

Item No 10:-

15/04827/FUL (CT.2596/2/Y)

**8 Blake Road
Cirencester
Gloucestershire
GL7 2EG**

149
Item No 10:-

**Erection of single storey front extension and insertion of x4 first floor and x1 second floor side facing windows at
8 Blake Road
Cirencester**

Full Application 15/04827/FUL (CT.2596/2/Y)	
Applicant:	Mr & Mrs P Clarke
Agent:	Corinium Architectural Services
Case Officer:	Ben Bendall
Ward Member(s):	Councillor Mark Harris
Committee Date:	13th April 2016

Site Plan



© Crown copyright and database rights 2011 Ordnance Survey, SLA No. 0100018800

RECOMMENDATION: PERMIT

Main Issues:

- (a) Design and impact on the Surrounding Area and adjacent Conservation Area
- (b) Impact on the amenities of the neighbours
- (c) Impact on the Scheduled Ancient Monument

Reasons for Referral:

The application has been referred to the Planning Committee for determination by Councillor Mark Harris because of the local concerns raised about the works at the property.

1. Site Description:

The application site is sited within the Principal settlement of Cirencester within a housing estate of former military houses that were constructed of reconstructed stone and characterised by terraced properties with green open spaces to front and side in the case of the application site. The application site is within a Scheduled Ancient Monument and adjacent to the Cirencester Conservation Area.

2. Relevant Planning History:

14/03964/HPANOT .Proposed rear extension. Approved 09.10.2014 This is a prior approval application which establishes that the rear extension would be permitted development.

15/00800/FUL Erection of two storey front extension and insertion of first floor side facing window. Refused 24.06.2015 for the following reason 'The proposed development relates to an end of terrace property situated within a small housing estate, close to the centre of the historic market town of Cirencester. The estate is characterised by its layout and general uniformity of design of the terraced housing and semi-detached housing. The estate is an attractive residential area with large 'public' green spaces alongside pedestrian paths that front the majority of properties. Many houses have been the subject of minor developments consisting of small single storey additions to the rear elevations, which face the public highway. For the most part the 'principal' front elevations have remained little changed with the exception of modest porches. The current proposal is for a 2 storey gabled extension with a steep roof pitch, the detailing of which would be an incongruous feature on the 'principal' front elevation of the dwelling. It would interrupt the simple linear frontage of the terrace. The development would be conspicuous, due to its location and design that would encroach into the green open space to the front of the property. The application proposal would materially and detrimentally alter the appearance of the existing dwelling and the terrace to an extent that would cause harm to the visual cohesion of the street scene. The development would therefore be contrary to guidance contained in the Cotswold District Local Plan Policy 42 and the design considerations contained in Section 7 Paragraphs 56, 57, 58, 59, 60 and 64 of the NPPF'.

15/02432/CLOPUD Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the insertion of two sloping roofed dormer windows to the north and south elevations. Approved 06.07.2015 Larger Dormer windows have since been constructed. Officers are satisfied that the dormer windows as built, would be permitted development.

3. Planning Policies:

LPR18 Development within Development Boundaries
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Development
 NPPF National Planning Policy Framework

4. Observations of Consultees:

Archaeological Officer supports the proposed works, he understands that Historic England will have no objection to this new scheme, and that the Scheduled Monument Consent will be amended accordingly. In addition, the consent will be made conditional upon archaeological monitoring of any construction ground works.

5. View of Town/Parish Council:

Object for the following reasons:

The planning authority has been seriously misled by the applicant who has artfully contrived to use a combination of permitted development rights, planning applications and departures from approved plan drawings, to implement design changes which, had they been made subject to a single planning application and disclosed at the outset, would have been refused.

6. Other Representations:

A petition with 23 signatures objecting to the proposed scheme and 5 separate objections.

Object for the following reasons:

- i) The proposed works are out of keeping with the character of the area.
- ii) The public open grass to the side of the property is being taken by the applicant through the introduction of the side facing door.
- iii) The side facing windows should be restricted.
- iv) The cumulative impact of other permitted development works would lead to over development of the plot.
- v) An objector has requested that all 23 signed objections to the scheme in respect of encroachment to the grassed area to the side of the property are maintained.
- vi) Impact on the adjacent Conservation Area
- vii) Juliet balcony is not sympathetic
- ix) The extension would not have windows or a door and would look uncharacteristic to the character of the surrounding area.
- x) Finishes of the proposed works has not been included
- xi) Concerns about drains

Other Issues

From a Local perspective the following concerns have been raised:

- i) The Juliet balcony to the rear could give access to the flat roof of the rear extension
- ii) The side door has been formed
- iii) A porch might be formed above the door
- iv) The grassed area to the side of the property outside the applicant's ownership may be paved

Officer comment in respect of above, the above works would be a combination of permitted development and speculation. The side facing door does not require planning permission. The use of this door would need to be addressed with the land owner and is outside of the control of this Authority.

8. Officer's Assessment:**The Proposals**

The proposal relates to the erection of a single storey flat roofed extension to be used as a study. It would incorporate a front facing window and be of matching reconstructed stone walling

construction, with a single ply membrane roof. The extension would project 2.3 metres from the front wall of the existing dwelling and be 3.5 metres in width and 2.8 metres in height.

The proposal includes the insertion of 4 first floor side facing windows and 1 second floor side facing window.

(a) Design and impact on the Surrounding Area and adjacent Conservation Area

Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. This advice is reflected in Local Plan Policy 42 which states that development must respect the character, appearance and local distinctiveness of the Cotswold District. The detailed design, materials and layout of buildings and structures must be appropriate to their setting and the character of the surrounding.

The proposed extension would be sited 1.4 metres from the boundary of the adjoining neighbouring property. It would be 0.4 metres from the public path to the front of the property. The extension would not appear that dissimilar to that of the front porches attached to the neighbouring dwellings on the estate.

The proposal involves the insertion of 4 side facing windows at first floor level and 1 side facing window in the second floor. These windows would be allowed under permitted development, if they were of opaque glazing and fixed shut. This is material to the determination of this case and is considered to be a reasonable fall-back position. The proposed extension and windows would not result in an adverse landscape or visual impact on the surrounding area or streetscene and the proposed works would not be read in conjunction with the adjacent conservation area, which is denoted by the open green space within the Abbey grounds. Elements of the development will be visible from the conservation area, but they will be seen in the context of a housing development that does not reflect the design and appearance of the historical town centre. The development would not adversely affect the setting of the conservation area. The proposed works are considered to accord with the guidance contained within Sections 7 and 12 of the NPPF and Policy 42 of the Cotswold District Local plan.

(b) Impact on the environment and living conditions of nearby residential properties

With regard to the impact upon residential amenity, Local Plan Policy 46 (Privacy in Gardens in Residential Development) of the Local Plan requires the design and layout of new residential development to provide adequate areas of private (unoverlooked) space and to ensure that no material loss of daylight or overbearing impact is created to neighbouring properties.

Paragraphs 57 and 64 of the NPPF require consideration of the impact upon the amenities of existing and future occupants of land and buildings. Paragraph 64 clearly sets out that permission will not be given for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The views from the proposed new windows towards the neighbouring property would be no greater, than that of the views afforded from the adjoining highway and the neighbouring property.

(c) Impact on the Scheduled Ancient Monument

With regards to the impact on the Scheduled Ancient Monument, the proposed works would be the subject of a Scheduled Ancient Monument Consent. The County Council's Archaeological Officer raises no objections to the scheme and Officers have no reason to dispute his conclusions. The consent will be conditioned, so as to require the monitoring of the ground works that would be carried out in the implementation of the proposed works. This will safeguard any potential archaeological remains on the site. The proposed works would accord with the archaeological considerations contained in Section 12 of the NPPF.

9. Conclusion:

Overall, the scheme comprises of a small scale single storey extension and 5 new windows in an existing gable. The impact of the windows is considered to be not significantly greater than that which would result if the design details allowed the windows to be installed under permitted development. In conclusion, the development will preserve the setting of the conservation area, will not result in harm to the visual appearance of the area, the amenity of local residents or the Scheduled Ancient Monument. Therefore, the scheme is considered to accord with the guidance set out within Sections 7 and 12 of the NPPF and with Policies 42 and 46 of the Cotswold District Local Plan.

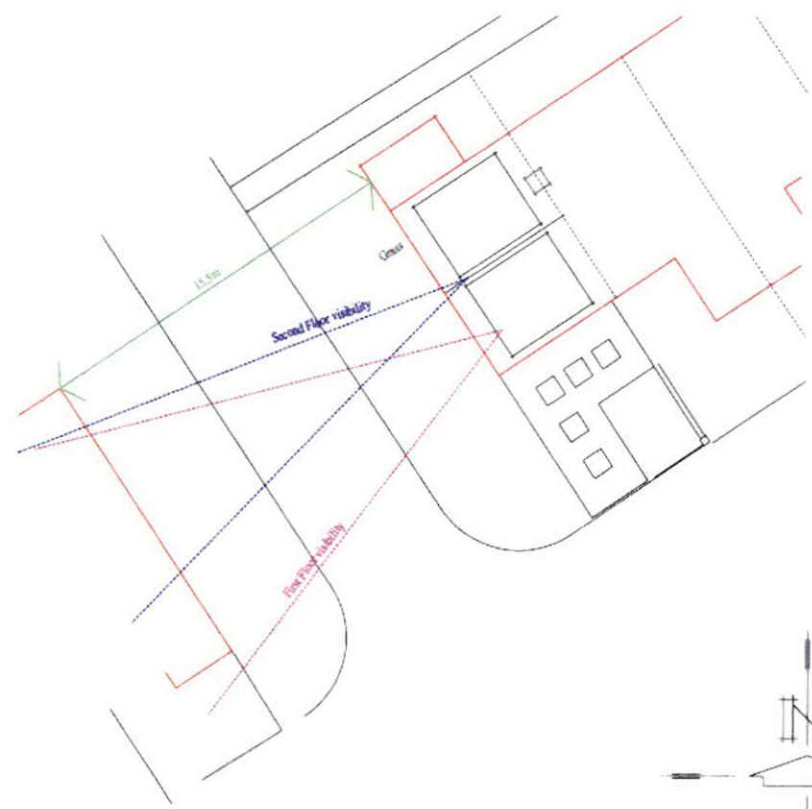
10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

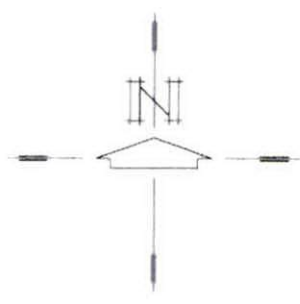
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number 1356/9 Rev G.

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

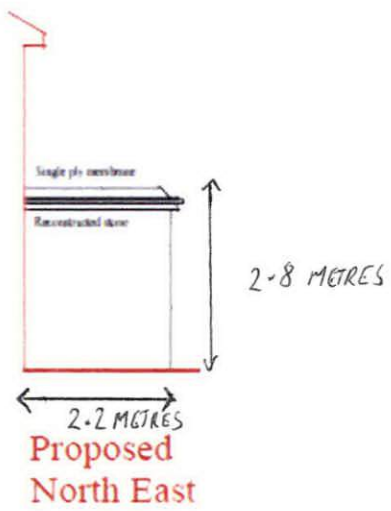


Block Plan





Proposed
South West



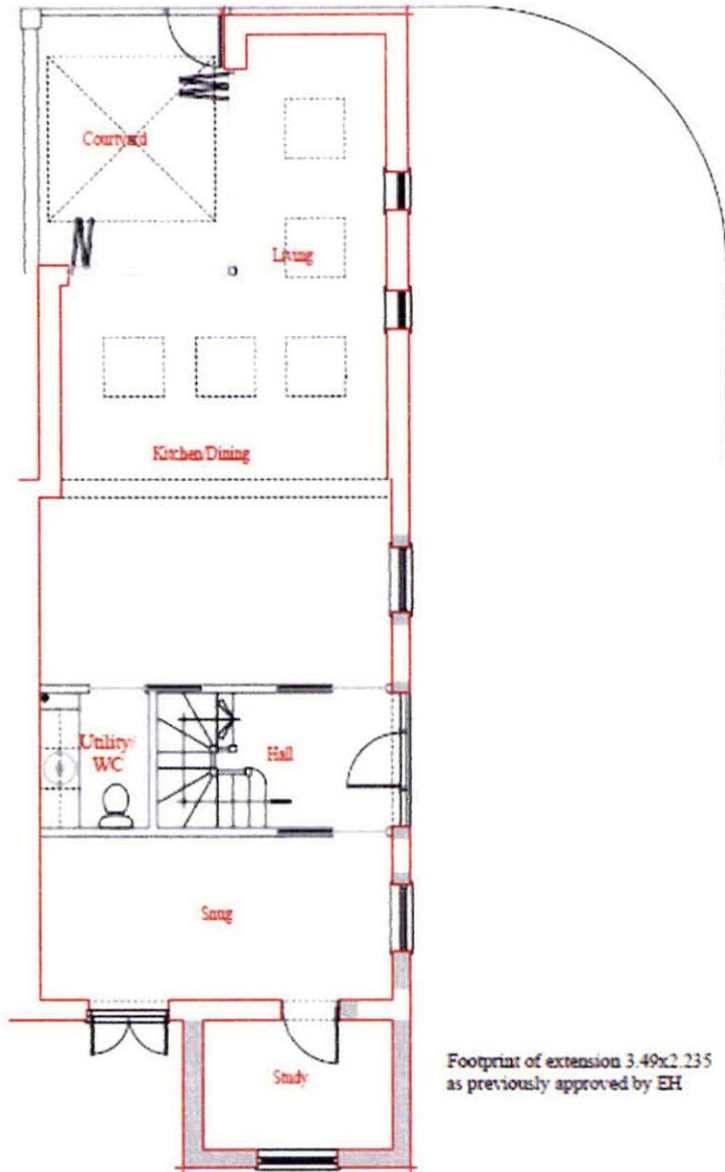
Proposed
North East



Proposed
South East

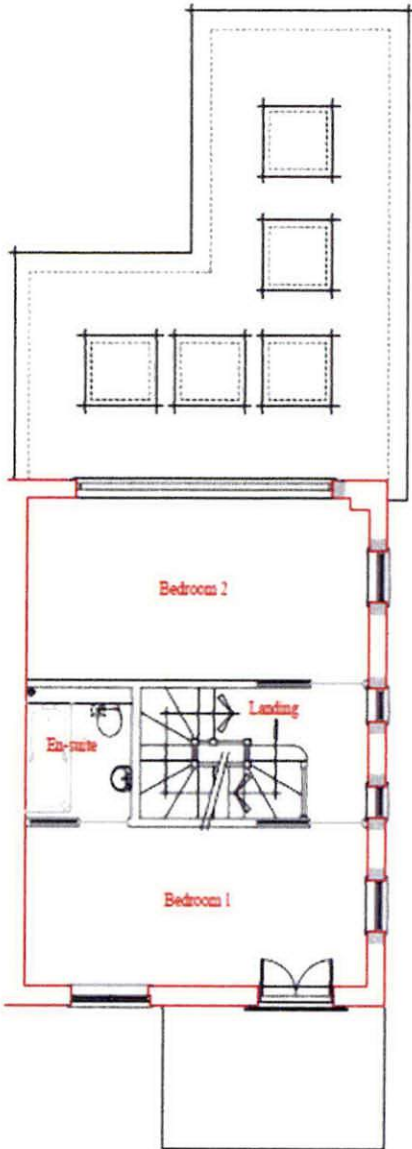


Proposed
North West

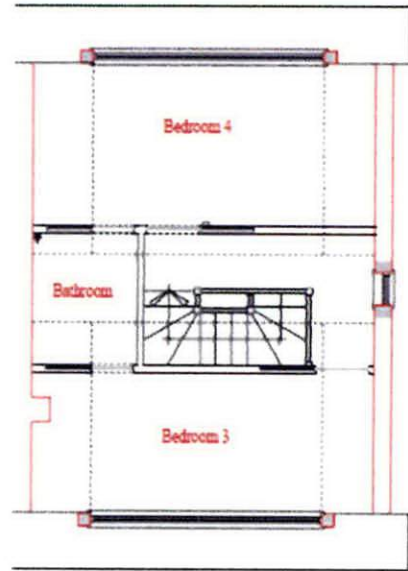


Footprint of extension 3.49x2.235
as previously approved by EH

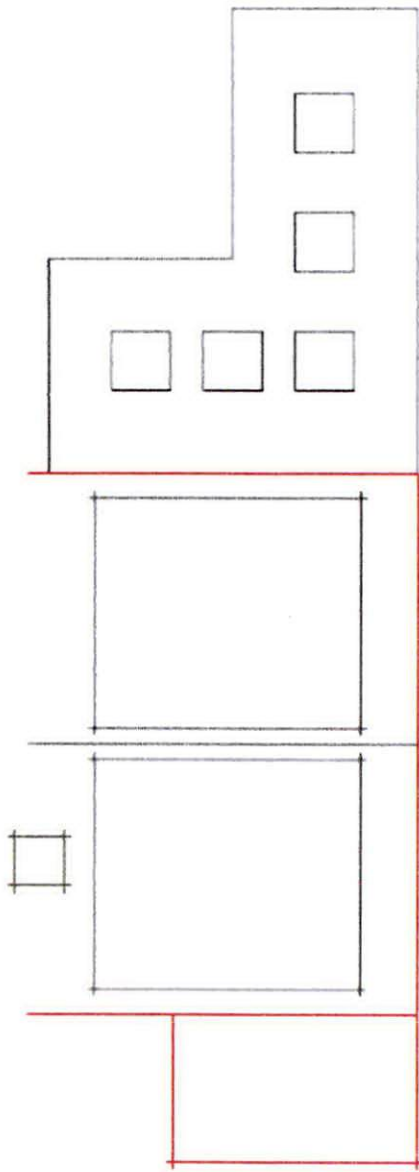
Proposed
Ground Floor



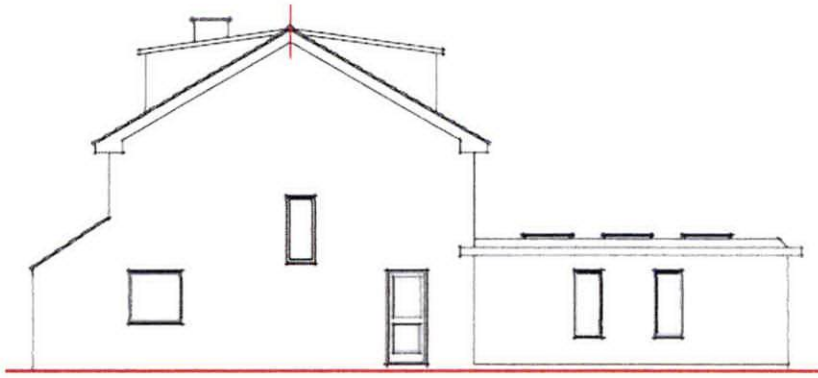
Proposed
First Floor



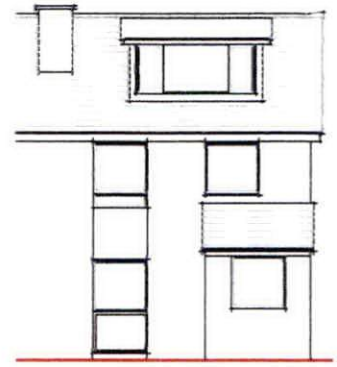
Proposed
Second Floor



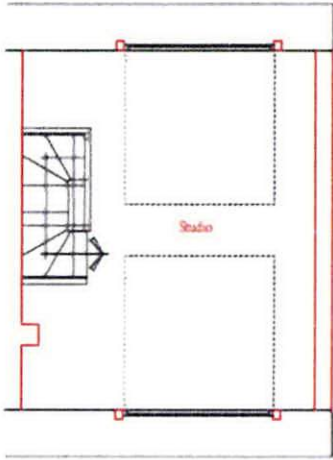
Proposed
Roof Plan



Approved
South West



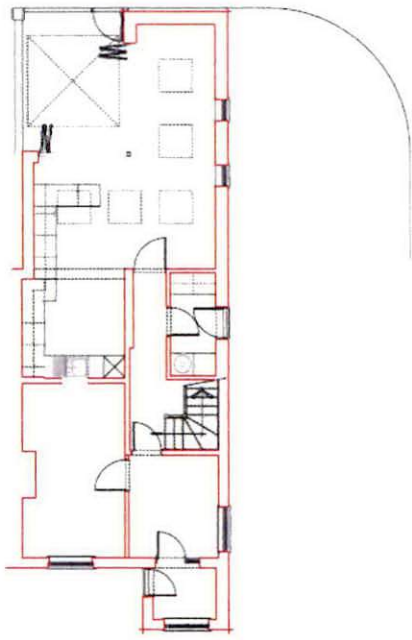
Approved
North West



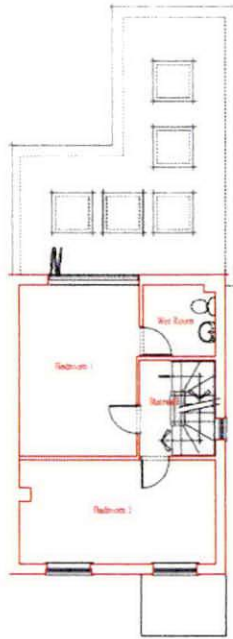
Approved
Second Floor



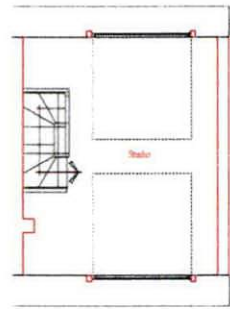
Approved
South East



Approved
Ground Floor



Approved
First Floor



Approved
Second Floor



Photo of 8 Blake Road, Cirencester