

Item No 02:-

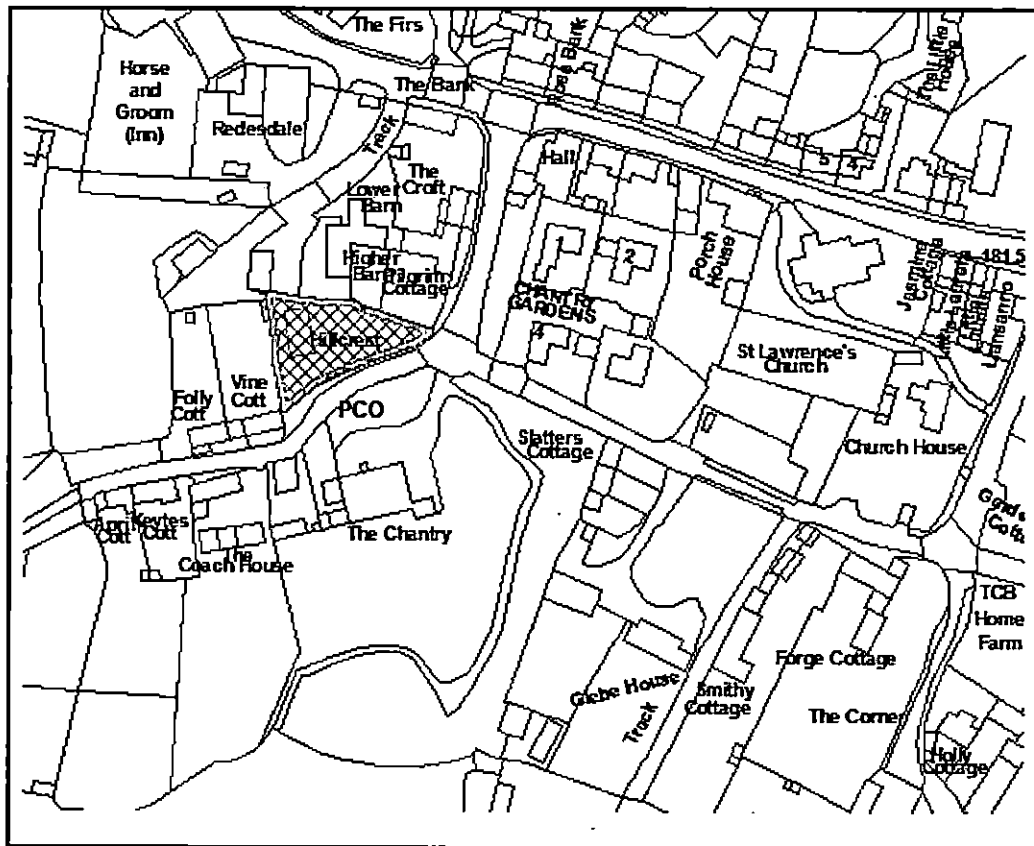
15/04833/FUL (CD.3125/D)

**Hillcrest Bungalow
Keytes Lane
Bourton-On-The-Hill
Moreton-In-Marsh
Gloucestershire
GL56 9AG**

**Demolition of existing bungalow and construction of new replacement dwelling at
Hillcrest Bungalow
Keytes Lane Bourton-On-The-Hill**

Full Application 15/04833/FUL (CD.3125/D)	
Applicant:	Mr Kevan Windridge
Agent:	Mr Robert Leach
Case Officer:	Martin Perks
Ward Member(s):	Councillor Alison Coggins
Committee Date:	13th April 2016

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Size and Scale of Replacement Dwelling
- (b) Impact on character and appearance of Conservation Area
- (c) Impact on Residential Amenity

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllr Coggins due to the strong concerns expressed by Bourton-on-the-Hill Parish Council about the height of the proposed dwelling.

1. Site Description:

The application site is triangular in shape and measures approximately 700 sq metres in size. It is occupied by a post war detached bungalow and garden. The bungalow is located on the western edge of the site. The site is bordered to its north and west by residential development and to the south and east by a lane. The site is located within Bourton-on-the-Hill Conservation Area (CA) and the Cotswolds Area of Outstanding Natural Beauty (AONB).

Two Grade II Listed Buildings (The Chantry and Pilgrim Cottage) are located in the vicinity of the application site. The Chantry is located approximately 30m to the south of the application site. Pilgrim Cottage is located approximately 30m to the north east of the proposed dwelling.

The site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

2. Relevant Planning History:

- CD.3125 Single storey extension to existing bungalow Granted 1962
- CD.3125/B Demolition of existing outbuildings and construction of a single storey extension Granted 1994
- CD.3125/C Erection of a new single garage Granted 2000

3. Planning Policies:

- NPPF National Planning Policy Framework
- LPR15 Conservation Areas
- LPR19 Development outside Development Boundaries
- LPR22 Replacement dwellings in Rural Areas
- LPR38 Accessibility to & within New Development
- LPR39 Parking Provision
- LPR42 Cotswold Design Code
- LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

None

5. View of Town/Parish Council:Response to original proposal -

'Bourton on the Hill Parish Council are objecting the application. 1) Light pollution as there is excessive use of floor to ceiling windows in a village without street lights 2) the walls are rendered and are not in keeping with the Cotswold ANOB and Bourton on the Hill Conservation Area 3) the excessive increase in height from 4.5m to 7.0m 4) the property is surrounded by listed buildings

and therefore should be in keeping with the Conservation Area 5) the compass bearings are incorrect and leaves doubt on the plans.'

Response to amended plans -

'1. The walls should be faced with Cotswold stone, whereas the proposal is for walls that are largely rendered. The proposed building is taller than the bungalow it is replacing and this means the materials used are even more important. No other building in the Bourton on the Hill conservation area has rendered walls. An example of new build houses near to the site is Chantry Gardens which the site immediately overlooks, and the houses here are all faced with Cotswold stone. Likewise, all the houses surrounding the site are built from / dressed in Cotswold stone.

2. The structure has an excessive increase in height from 4.5m to 7.0m, which is unacceptable in this sensitive raised location, surrounded by listed buildings. This is especially a concern in light of the materials being used as referred to above.

In summary, Bourton on the Hill Parish Council object to the proposal as it would have an adverse impact on the Bourton the Hill conservation area.'

6. Other Representations:

One letter of objection received:

i) 'My property is adjacent to the proposed new build on the Hillcrest site. I object strongly to the nearness of the building and have been advised that although there is a building there at present a new build would not be allowed unless a metre away as I own the wall that is involved.'

Two letters of support received:

i) Pleased that the new design has the same footprint as the existing. I am pleased to see that the existing materials are being replaced by Cotswold stone. I notice that the proposed building will be higher than existing but this will bring it in line with the buildings which surround it. Overall, support the project as it is a vast improvement on the present building.

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

Proposed Development

The applicant is seeking to demolish the existing 1960's bungalow and detached garage and erect a 1.5 storey detached dwelling in its place. The existing dwelling contains 2 bedrooms. The proposed dwelling will have 3 bedrooms. The ridgeline of the existing dwelling measures between 4.6m and 5m above ground level. The proposed dwelling will measure approximately 7.8m high. The floor level of the proposed dwelling will be set approximately 1m below the existing dwelling with the result that the ridgeline of the proposed dwelling will be 2m higher than that of the existing bungalow.

To the rear (west) of the 1.5 storey element of the proposed dwelling will be a 3m high single storey flat roof addition. It will have a sedum roof.

The proposed dwelling will occupy the same position on the site as the existing dwelling and be orientated in the same manner. The principal elevation will face eastwards across the existing garden.

The external walls of the proposed dwelling will be constructed in natural stone. The roof will be covered in artificial Cotswold stone slates. Windows will be a mix of timber and metal. The

existing dwelling is a prefabricated structure clad in artificial stone. The roof is to be covered with plain tiles.

(a) Size and Scale of Replacement Dwelling

The erection of replacement dwellings in villages such as Bourton-on-the-Hill is primarily covered by Local Plan Policy 22: Replacement Dwellings in Rural Areas. Of particular relevance to this proposal is criterion 1 (c) which states that the replacement dwelling should be of a 'similar size and scale to the existing building.'

The proposed dwelling will largely occupy the footprint of the existing dwelling. The main differences between the existing and proposed dwellings in terms of footprint will be i) the introduction of a front gable which will extend approximately 0.5m further into the garden than the existing dwelling and ii) the addition of a single storey flat roof element to the rear of the proposed dwelling which will extend across the full width of the new dwelling. This is in contrast to the existing flat roof addition which extends approximately half way across the existing bungalow. At ground floor level the proposed dwelling is considered to be of a similar size to the existing bungalow.

The most discernible difference between the proposed and existing dwellings will arise from the increase in roof height. The proposed scheme will increase the ridge height of development on the site by approximately 2m. It will also result in the creation of first floor accommodation which is not currently present. In this respect the proposed development will be materially larger than existing. Notwithstanding this, the proposed development will be 1.5 storey in form and will only provide one additional bedroom. The eaves of the proposed dwelling will also remain relatively low at 3.5m. They will be 0.75m higher than the existing bungalow. It is considered that the 1.5 storey form of the proposed dwelling reduces the overall scale of the development and helps to mitigate the increase in ridge height. It is considered that the proposal will not result in a development that is significantly larger in scale than the existing dwelling.

In terms of size the proposed development will incorporate only one additional bedroom and will therefore remain as a modest sized 3 bed family home. The extra floorspace will largely be confined to the roofspace of the new dwelling. The useable space will be restricted by the roofslope which will limit the available headroom at first floor level. Moreover, the applicant could potentially increase the size of the existing dwelling by adding a single storey extension to the rear of the existing property without the benefit of planning permission. In addition, the raising of the ridgeline of the existing bungalow to create additional first floor accommodation could also potentially be acceptable subject to planning permission. The existing bungalow has a shallow 30 degree roof pitch. A more traditional 50 degree roof pitch would raise its ridgeline by approximately 2m which would be similar to the height of the building now proposed. There is therefore scope to extend the existing dwelling. These factors are material considerations that need to be taken into account during the determination of this application. Having regard to all these factors it is considered that the proposal will not undermine the principle purpose of Local Plan Policy 22 which seeks to retain a supply of small and medium sized dwellings across the District.

(b) Impact on character and appearance of Conservation Area

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The aforementioned legislation must be given considerable weight and importance when assessing the impact of development on the setting, character and appearance of designated heritage assets such as Conservation Areas.

Cotswold District Local Plan Policy 15 states that construction 'within or affecting a Conservation Area must preserve or enhance the character or appearance of the area as a whole, or any part

of the designated area.' Criterion 2 (a) states that development will be permitted unless it results in the demolition of a building which makes a positive contribution to the character or appearance of the area. Criterion 2 (b) advises that the siting, scale, form, proportions, design, colour and materials of any new building should not be out of keeping with the special character or appearance of the conservation area. Criterion 2 (c) advises that development should not result in the loss of open spaces, including garden areas, which by their openness make a valuable contribution to the character and appearance, or allow important views into or out of the conservation area.

Local Plan Policy 42 advises that 'Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship'

The NPPF advises:

Paragraph 131 states 'in determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;' and 'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.'

Paragraph 132 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states that 'where a development proposal will 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.'

The application site is located towards the western end of the village. It is bordered to the west and north by other residential dwellings. To the south and east of the site is a lane with housing beyond. Existing vegetation extends around the boundary of the site with the lane.

Bourton-on-the-Hill occupies a hillside position with land rising steadily from east to west. The application site reflects this character with the highest point of the site being adjacent to its western boundary. The existing dwelling occupies the highest point of the site. However, it is of note that land to the north and west of the site is higher than the application site. Land immediately to the north west of the application site is approximately 2m higher than the floor level of the existing dwelling. The application site is therefore located in a settlement which is characterised by development constructed at differing levels.

The existing building is a post war structure clad in artificial stone. It does not exhibit any features of historic or architectural merit or reflect vernacular or traditional building forms. The existing dwelling does not make a positive contribution to the character and appearance of the CA and as such it is considered that its removal would not have an adverse impact on the character or appearance of the heritage asset. In this respect the proposal would accord with Local Plan Policy 15, S72 (1) of the 1990 Act and Section 12 of the NPPF.

The proposed dwelling has been designed to be more reflective of traditional Cotswold building forms than the existing bungalow. It will be constructed in natural stone and will have a more traditional 50 degree roof pitch. The proportions of the proposed dwelling along with a number of the design elements such as the dormer windows are also sympathetic to Cotswold traditions. The design of the scheme has been amended following discussions with Officers. The original scheme included a fully glazed ground floor front elevation, overscaled dormer windows and

clerestorey windows to the rear. These elements have now been removed and replaced with a front gable, smaller dormers and a plain rear gable. It is considered that the design of the dwelling is now acceptable and represents an enhancement when compared to the existing dwelling.

The proposed dwelling will be taller than the existing dwelling. Its ridgeline will be approximately 2m higher than the existing bungalow. Notwithstanding this, the proposed ridgeline will still be lower than the adjacent property at Higher Barn and it will therefore still be of a height that is consistent with surrounding development. The roofline of the property will be more visible from the lane to the south. However, a characteristic of Bourton-on-the-Hill is the variety in roof heights caused by the hillside location of the village. The increase in roof height will not appear incongruous when compared to the existing pattern of development.

The proposed dwelling is 1.5 storey in form and is therefore of a size and scale that is consistent with surrounding development. The proposed dwelling will not be substantially larger or greater in mass or scale than existing development. It is considered to be of a size and scale that is appropriate for the location and which responds sympathetically to existing development. The proposal will not therefore have an adverse impact on the character or appearance of the CA.

The concerns of the Parish Council regarding light pollution are noted. However, the proposed dwelling will be located within a settlement and it will also be bordered by other residential development. It will therefore be seen in context with other residential development. The introduction of a first floor to the development will result in new windows at first floor level when compared to the existing bungalow. These windows will comprise two dormer windows and a gable window. The openings are relatively modest and even when combined with the glazing at ground floor level it is considered that the additional light that would be generated by the development would not be significant. The light would be seen in association with that generated by existing residential development rather than as an isolated or obtrusive addition to the landscape/CA.

In response to their comments the Parish Council has been advised that the external walls of the proposed development are to be constructed in natural stone rather than render.

Overall, it is considered that the proposed development will preserve the character and appearance of the Bourton-on-the-Hill Conservation Area and will accord with S72(1), Section 12 of the NPPF and Local Plan Policies 15 and 42.

(c) Impact on Residential Amenity

The rear of the proposed dwelling faces onto the rear garden of a neighbouring dwelling (Vine Cottage). The rear garden of Vine Cottage is approximately 30m in length. The proposed dwelling will abut the eastern side boundary of Vine Cottage's garden. It will be located approximately 16m from the rear of Vine Cottage. No windows are proposed in the rear of the proposed dwelling and consequently the proposed development will not result in a loss of privacy to the occupiers of Vine Cottage. The additional height resulting from the new dwelling will be more evident from the rear of Vine Cottage than the existing dwelling. However, the distance between the two dwellings is such that it will not result in an unacceptable loss of light to the neighbour. It is considered that the proposal will not have an unacceptable adverse impact on the amenities of the occupiers of Vine Cottage or cause an unacceptable standard of amenity to future occupiers of the proposed dwelling.

The front elevation of the proposed dwelling will face over the existing garden and will not directly overlook any neighbours. The northern gable elevation will face towards a parking area/front garden serving Higher Barn. However, no first floor windows are proposed in the gable and as a result the proposed development will not reduce the level of privacy enjoyed by the aforementioned property.

The impact of the proposal on the structural integrity of the western boundary wall would be a Building Regulations matter. There are no specific planning guidelines/restrictions that preclude the erection of buildings on or immediately adjacent to site boundaries.

Overall, the proposal is considered to accord with Local Plan Policy 46.

Other Matters

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape. Paragraph 115 of the NPPF states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.' In this instance the application site is located within the settlement and is seen in context with existing residential development. The proposed development will not result in an encroachment of development into the open countryside. It will not interrupt or obstruct views of the surrounding countryside or have an adverse impact on the setting of the village within the AONB landscape. The residential nature of the development proposal is also consistent with the existing character of the site and its surroundings. It is considered that the proposal will not have an adverse impact on the character or appearance of the AONB and accords with S85 of the CROW Act and paragraphs 17, 109 and 115 of the NPPF.

The application site is located within 30m of two Grade II Listed Buildings. The Council has a statutory duty to preserve the setting of Listed Buildings. In this case The Chantry is located approximately 30m to the south of the application site. It is separated from the site by a lane and there is a large tree and hedge screen between the two sites. There is no direct visual interconnectivity between the application site and The Chantry. The proposed development will not obstruct views of the Listed Building or be readily visible from the grounds of The Chantry. With regard to Pilgrim Cottage the aforementioned building is located to the north east of the proposed dwelling. Pilgrim Cottage currently fronts directly onto a lane to the east of the application site. The proposed dwelling will be set back approximately 30m from Pilgrim Cottage. It will not compete with Pilgrim Cottage in terms of its relationship with the lane and its presence within the streetscene. The proposed dwelling will be set back sufficiently so that the existing setting of Pilgrim Cottage within the CA will be maintained. It is considered that the proposed development will not have an adverse impact on the setting of Listed Buildings and accords with S16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Conclusion:

Overall, it is considered that the proposed development accords with guidance in Local Plan Policies 15, 22 and 42 and guidance in Section 12 of the NPPF. The application is therefore recommended for approval subject to the following conditions.

10. Proposed 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 carried out in accordance with the following drawing number(s): 106/10a, 106/11a, 106/12b,

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 erection of any external walls of the dwelling hereby approved samples of the proposed walling and roofing materials have been 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 Policies 15 and 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 erection of any external walls of the dwelling hereby approved samples of the proposed walling and roofing materials have been approved in writing by the Local Planning Authority and only the approved materials shall be used. 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 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.

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 Policies 15 and 42.

Prior to their installation/insertion the design and details of the windows, dormer windows, external doors and rooflights shall be submitted to and approved in writing by the Local Planning Authority. 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.

Within one month of their installation all windows and external doors shall be finished in their entirety in a colour that has first been agreed in writing by the Local Planning Authority and they shall thereafter be permanently retained in the approved colour unless a similar alternative is first agreed 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 bargeboards, eaves fascias or exposed rafter feet 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.

The new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located.

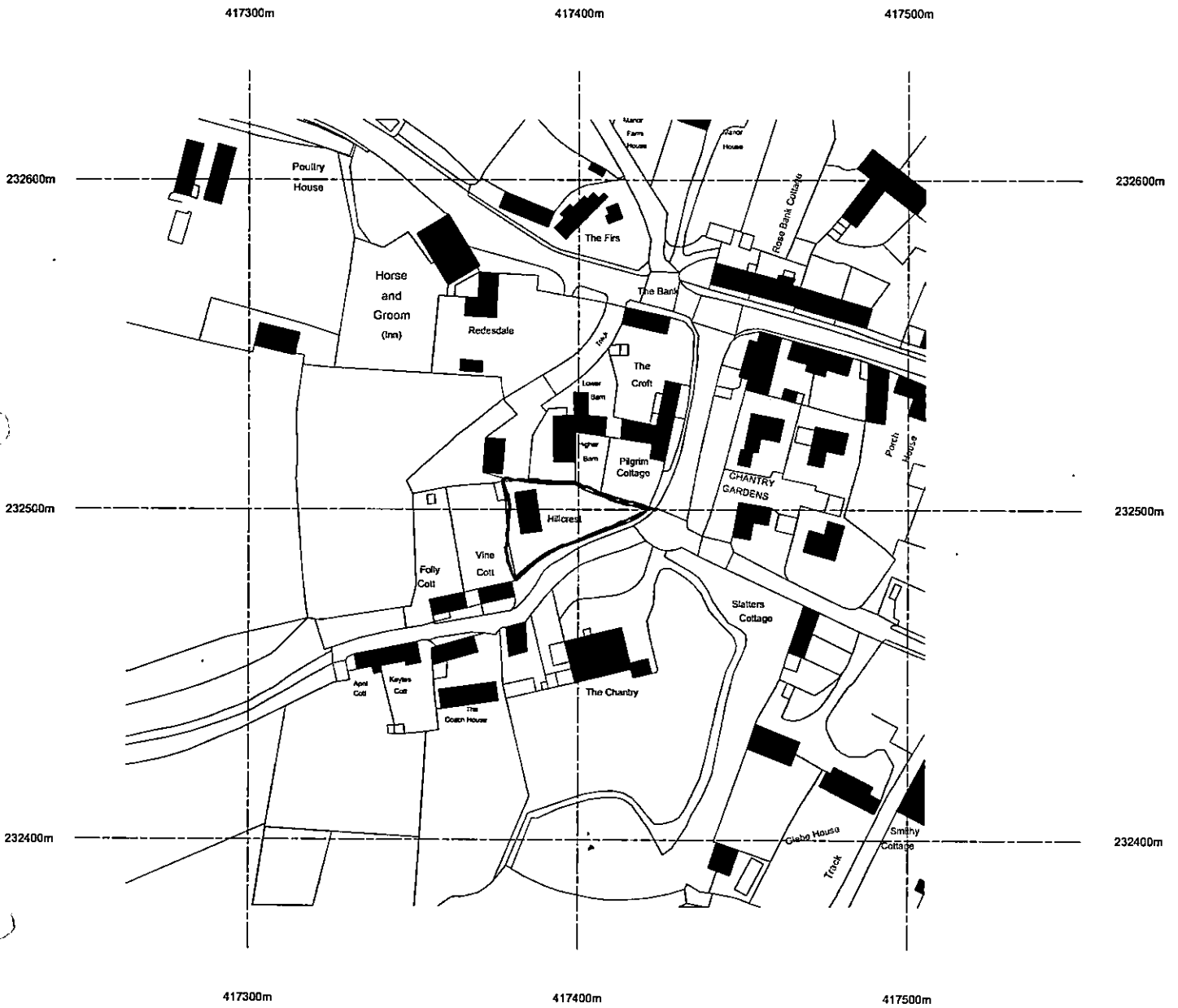
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no windows or other openings shall be inserted in the rear (west) elevation of the dwelling hereby approved.

Reason: To protect the privacy of the occupants of neighbouring dwellings in accordance with Cotswold District Local Plan Policy 46.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no extensions shall be added to the dwelling hereby approved.

Reason: The site is located within the Bourton-on-the-Hill Conservation Area and it is important that careful consideration is given to future development to ensure that the character and appearance of the locality is preserved. In addition, this permission relates to a replacement dwelling which is approved only on the basis that the new dwelling is of a similar size and scale to existing approved development. This condition is imposed in accordance with guidance on the National Planning Policy Framework and Cotswold District Local Plan Policies 15, 22 and 42.



Drawing Title
Location Plan

Drawing Number
 106/001

Scale
 1:1250 @ A3

Date
 October 2015

Project and Client
Hill Crest

Mr K Windridge
 South Lodge
 Copsehill
 Lower Slaughter
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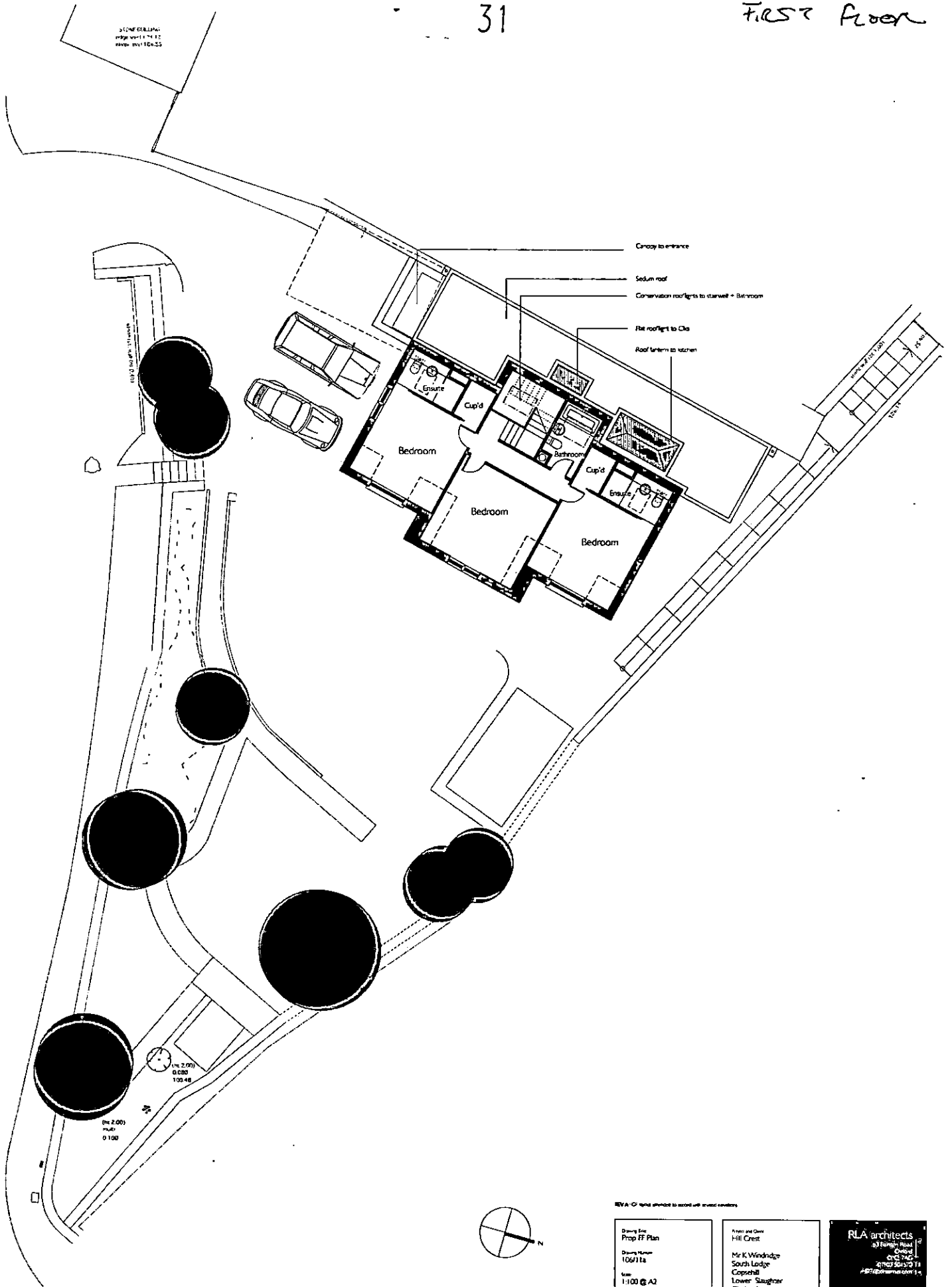
RLA

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Unless dimensions are to an element on this drawing
 All dimensions to be checked on site

PROPOSED
FIRST FLOOR

31

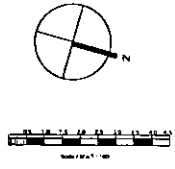


- Canopy to entrance
- Sedum roof
- Conservation rooflights to stairwell + Bathroom
- Flat rooflight to Clo
- Roof lantern to kitchen

REVA: Cf signs approved to accord with council conditions

Drawing Title
Prop FF Plan
Drawing Number
106711a
Scale
1:100 @ A2
Date
October 2015

Project and Client
Hill Crest
Mr K Windridge
South Lodge
Coppell
Lower Slaughter
Cheltenham
GL54 2JZ



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Above: Existing bungalow

Below: View from lane to east

