

Item No 09:-

15/05041/FUL (CT.4264/R)

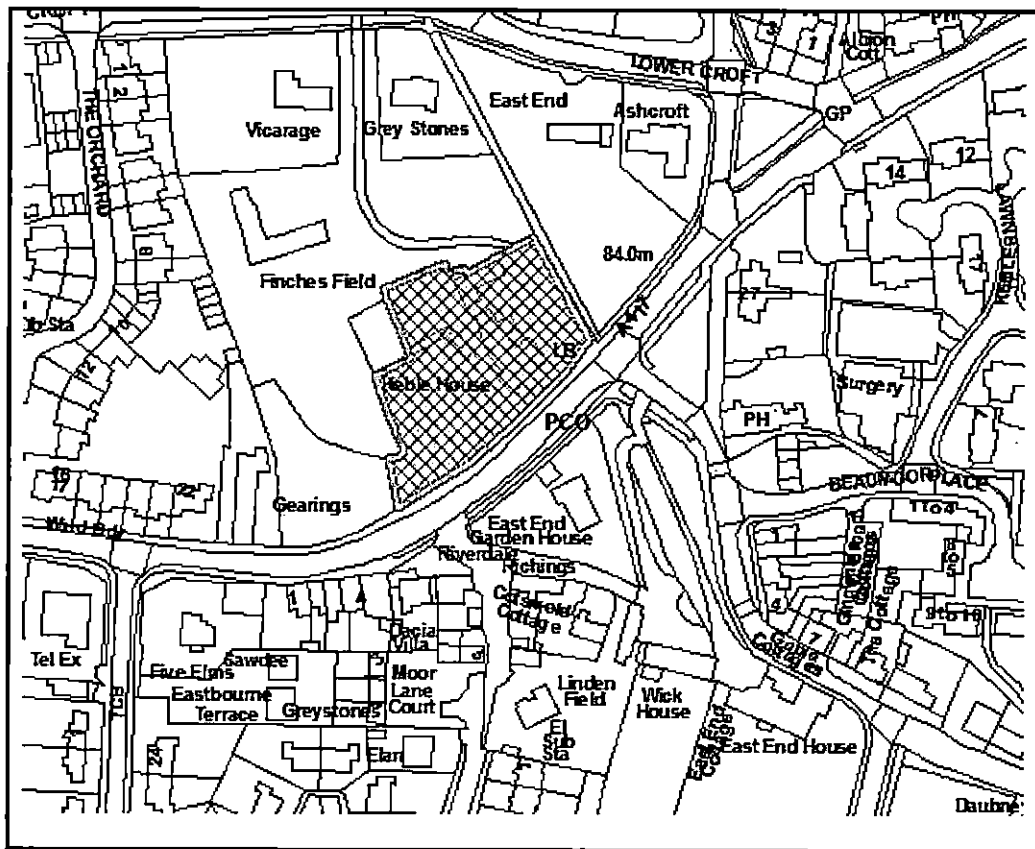
**Keble House
London Road
Fairford
Gloucestershire
GL7 4AW**

Item No 09:-

**Erection of a single storey garden room at
Keble House
London Road Fairford**

Full Application 15/05041/FUL (CT.4264/R)	
Applicant:	Mr & Mrs Meaden
Agent:	David Salisbury Joinery Ltd
Case Officer:	Scott Britnell
Ward Member(s):	Councillor Abigail Beccle
Committee Date:	13th April 2016

Site Plan



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RECOMMENDATION: REFUSE

Main Issues:

- (a) The impact of the development upon the living conditions of occupants of nearby/neighbouring properties
- (b) The impact of the development upon the character of Fairford Conservation Area
- (c) The impact of the development upon the setting and character of the Grade II Listed host building

Reasons for Referral:

The application has been referred to committee by Councillor Beccle so that members can consider the impact of the proposals upon the setting and character of the listed building.

1. Site Description:

Keble House is a Grade II Listed Building which has been extended over its history. It occupies a position within the Fairford Conservation Area but is not within the AONB. The property benefits from large grounds and is situated on the North side of London Road.

2. Relevant Planning History:

While there is an extensive planning history relating to the dwelling and its grounds none are considered to have direct relevance to this application.

3. Planning Policies:

LPR15 Conservation Areas
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Development
 NPPF National Planning Policy Framework

4. Observations of Consultees:

The Conservation Officer's response has been incorporated into the 'Officers Assessment'.

5. View of Town/Parish Council:

No response has been received.

6. Other Representations:

No comments of any kind have been received.

7. Applicant's Supporting Information:

Design, Access and Heritage Statement

8. Officer's Assessment:

The Proposal (for drawings see appendices attached to 15/05042/LBC)

The application seeks Full Planning Permission for the erection of a single storey garden room. This addition would be erected up against a 20th Century element of the host building. The garden room would have a footprint of 7.8 metres by 4.14 metres with an eaves height of 2.9 metres. The elevations would be mainly glazed and the flat roof would be completed with a glazed roof lantern.

(a) The impact of the development upon the living conditions of occupants of nearby/neighbouring properties

Due to the location of the proposed development and separation between this site and the neighbouring properties no adverse impacts have been identified, having due regard Local Plan Policy 46 and Section 7 of the NPPF.

(b) The impact of the development upon the character of Fairford Conservation Area

The Conservation Officer has commented that the proposals would have no negative impact upon the special character of this part of the Fairford Conservation Area. The proposal is relatively discreetly located and set to the rear of the host building with no views of it available from the public realm. It is therefore adjudged that the application complies with Local Plan Policies 15 and 42, Sections 7 and 12 of the NPPF and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(c) The impact of the development upon the setting and character of the Grade II Listed host building

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting.

Paragraph 133 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits. Paragraph 134 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

The Conservation Officer comments that while the reduction in depth of the proposed garden room is noted, the recommendation is still to refuse. The proposed garden room would relate awkwardly to the existing building, projecting from and sitting slightly higher than the eaves of the adjacent gabled element, and sitting alongside it. It would also detract from the simple forms of the existing building.

There was felt to be scope for a smaller flat roof and lantern light infill (with carefully resolved parapet or eaves), within the enclosed courtyard area nearer the house. This would be more discreet, between the existing curved boundary wall, and against a part of the building where there is a part pitched and part flat link. However, coming out any further than this (from the curved wall) and alongside the gabled kitchen range results in a bulky, intrusive and uncomfortable form of extension. Elements of the design are also a concern, including the fully glazed multi-pane sliding folding doors. Officers concur with the Conservation Officer's assessment set out above.

Paragraph 134 of the NPPF states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In this case officers consider that there is no public benefit that would outweigh the harm that has been identified.

9. Conclusion:

The proposals would fail to preserve the listed building, diminishing its significance as a designated heritage asset. Resultantly the proposals are adjudged to fail to accord with the 1990 Act, Local Plan Policy 42 and the National Planning Policy Framework. The application is recommended for refusal accordingly.

10. Proposed Reasons for Refusal:

Keble House is a Grade II Listed Building and the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it may possess. The proposal is a single storey garden room extension. Due to its placement, scale and design the proposed garden room would detract from the character of this part of the building. It would appear bulky and intrusive, and would relate awkwardly to the existing building, projecting uncomfortably just above eaves level and sitting alongside the existing single storey gabled range. For these reasons there would be a failure to preserve the listed building. Its significance as a designated heritage asset would be diminished, and without public benefits to outweigh that harm. The proposals are therefore considered to be contrary to Local Plan Policy 42, Section 66[1] of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 12 of the National Planning Policy Framework.