

140

Item No 07:-

16/00340/FUL (CD.9536)

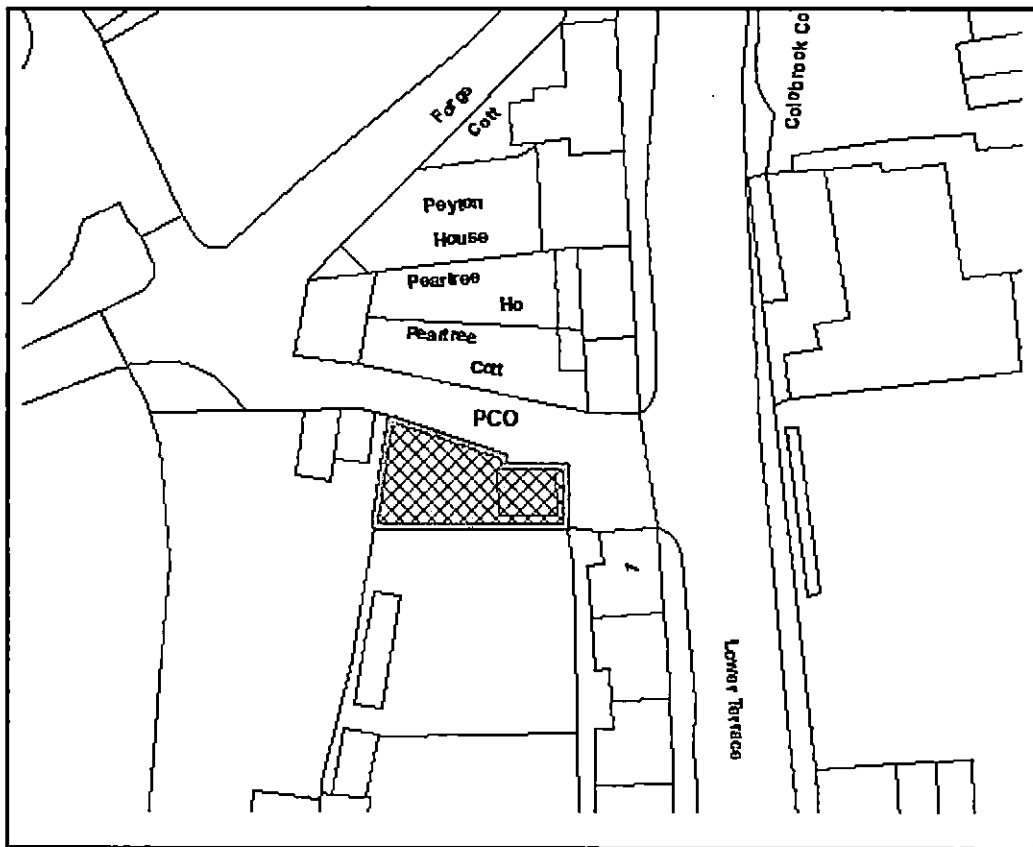
**Bier House
Lower Street
Blockley
Gloucestershire**

Item No 07:-

**Alterations and extension to create a new dwelling at
Bier House
Lower Street Blockley**

Full Application 16/00340/FUL (CD.9536)	
Applicant:	Blockley Parochial Church Council
Agent:	Jacob Pot Architect
Case Officer:	Alison Hall
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	8th June 2016

Site Plan



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RECOMMENDATION: REFUSE

Main Issues:

- (a) Principle of conversion
- (b) The sustainability of the site
- (c) Impact on the Conservation Area, AONB and heritage assets
- (d) Impact on neighbouring amenity
- (e) Impact on parking and the highway

Reasons for Referral:

Cllr. Sue Jepson has requested that the application is reported to the Planning and Licensing Committee for determination for the following reasons: "I do not feel this application causes harm on the AONB and the heritage assets. I believe the impact on the conservation area is minor. There is parking for one off the road connected to the building and parking in the road. This is bringing a building into use, providing a much needed one bed unit. The Parish and community are in favour of developing this redundant building into residential use for the village of Blockley."

1. Site Description:

The Bier House is a detached building located on Lower Street within the settlement of Blockley. It is a single storey Cotswold Stone building located on the hill leading to the Church.

The Bier House is also located within close proximity to, and within the setting of several listed buildings, including the grade II*-listed Church of St Peter and Saint Paul, and the grade II-listed Lower Terrace and Colebrook House.

The Bier House comprises a very simple, utilitarian structure, which sits set back from Lower Street, but within a gap where it forms the foreground to a view of the church. Whilst this was not identified as an important view in the Conservation Area Character Statement (which dates from 1998), it clearly makes a positive contribution to the character, appearance and significance of the conservation area, as well as to the setting of adjacent listed buildings. The building is considered to be a non-designated heritage asset in line with the guidance set out within para 135 of the NPPF.

2. Relevant Planning History:

None

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR14 Conversion of Historic Agricultural Buildings
 LPR15 Conservation Areas
 LPR28 Conversion of Rural Buildings
 LPR38 Accessibility to & within New Development
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Conservation Officer - comments incorporated within the Officer's report

Neighbourhood Services - No objections

Drainage Engineer - No objection subject to a condition requiring a full surface water drainage scheme being submitted

Biodiversity officer - No objection subject to bat informative

5. View of Town/Parish Council:

No objection and support the application

6. Other Representations:4 third parties have raised the following objections:

Impact on the conservation area
 Impact on the heritage assets
 Impact on the character and appearance of the area
 Impact on important views
 Impact on the highway and increase of on street parking
 Overdevelopment
 Impact on neighbouring amenity - overbearing impact, loss of privacy, overshadowing
 Insufficient justification of need
 Access during construction

7 letters of support have been received:

Would retain the existing facade
 Small-scale and sensitive development
 Need for the bell tower and bells to be repaired
 Housing needed
 It would benefit the church
 Would retain the historic building in use, otherwise its future is uncertain
 Some element of vehicle parking will be required whatever future use is made of the building

7. Applicant's Supporting Information:

Heritage Statement
 Design & Access Statement
 Structural Survey
 Statement of Need
 Holmans Valuation
 Preliminary Bat Roost Assessment

8. Officer's Assessment:

The proposals seek to retain the existing building which measures 4m in width and 5.25m in length and is 3.15m to the eaves and 4.1m to the ridge and to convert/extend it to form a single dwelling. The building has an existing set of wooden doors to the front elevation and has cross braces running between.

The proposal seeks to remove the existing rear wall of the building and extend to the rear and side. A single storey extension would infill the curved gap between the boundary wall and the existing building and would have a glazed roof and a window inserted into the side elevation. The extension would extend 4.3m to the rear and 8.6m in width at its widest point. A porch style extension would be installed to the other side to provide a bin store area and entrance to the building. The rear extension due to the rising ground levels would be 1.25m above the ridgeline of the existing building. The extension would have a hipped roof and a chimney.

The internal space would be laid out so that the original building provided the living room, the extension would provide a dining kitchen, porch and downstairs toilet with stairs leading to a bedroom and bathroom in the roof space. A patio area and small area of grass would be provided as garden. The extension would be constructed in materials to match the existing dwelling.

No off street parking provision is proposed. The proposals show the retention of the existing doors to the front of the building with a glazed screen behind however this would require the doors to be opened onto land outside of the applicants ownership.

(a) Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the aforementioned Local Plan and officers consider the building is not capable of conversion without significant extension. Consequently development as proposed is therefore primarily subject to Local Plan Policy 19: Development Outside Development Boundaries. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated Development Boundaries. The principle of providing an open market dwelling through the conversion/extension of an existing building as proposed in this instance could be supported by Policy 19 as being appropriate development to a rural area. However, for such support to be forthcoming the development would need to be compliant with other policies within the plan in particular policies 14, 15, 28, 42 and 46. Policies 14 and 28 relate specifically to the conversion of rural buildings.

The Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework 'is a material consideration in planning decisions.'

The NPPF has at its heart a 'presumption in favour of sustainable development' and seeks to significantly boost the supply of housing. It states that 'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles'. These are an economic role whereby it supports growth and innovation and contributes to a strong, responsive and competitive economy. The second role is a social one where it supports 'strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations'. The third role is an environmental one where it contributes to protecting and enhancing the natural, built and historic environment.

Paragraph 8 of the NPPF states that the three 'roles should not be undertaken in isolation, because they are mutually dependent'. It goes on to state that the 'planning system should play an active role in guiding development to sustainable solutions.'

Paragraph 47 of the NPPF states that Councils should identify a supply of deliverable sites sufficient to provide five years of housing land supply. It also advises that an additional buffer of 5% or 20% should be added to the five year supply 'to ensure choice and competition in the market for land'. In instances when the Council cannot demonstrate a five year supply of deliverable housing sites Paragraph 49 states that the 'relevant policies for the supply of housing should not be considered up-to-date'.

In instances where the development plan is absent, silent or relevant policies are out-of-date, paragraph 14 requires that proposals accord with the approved development plan should be approved without delay. Paragraph 14 states that planning permission should be granted unless;

' - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or

- specific policies in the Framework indicate development should be restricted.'

In the case of sites located within the Cotswolds Area of Outstanding Natural Beauty the second bullet point above is applicable by virtue of Footnote 9 accompanying Paragraph 14.

Recent appeal decisions have supported the Council's stance in respect of having an adequate housing land supply and therefore Officers consider that the adopted Local Plan policies that cover the supply of housing (eg Policy 19) are not automatically out of date in the context of Paragraph 49. Notwithstanding this, it does remain pertinent for a decision maker to consider what weight should be attributed to individual Local Plan policies in accordance with Paragraph 215 of the NPPF. Paragraph 215 states that 'due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight they can be given)'. There will therefore be instances where new open market housing outside existing Development Boundaries can constitute sustainable development as required by the NPPF. The general presumption in Policy 19 against new open market housing outside such boundaries is therefore considered to carry little or no weight when assessed against Paragraph 215. In the recent Mickleton appeal the Inspector considered that Policy 19 was 'time-expired, conforms to a superseded strategy, fails to reflect the advice in the Framework (NPPF) in severely restricting rather than significantly boosting the supply of housing and conflicts with the emerging strategy.' He considered that Policy 19 'can only be regarded as out of date.' Officers have taken further legal advice on this matter and it is deemed that Policy 19 is out of date in the context of the NPPF and as such the tests set out in Paragraph 14 are applicable when determining the principle of development. However, in this case it is first necessary to assess the application in terms of the tests required within the NPPF in respect of the impact on heritage assets and the AONB.

In addition to the above, it must also be noted that even if the Council can demonstrate the requisite minimum supply of housing land it does not in itself mean that proposals for residential development outside existing Development Boundaries should automatically be refused.

It is also evident that the continuing supply of housing land will only be achieved, prior to the adoption of the new Local Plan, through the planning application process. Allocated sites in the current Local Plan have essentially been exhausted. Although the current scheme is for a single dwelling it is acknowledged that smaller sites and conversion schemes will make a significant contribution to housing provision within the district.

Notwithstanding the current land supply figures it is necessary to have full regard to the economic, social and environmental roles set out in the NPPF when assessing this application. Of particular relevance in this case is the requirement to balance the social need to provide new housing against the potential environmental impact of the proposed scheme. These issues will be looked at in more detail in the following sections.

Policies 14 and 28 of the Cotswold District Local Plan allow for the conversion of rural buildings to alternative uses subject to certain criteria.

Policy 14 states that development will be permitted unless the proposal would be

- a) would be significantly detrimental to the form, details, character or setting of the building
- b) involves the extension or significant alteration of a building, which is of insufficient size or of unsuitable form to allow its conversion without this extension or alteration,
- c) involves a building which is so derelict, or in such a poor structural condition that it requires complete or substantial reconstruction as part of its conversion;
- d) would have a detrimental impact on the appearance or character of the landscape

Policy 28 adds further in relation to impact on neighbouring amenity and the highway.

By virtue of the scale, design and layout of the proposed extensions the proposals would be detrimental to the form and character of the existing building and its setting contrary to Policy 14

(a). It is clear from the submitted plans that the existing building would require extension and significant alteration to facilitate the change of use which is contrary to Policy 14(b). It is highlighted within letters of support that the building is in a poor state of repair. The building is already supported by cross ties, it is considered that the building is of poor structural condition that it would require substantial reconstruction works to allow the conversion contrary to Policy 14(c). Due to the rising land levels and the dominating impact of the scale and design of the proposed extension it would have a detrimental impact on the character and appearance of the Conservation Area and AONB, contrary to Policy 14(d).

The impacts on neighbouring amenity and the highway are discussed further below.

(b) Sustainability of Location

Blockley is not designated as a Principal Settlement in the current Local Plan. However, it has been identified in emerging Local Plan documents as a 'Key Settlement'. Emerging Local Plan document 'Local Plan Reg 18 Consultation: Development Strategy and Site Allocations' identifies the village as one of 17 settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031.

The Local Plan Consultation Paper: Preferred Development Strategy May 2013 stated that 'Blockley ranks 12th in the District in terms of its social and economic sustainability'. It states that 'Blockley is a sizeable village, which despite suffering the loss of some facilities over the years is still able to cater for certain day-to-day community needs.' The village has a primary school, village shop, hotel and public house. Employment opportunities are available nearby at Draycott, Northcot Business Park and Northwick Business Centre. These sites lie within approximately 2km of the application site.

Emerging Local Plan documents state that Blockley along with Willersey, Mickleton and Chipping Campden form part of a cluster of settlements that serve the northernmost part of the District. Collectively the aforementioned settlements are considered to have the necessary services, facilities and employment opportunities to provide for the local population. Taken together the settlements are also considered to be able to accommodate sufficient housing to make a reasonable contribution to the overall District requirement of 8400 dwellings without compromising the strong environmental constraints present in the area.

Paragraph 55 of the NPPF states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities and 'where there are groups of smaller settlements, development in one village may support services in a village nearby.' This is reinforced in the Government's Planning Practice Guidance which states;

'It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.

A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'

It goes on to say; 'all settlements can play a role in delivering sustainable development in rural areas and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. Paragraph 55 does state that isolated new houses in the countryside should be avoided'

Strategic Policy 5: Distribution of Housing and Employment Development in Local Plan Reg 18 Consultation Paper allocates a total of 59 dwellings to the settlement for the period between April

2011 and April 2031. At the time of writing this report approximately 31 dwellings had been delivered or approved in the village since April 2011 leaving a figure of 28 dwellings still to be provided. The 59 dwelling total represents an 8% increase in the village's existing housing stock which currently stands at 739 dwellings (source: Local Plan Consultation Paper). However, it must be noted that the figure is liable to change as a result of the recent OAN figures which increase the Council's housing requirements from 7600 to 8400 dwellings in the period up until 2031. The figures for Blockley set out in the Reg 18 document are therefore only a guide and are likely to be amended. They do not therefore represent a definitive total for the village.

It is evident that the ability of Blockley to accommodate new residential development has been assessed as part of the emerging Local Plan process. The Development Strategy and Site Allocations paper recognises that the village is able to offer a range of services and amenities which can meet many of the day to day needs of the community. Moreover, it also supports a reasonable growth in the village's population to help address local affordable housing needs; sustain existing facilities; and maintain the village's role as a local service centre. Blockley has therefore been recognised as a potentially sustainable location for new residential development in terms of accessibility to services, facilities and amenities.

The erection of a single dwelling in the settlement is considered not to represent a level or form of development that would significantly increase car borne commuting to or from the settlement or significantly compromise the principles of sustainable development set out in either the NPPF or Policy 19 of the Local Plan. In light of the emerging Local Plan it is considered that the village is a sustainable location for small scale residential development and as such the principle of converting existing an existing building to residential is support but subject to other material planning considerations.

(c) Impact on the Conservation Area, AONB and Heritage Assets

The Bier House lies within close proximity and within the setting of several listed buildings, including the grade II*-listed Church of St Peter and Saint Paul, and the grade II-listed Lower Terrace and Colebrook House. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Section 66(1) of the Planning (Listed Buildings & Conservation Areas) Act, 1990.

The site also lies within the Blockley Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Whilst the Bier House is not itself listed, it is nevertheless an historic structure that contains a degree of historical and aesthetic significance, and as such is considered to be a non-designated heritage asset. Paragraph 135 of the National Planning Policy Framework advises that the effect of an application on the significance of non-designated heritage assets should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 12 of the National Planning Policy Framework requires 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. Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Policy 14 of the Cotswold District Local Plan states that the conversion of agricultural or similar buildings of historic interest and traditional design to an alternative use, particularly a use which would make a positive contribution to the local economy or meet a local need for affordable housing, will be permitted unless the proposal would be significantly detrimental to the form, details, character or setting of the building; involves the extension or significant alteration of a building, which is of insufficient size or of an unsuitable form to allow its conversion without this extension or alteration; involves a building which is so derelict, or in such poor structural condition, that it requires complete or substantial reconstruction as part of its conversion.

Policy 15 of the Cotswold District Local Plan states that development within or affecting a conservation area must preserve or enhance the character or appearance of the area as a whole, or any part of that area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of the area, would not be permitted. But development may be permitted if it can be demonstrated that the proposals can help an area to remain alive and prosperous, without compromising its character or appearance. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution. Finally, it states that although minor householder development is likely to be acceptable proposals that cumulatively adversely affect an area may not be permitted, that reinstatement or enhancement of historic features (such as boundary walls) will be sought, and that new dwellings or other substantial structures (especially those covering more than one plot) are unlikely to be acceptable.

Policy 42 of the Local Plan requires 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 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 (S85 of the Countryside and Rights of Way Act 2000).

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 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.'

The application site and its surroundings are classified in the Cotswolds Conservation Board's Landscape Character Assessment as falling within Landscape Character Area 17B Vale of Moreton. This in turn falls within Landscape Character Type Pastoral Lowland Vale.

The Bier House comprises a very simple, utilitarian structure, which sits set back from Lower Street, but within a gap where it forms the foreground to a view of the church. Whilst this was not identified as an important view in the Conservation Area Character Statement (which dates from 1998), it clearly makes a positive contribution to the character, appearance and significance of the conservation area, as well as to the setting of adjacent listed buildings, and is therefore considered to be a non-heritage asset in itself.

The proposed conversion, includes the construction of a rear extension in an elevated position above the existing building and larger footprint. As the applicants' own heritage appraisal acknowledges the proposals would result in: "a degree of harm to the significance of 'Bier House' as a non-designated heritage asset". This would consequently neither preserve nor enhance the character and appearance of the conservation area, nor preserve the setting of the nearby listed buildings, thereby failing to sustain the significance of these designated heritage assets, and resulting in harm, albeit not substantial.

The principal justification for the works is to raise funds to go towards the church bell tower fund. Sustaining the future of designated heritage assets, such as the church, does constitute a public benefit, and paragraph 134 of the N.P.P.F. advised that when less than substantial harm would result to designated heritage assets, this harm should be weighed against any resultant public benefit.

Nevertheless, it needs to be borne in mind that this proposal, which would cause harm to both designated and non-designated heritage assets would normally be considered contrary to local and national policy. However, the applicants are requesting that it be considered specifically so as to cross-fund a contribution towards the fund for the repair of the church bell tower. Usually proposals that are contrary to policy, but which are specifically intended to fund the repair of a heritage asset, are only considered acceptable if they meet the criteria for enabling development.

Historic England's published guidance defines enabling development as: "development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved." (paragraph 1.1.1)

The public benefit that would accrue from this proposal would not be the repair of the church tower, merely an, as unquantified contribution towards it. Thus the benefit that would directly accrue from this proposal would be limited, and would not appear to outweigh the resultant harm. Furthermore, the very fact that the remainder of the fund has been sourced elsewhere suggests that the funding could otherwise be achieved.

Historic England's published guidance on enabling development also lays out some key principles, including that enabling development (development which contravenes normal planning policies) should be unacceptable unless: "it will not materially harm the heritage values of the place or its setting."

It has been acknowledged by the applicants' heritage appraisal that the proposal would result in harm to the non-designated heritage asset. By extension, such harm necessarily causes harm to the surrounding conservation area and the setting of nearby listed buildings. Therefore the proposal would cause material harm to the heritage values of the place.

It is pertinent that the Historic England guidance specifically states that: "Enabling development should always be seen as a subsidy of last resort, since it is an inefficient means of funding a conservation deficit, often requiring enabling development with a value of three or four times the conservation deficit of the historic asset to break even." (Paragraph 4.3.6)

The proposed development, by infilling a positive open space within the conservation area and adjacent to several listed buildings, would neither preserve the character and appearance of the conservation area, nor the setting of the buildings, thereby failing to sustain the significance of these designated heritage assets; by more than doubling the size of the Bier House, it would fail to sustain the significance of the Pier House itself as a non-designated heritage asset. The proposal is claimed to be, in effect, enabling development; however any public benefit that may accrue has not been shown that this is the only or most benign way of achieving comparable benefit and it fails to meet the fundamental criteria laid down by Historic England for such development. Consequently the proposal does not comply with Sections 7 or 12 of the N.P.P.F. (including paragraph 134 of the latter), nor would it comply with Policies 14, 15, 28 or 42 of the Cotswold Local Plan.

(d) Impact on Neighbouring Amenity

The boundary wall between 1 Lower Terrace and the proposed amenity space would be 2m in height as such this would not result in overlooking or loss of privacy to neighbouring properties. The proposed extension would be adjacent to the elevated amenity space of 1 Lower Terrace which is located to the south of Bier House. The proposed extension would sit adjacent to the amenity space of 1 Lower Terrace at 3.1m in height. No windows other than a velux serving the bathroom would be installed on the southern elevation. However, the overbearing impact and sense of enclosure of the amenity space would result in harm to the amenity of No.1 Lower Terrace contrary to Policies 28 and 46 of the Cotswold District Local Plan and Chapter 7 of the NPPF.

(e) Impact on Parking and the Highway

The proposals do not include any provision for off street parking for the 1 bedroom dwelling. The area of hard standing to the front is informally used for parking and bin collection area for Lower Terrace. The proposals include the retention of the existing doors with a glazed screen behind. It is evident with this glazed screen providing the natural light to the main living space that the doors would remain open. It is noted that there is unrestricted parking on Lower Street and therefore the addition of 1 additional vehicle onto the highway is unlikely to result in significant harm to highway safety. However, the land to the front is outside of the red line boundary and as such the doors remaining open would potentially obstruct highways and pedestrians movements contrary to Policy 38 of the Cotswold District Local Plan.

9. Conclusion:

The proposals, by infilling a positive open space within the conservation area and adjacent to several listed buildings, would neither preserve the character and appearance of the conservation area, nor the setting of the listed buildings, thereby failing to sustain the significance of these designated heritage assets. The harm is considered not to be offset by public benefits and the proposal therefore the proposal does not comply with Sections 7 or 12 of the N.P.P.F. (including paragraph 134 of the latter), nor would it comply with Policies 14, 15, 28 or 42 of the Cotswold Local Plan.

In addition the proposals would result in an overbearing impact to the amenity of 1 Lower Terrace due to the scale and location of the proposed extension contrary to Policies 28 and 46 of the Cotswold District Local Plan and Chapter 7 of the NPPF.

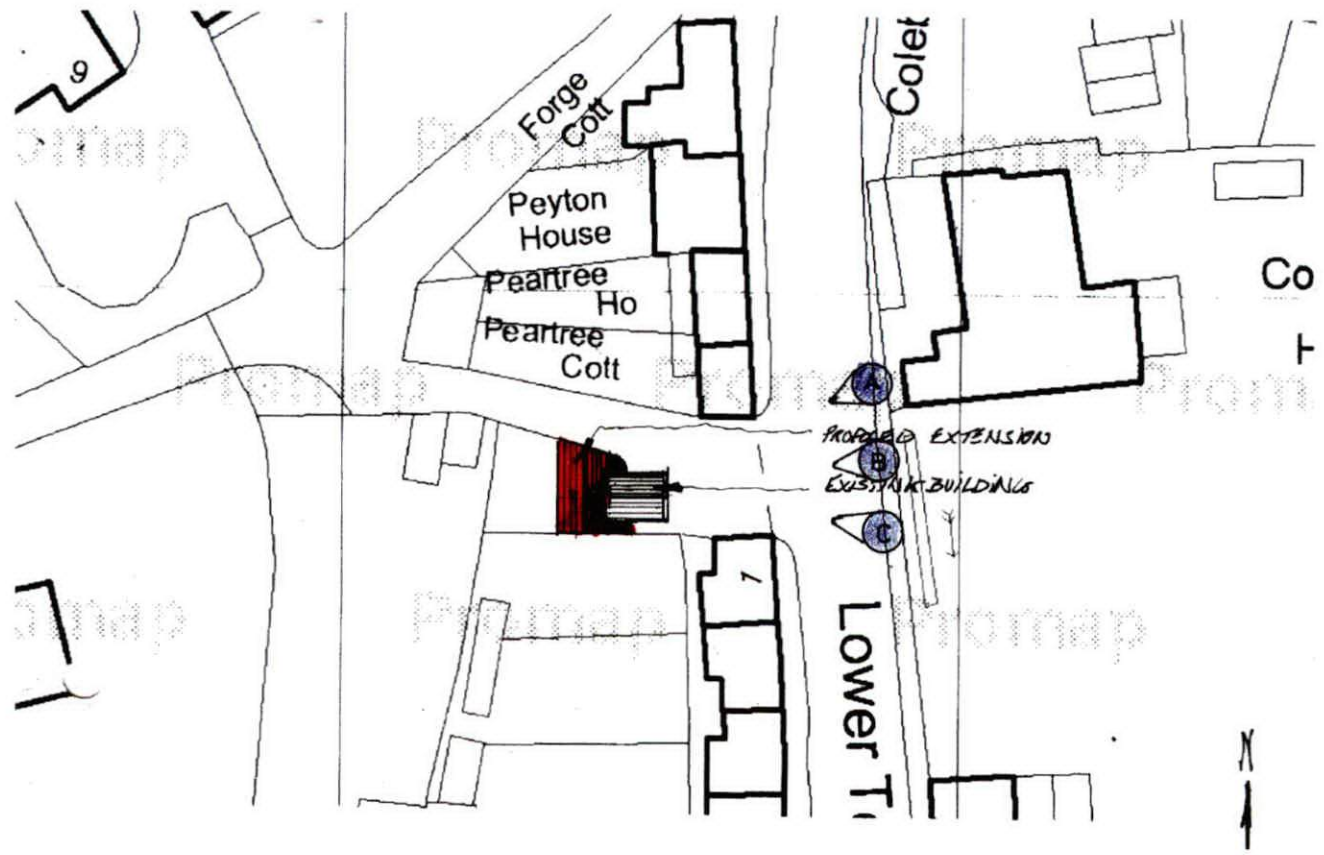
The proposals would obstruct the public highways in relation to pedestrian and vehicular movements due to the opening of the doors outside of the ownership of the applicant contrary to Policy 38 of the Cotswold District Local Plan.

10. Reasons for Refusal:

1. The proposed development, by infilling a positive open space within the conservation area and adjacent to several listed buildings, would neither preserve the character and appearance of the conservation area, nor the setting of the buildings, thereby failing to sustain the significance of these designated heritage assets; by more than doubling the size of the Bier House, it would fail to sustain the significance of the Pier House itself as a non-designated heritage asset. The proposal is claimed to be, in effect, enabling development; however any public benefit that may accrue is unquantified, nor has it been shown that this is the only or most benign way of achieving comparable benefit, and it fails to meet the fundamental criteria laid down by Historic England for such development. Consequently the proposal does not comply with Sections 7 or 12 of the N.P.P.F. (including paragraph 134 of the latter), nor would it comply with Policies 15 or 42 of the Cotswold Local Plan.
2. The proposals by virtue of the scale, design and location would result in an unacceptable overbearing impact to the amenity of 1 Lower Terrace contrary to Policies 28 and 46 of the Cotswold District Local Plan and Chapter 7 of the NPPF
3. The proposals would obstruct the public highway in relation to pedestrian and vehicular movements due to the opening of the doors outside of the ownership of the applicant contrary to Policy 38 of the Cotswold District Local Plan.

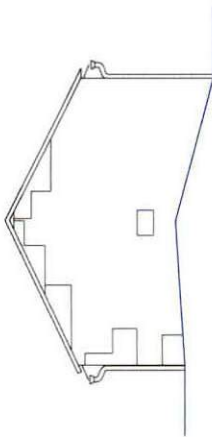


SITE LOCATION PLAN



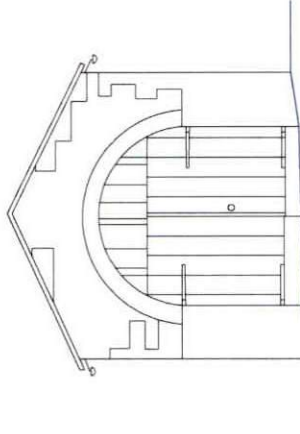
BLOCK PLAN

Notes
 - Datum: Ordnance Survey Benchmark (OSBM) on St Peter and St Paul's Church, value 149.270m A.O.D.
 - Survey comments correct as of date of survey, and survey undertaken to agreed specification
 - All critical dimensions to be checked prior to site works



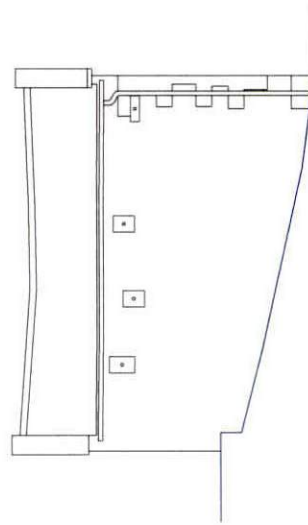
REAR/WEST ELEVATION

DATUM 136.00m A.O.D.



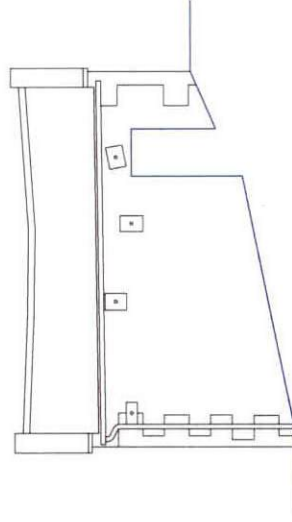
FRONT/EAST ELEVATION

DATUM 136.00m A.O.D.



SIDE/SOUTH ELEVATION

DATUM 136.00m A.O.D.



SIDE/NORTH ELEVATION

DATUM 136.00m A.O.D.

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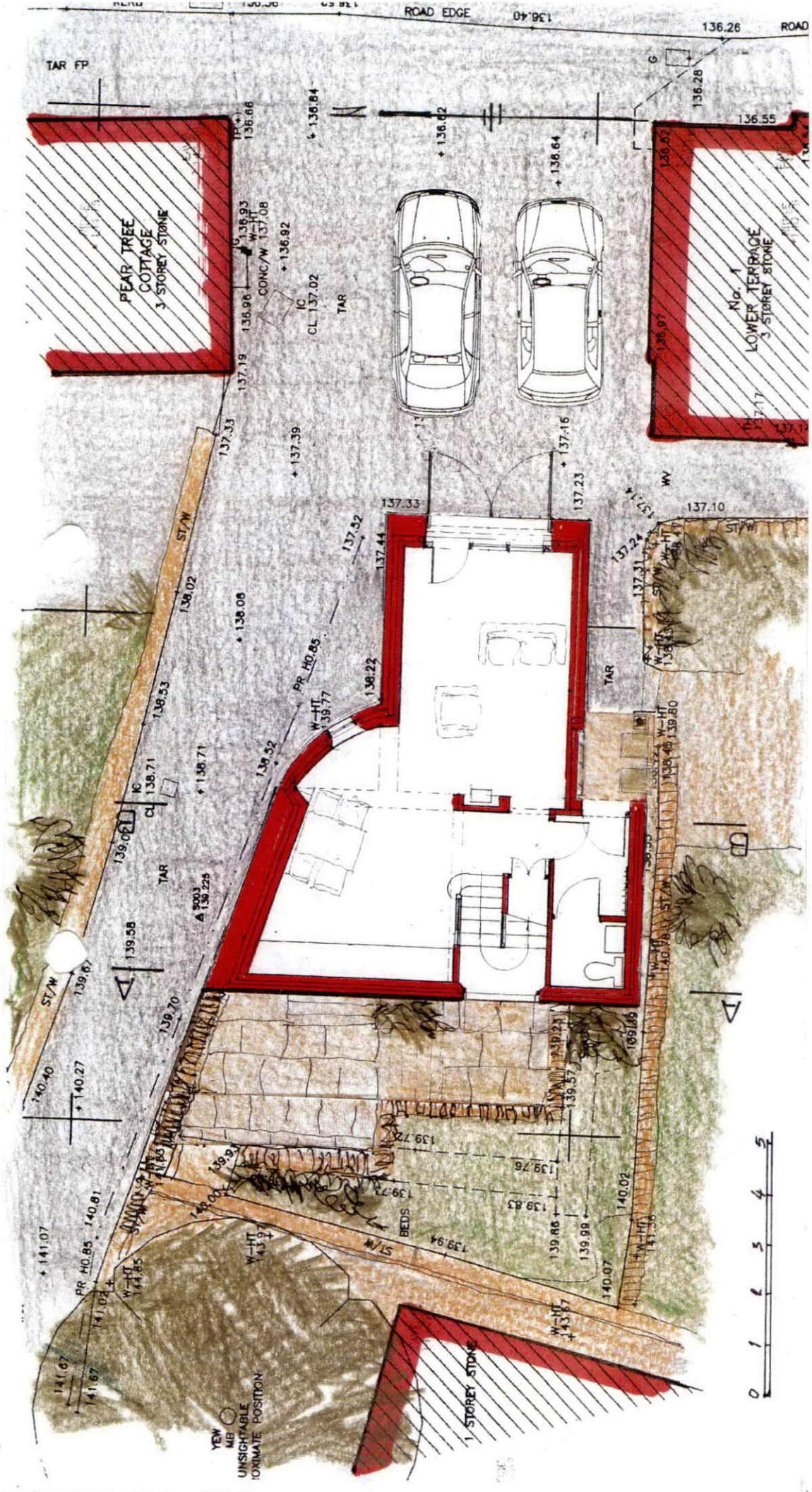
Website: www.adhorner.co.uk

E-mail: enquiries@adhorner.co.uk

Title	The Bier House, Lower Street, Blockley, Gloucestershire GL3 6 9PS Elevations		
Client	Blockley PCC		
Date	May 2015	Drawing No.	4778-08MAY15-03
By	JJP	Checked	JRW
Scale	1:50 on A3 sheet	Revision	
Digital scale	1:500 unit: 1 metre		
Surveyed	JJP	Checked	JRW
0 metres		2.5	

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EXISTING



154

Ground Floor Plan
Scale 1:100 @ A4

The Bier House, Blockley. Construction of a new dwelling incorporating elements of the Bier House.

REMOVED SCHEME. SECTION LINES ADDED

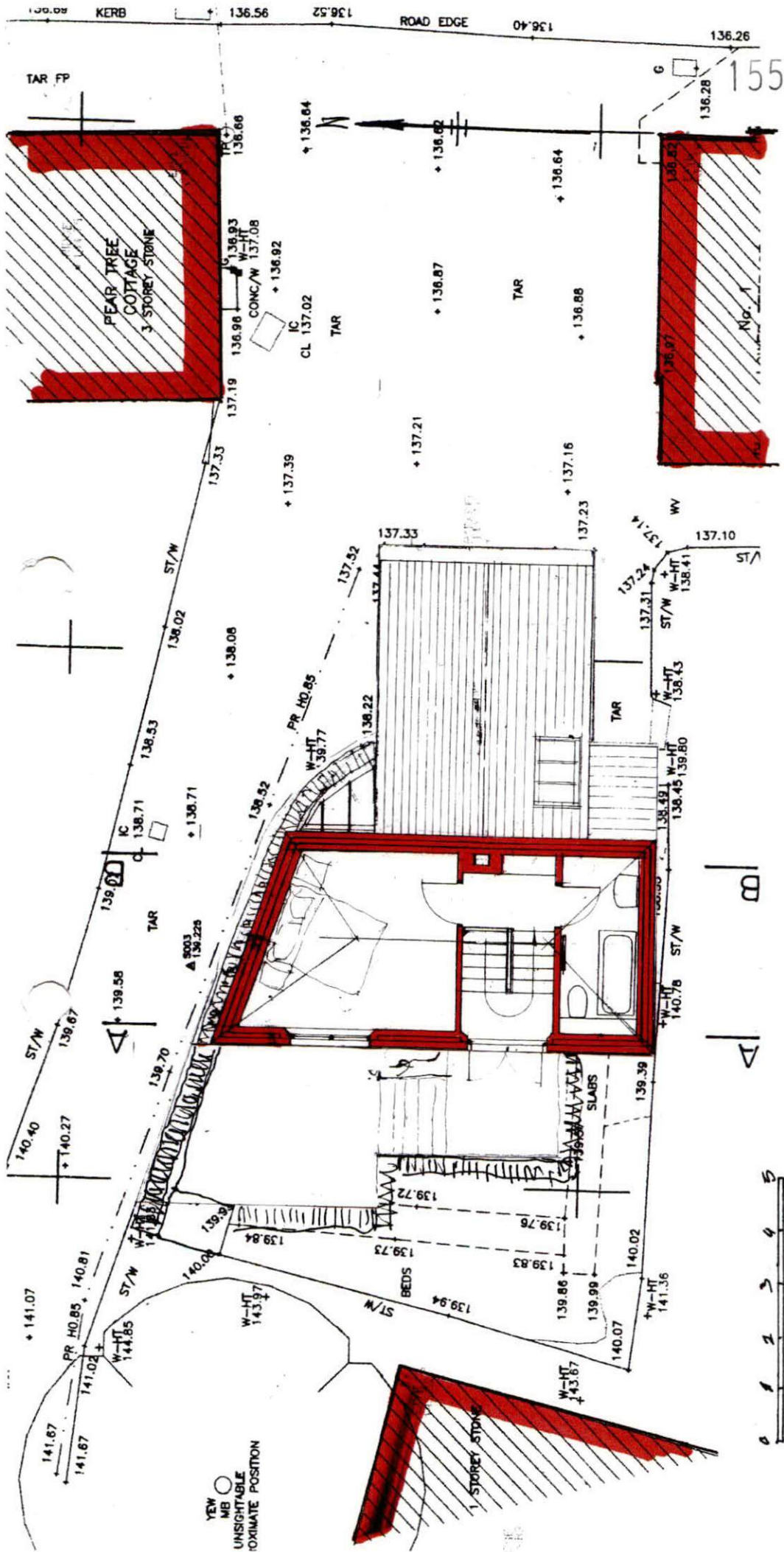
1610.1.b

JACOB POT BA (Cantab) RIBA

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The Bier House, Blockley. Construction of a new dwelling incorporating elements of the Bier House.

First Floor Plan
Scale 1:100 @ A4

B. REDDEN - R.W.M.E. SECTION LINES ADDED

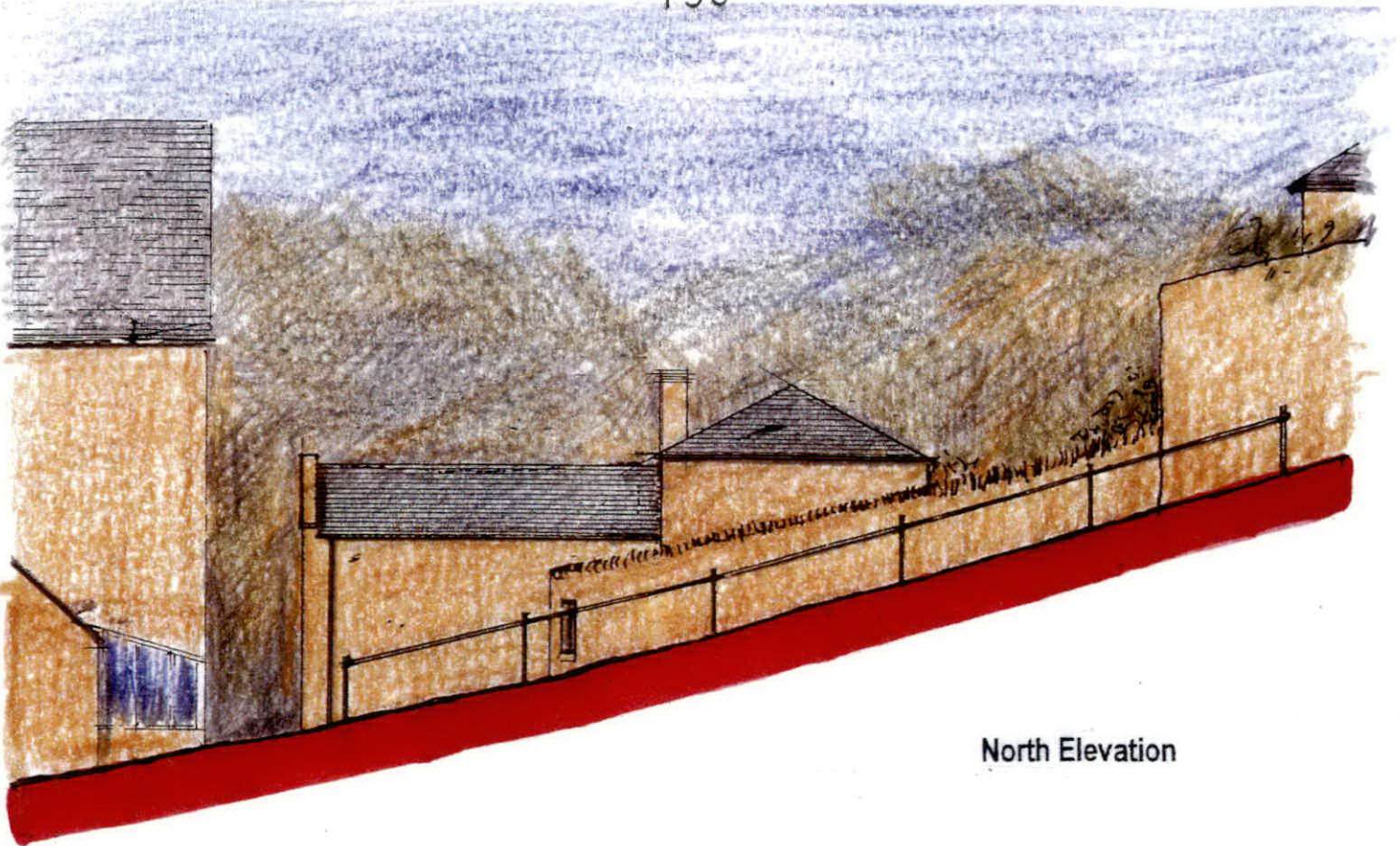
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JACOB POT BA (Cantab) RIBA

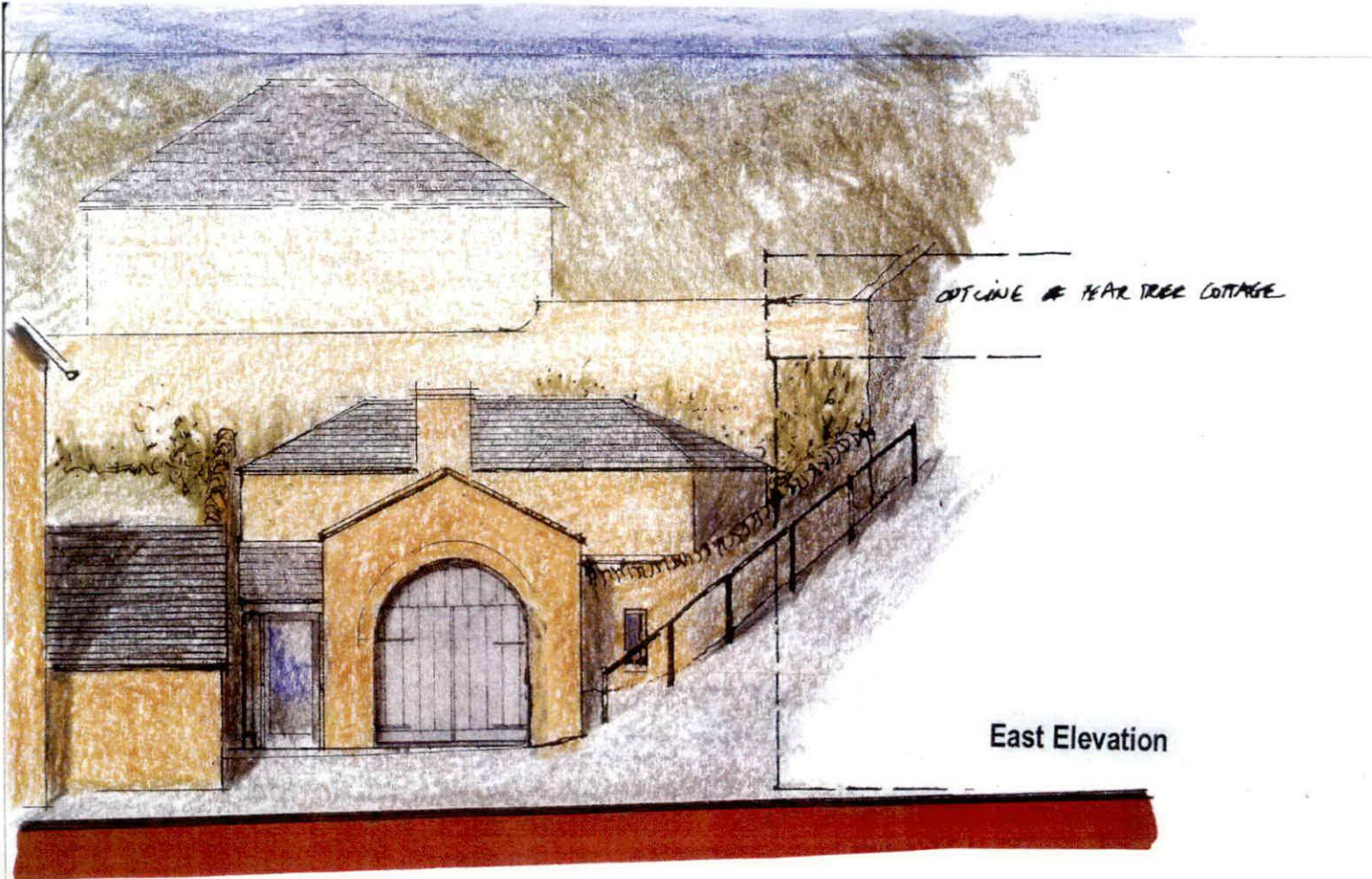
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North Elevation



OUTLINE OF PEAR TREE COTTAGE

East Elevation