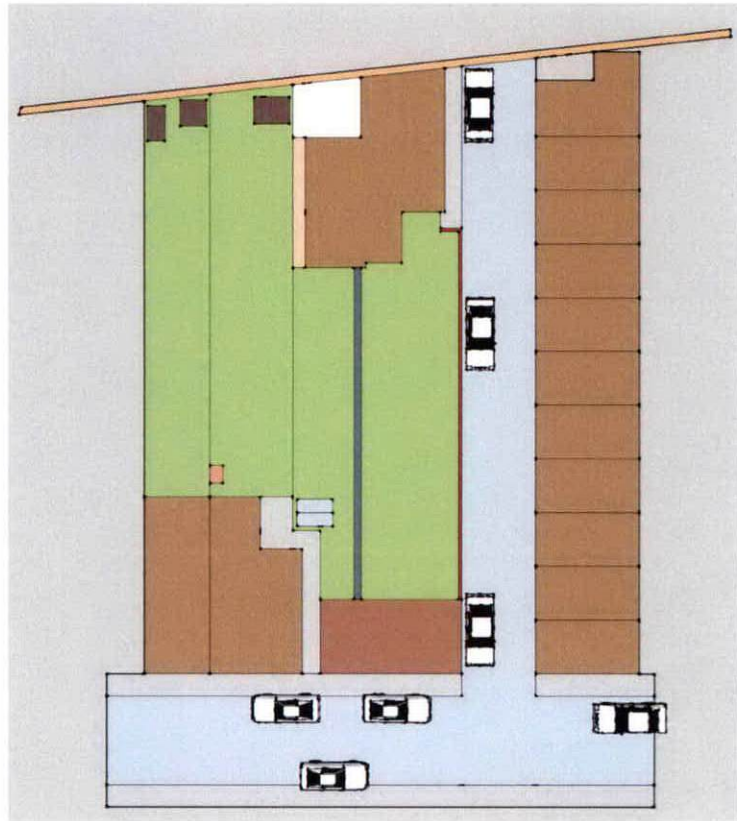
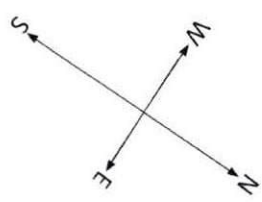
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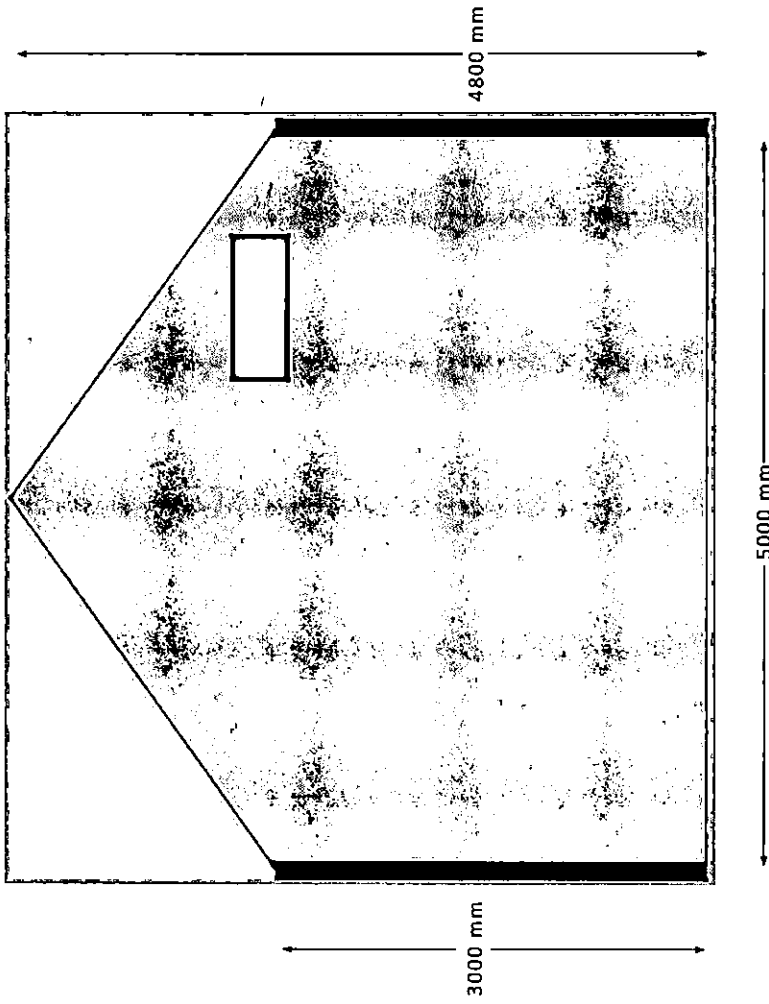
EXISTING SITE PLAN

Scale 1:500



PROPOSED SITE PLAN

Scale 1:500



NEIGHBOUR'S ELEVATION - S.E.

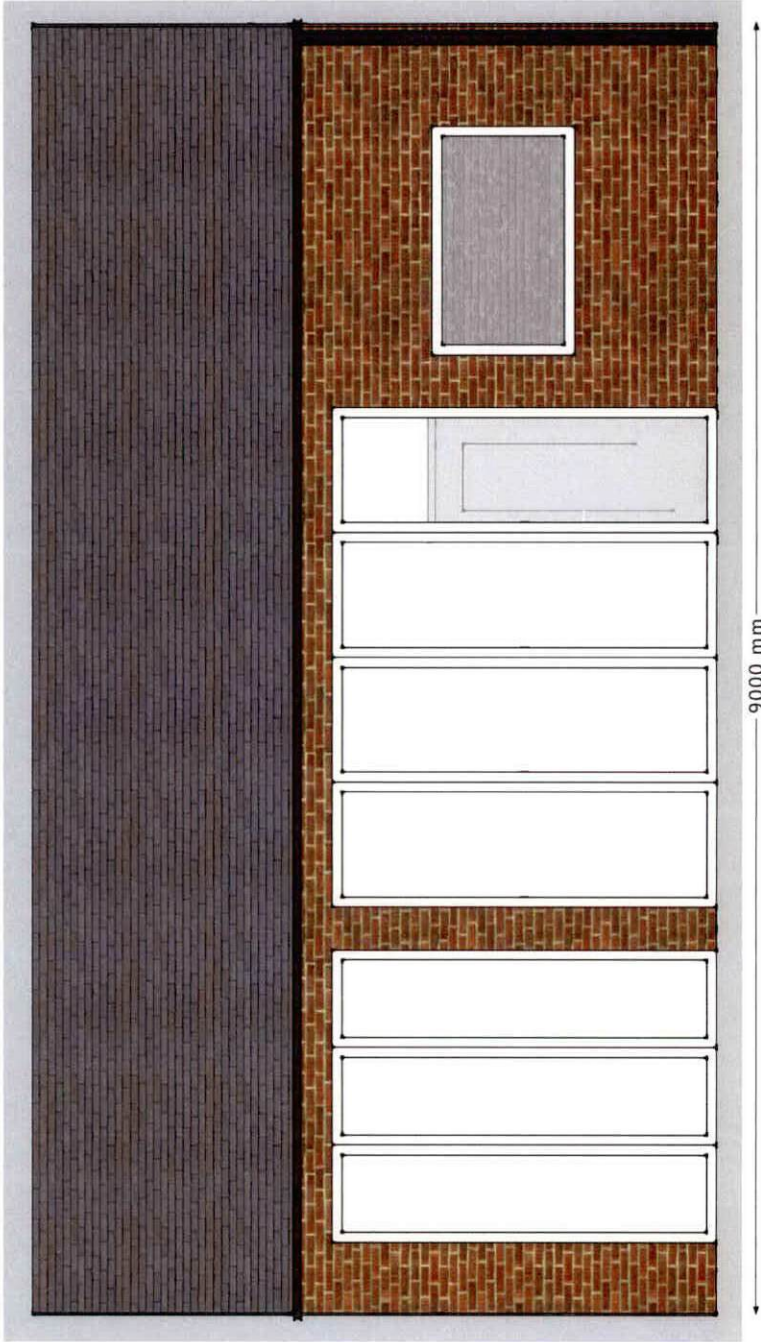
Scale 1:50



9000 mm

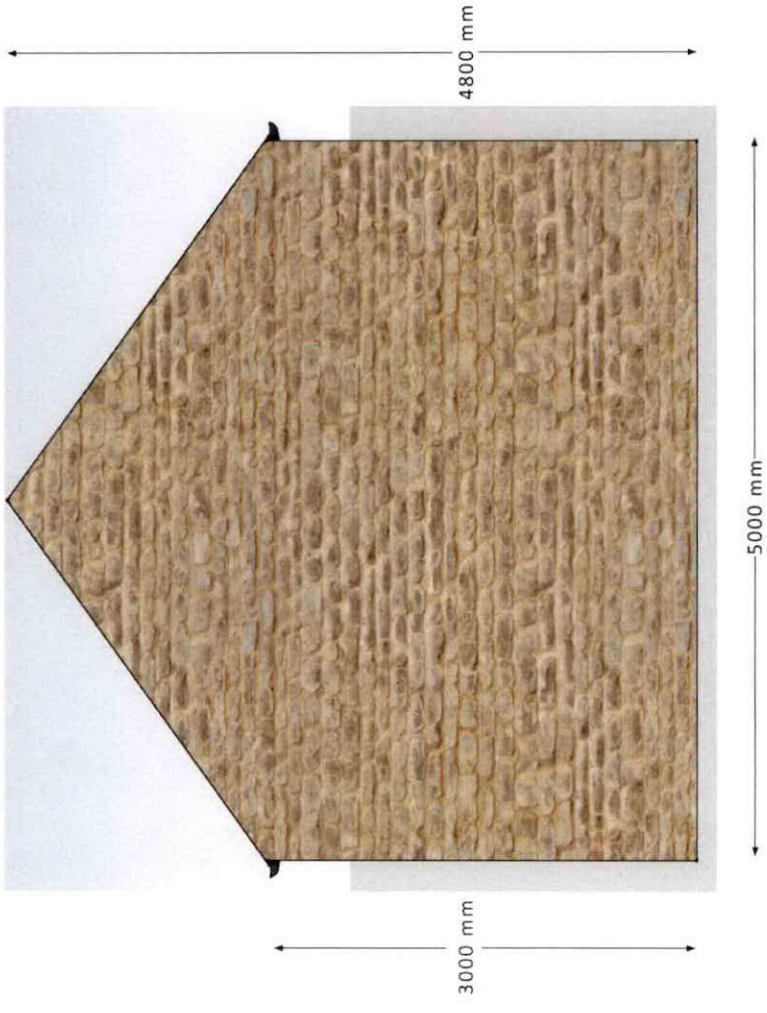
CHESTER STREET ELEVATION - N.E.

Scale 1:50



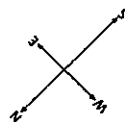
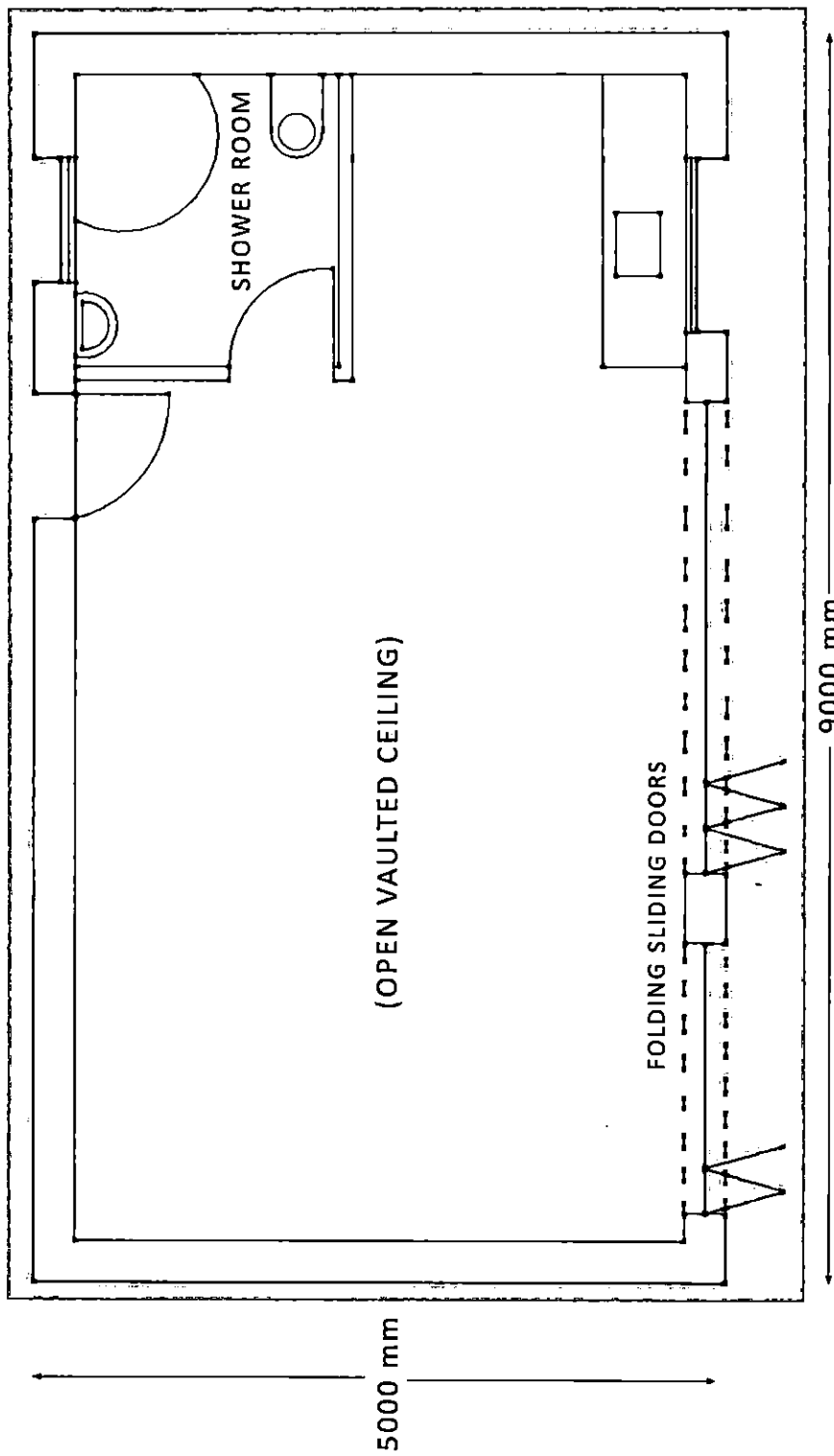
GARDEN ELEVATION - S.W.

Scale 1:50



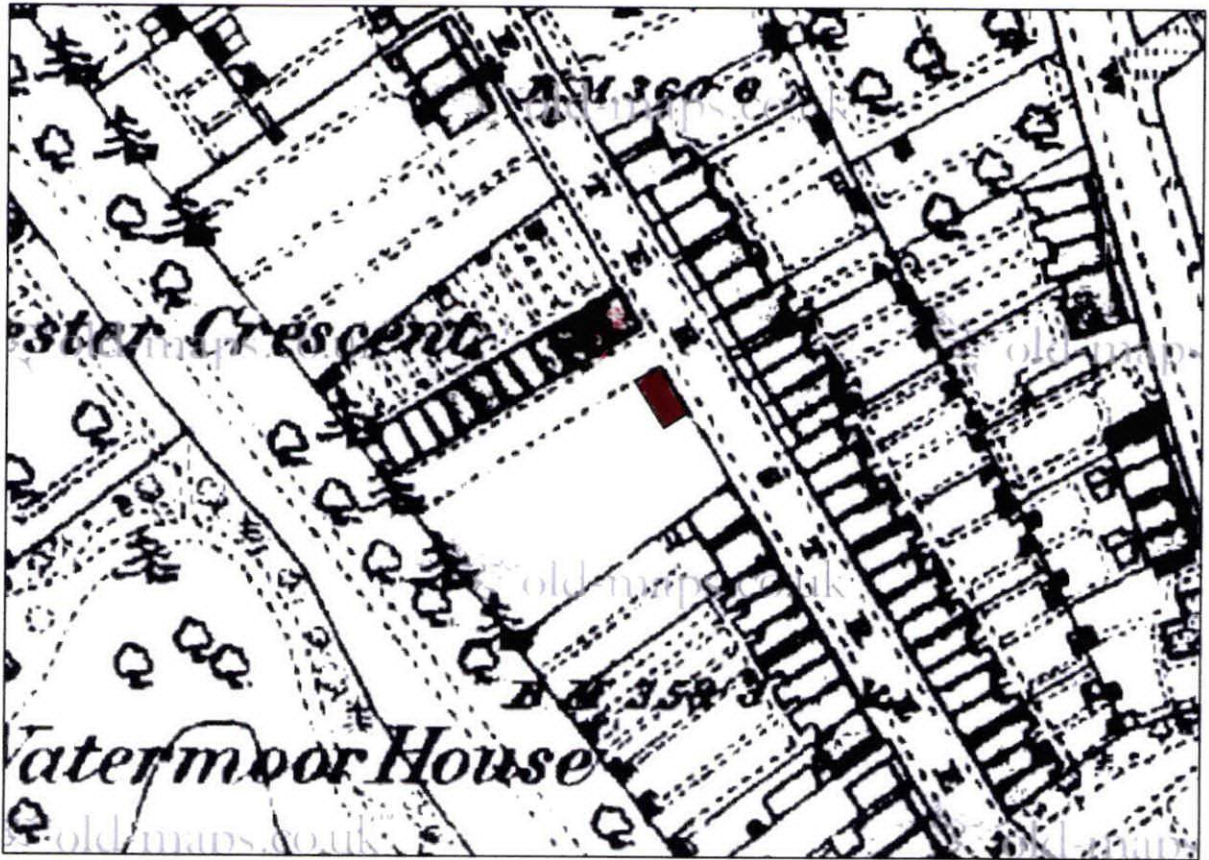
CHESTER CRESCENT ELEVATION - N.W.

Scale 1:50

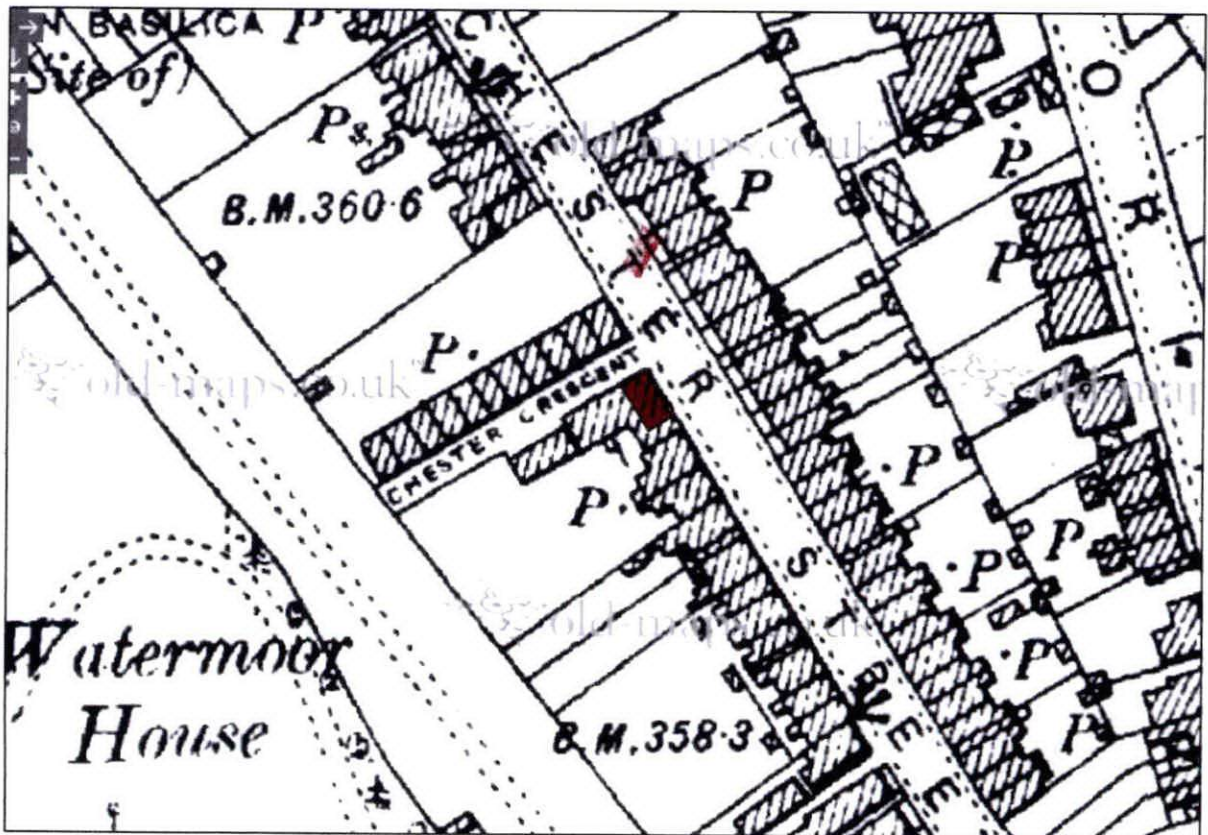


PLAN
Scale 1:50

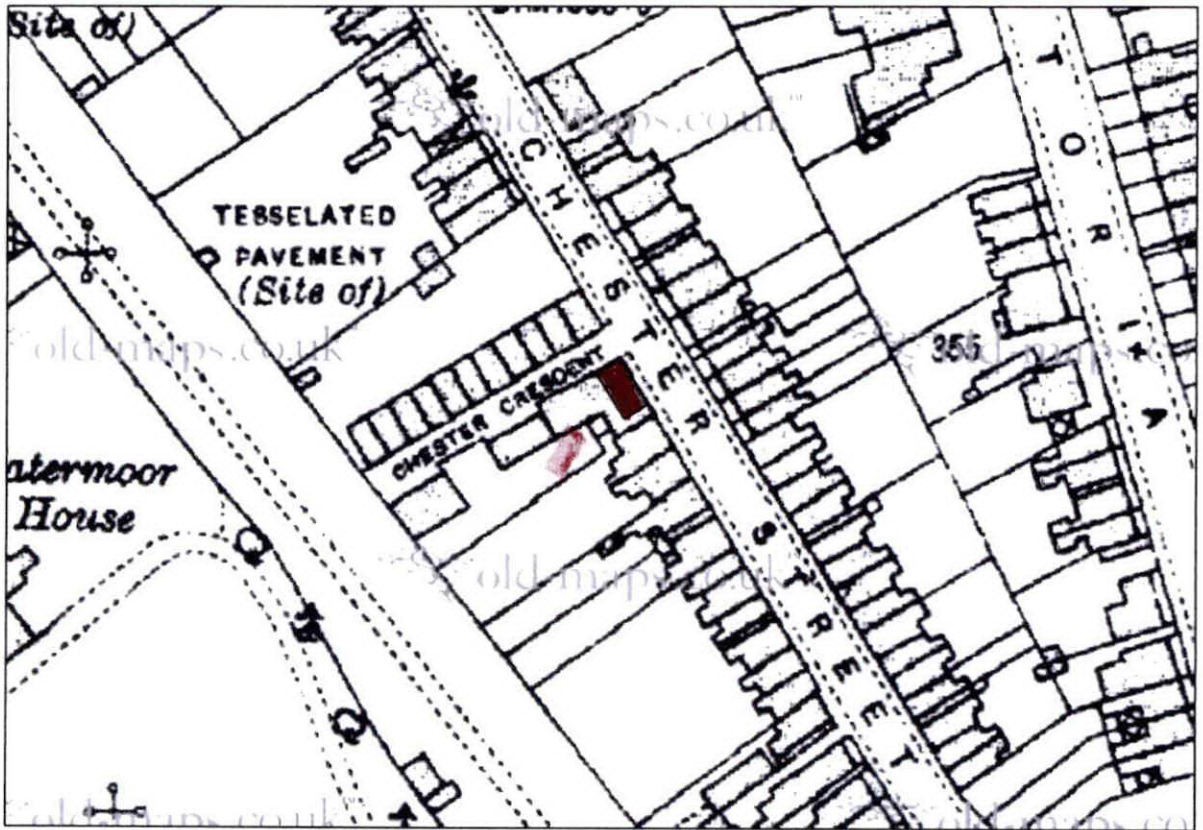
Chester Crescent, Cirencester (site of proposed new annex highlighted red):



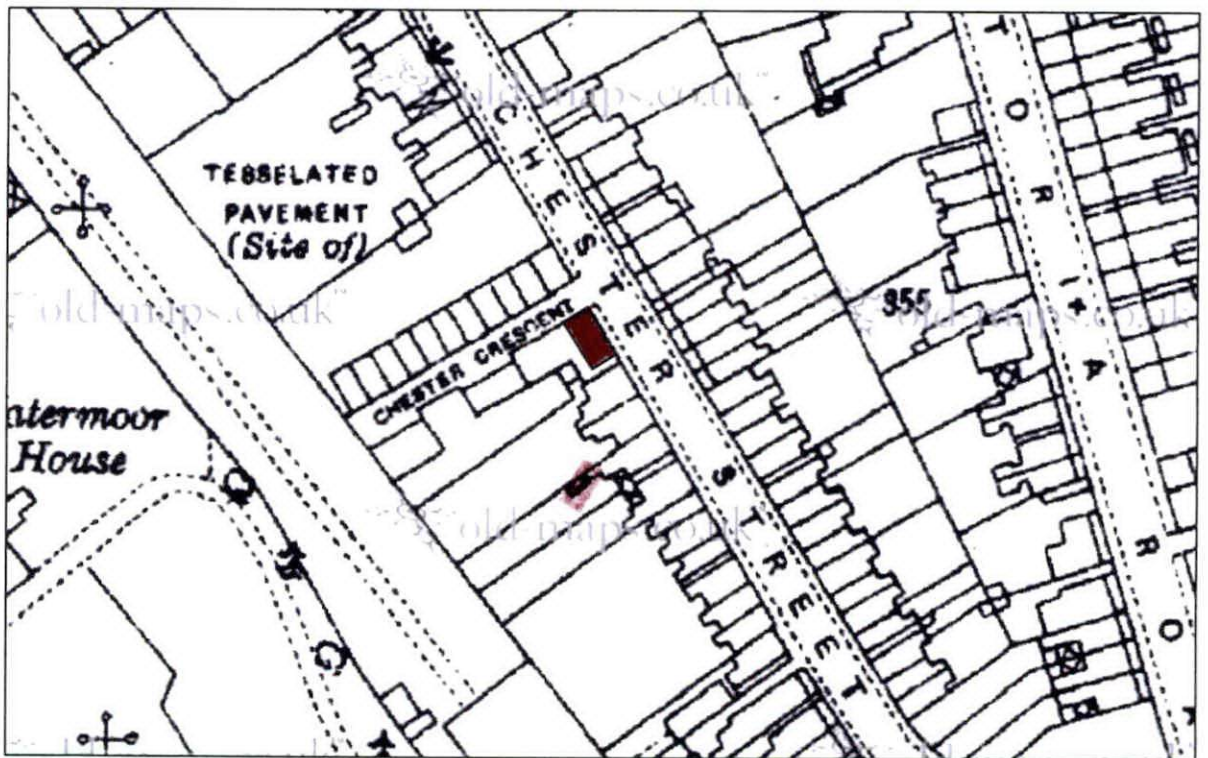
1875.



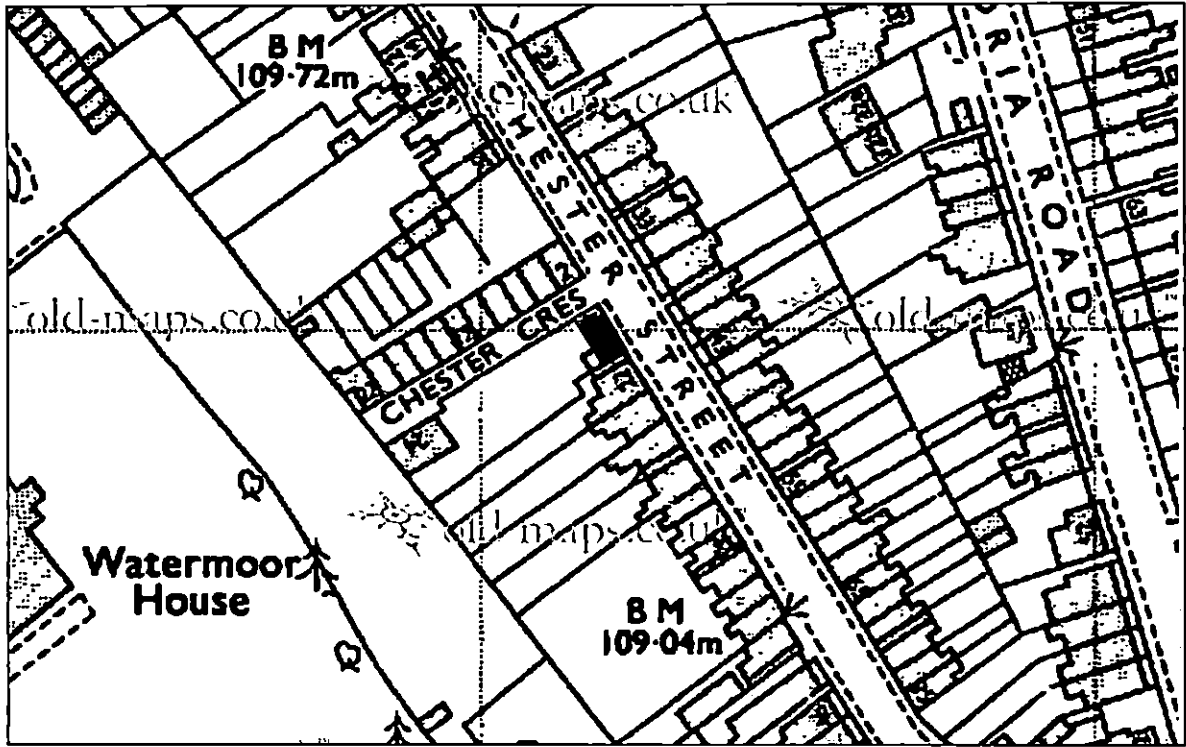
1902.



1921



1932.



1969.

Mrs. S .A. Brash
Demesne House
Settle Road
Newsholme
Clitheroe
Lancashire
BB7 4JF

RE; planning application ref 15/01348/FUL
Annex at 24 Chester Crescent

Dear Sir or Madam,

Unfortunately due to time and travel constraints I would have liked to address the meeting with regards to the above application but hope you will consider my concerns as stated in this formal letter of objection , similar to the objection I submitted online when the application was first put forward.

My concerns as always is the impact this development will have on the residents of 22 Chester St my Elderly and in very poor health parents who have lived at this address for the past 60 years and have seen many changes over their time but this one I'm afraid is causing them stress and worry , I'm afraid Mr Blackaller does not have the monopoly on sick elderly parents it's a worry for us all and their health and well being is always our concern. The continual statement that this will have NO effect on 22 Chester st is a complete fabrication as at the present time my parents kitchen and living room border the garage/garden area which in the normal course of a year would see these being used sparingly if not at all in bad weather but you now want to put a living accommodation there for possibly 365 days a year with noise and disruption to other residents .I also note but did not get notification at the time that the plans were changed on the 27th Oct to remove the kitchenette area (presumably to make it easier to acquire planning permission)so why is there still a sink/plumbing on the plans thus allowing easy installation of a kitchen area in the months to come , it also keeps being stated that this is not a separate dwelling which by its plans it most certainly is as it does not just allow access from the house but has its own front door onto the street so is TOTALLY separate from the house and with a fence down the middle of the large garden(a very easy job) it becomes a totally new property. This plan, however you want to look at it is a separate dwelling and NOT an annex otherwise you'd have no need for a roadside door way and I'm afraid with the major parking problems already in Chester st the last thing that's needed is more residents requiring parking. Although I am very sorry to hear about Mr Blackallers fathers health and his expenses I too must look to my sick parent's welfare and mental health, although I see from your web site you intend to just approve this development even though there's been objections, may I ask you to please think again about the other residents of Chester st and the disruption to them this building may have as it may also have many other uses if approved like a band practice room for Mr Blackaller fellow band members .

Thank you for your time
Sally Brash