

Item No 05:-

15/04899/FUL (CT.5679/C)

**Old Barn
33 Gloucester Road
Stratton
Cirencester
Gloucestershire
GL7 2LF**

Item No 05:-

Demolition of existing outbuildings and erection of 1 No. dwelling, detached garage building, vehicular access, landscaping, parking and associated works at Old Barn 33 Gloucester Road Stratton Gloucestershire GL7 2LF

Full Application 15/04899/FUL (CT.5679/C)	
Applicant:	Partridge Homes (Cotswolds) Ltd
Agent:	SF Planning Limited
Case Officer:	Claire Baker
Ward Member(s):	Councillor Patrick Coleman
Committee Date:	13th July 2016
RECOMMENDATION:	<p>PERMIT</p> <p>UPDATE: A DECISION ON THIS APPLICATION WAS DEFERRED AT THE JUNE COMMITTEE AS MEMBERS RESOLVED TO UNDERTAKE AN ALL MEMBERS SIB IN ORDER TO ASSESS THE IMPACT ON THE ADJOINING LISTED PROPERTY</p>

Main Issues:

- (a) The Principle of Development
- (b) Scale and Design and Impact on the and the setting of the listed building and character and appearance of the AONB.
- (c) Amenity of neighbours
- (d) The access
- (e) Stability of retaining wall

Reasons for Referral:

The application has been referred to the Planning Committee by Councillor Coleman for the following reasons:

The planning history of the site

The effect on the AONB, particularly on the view from the footpath running south-east from the bottom of School Hill

The degree of adverse impact of the setting of the listed Glebe House

The impact of the new access on The Old Barn

Whether the degree of overlooking and overbearing appearance on Glebe House is acceptable.

1. Site Description:

The application site is part of the garden of the Old Barn, 33 Gloucester Road and is within the settlement boundary for Stratton. It is also within the Cotswolds Area of Outstanding Natural Beauty and is adjacent to Glebe House, a Grade II listed building. There is an existing access from School Lane.

2. Relevant Planning History:

13/03679/FUL Demolition of existing outbuilding and erection of 2No.dwellings, vehicular access, landscaping, parking and associated works- Refused 29 November 2013. Appeal dismissed 2 September 2014.

3. Planning Policies:

LPR10 Trees, Woodlands and Hedgerows
 NPPF National Planning Policy Framework
 LPR18 Develop within Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Tree Officer: No objection subject to condition
 Conservation Officer: No objection subject to conditions
 Landscape Officer: No objection

5. View of Town/Parish Council:

No objection; however have concerns about the impact on the adjoining listed building and access onto a narrow road.

6. Other Representations:

2 letters of objection raising the following issues:

- (i) Concerns about construction of new dwelling as the site is considerably higher than the neighbouring Glebe House and Stratton Hirst and the land is retained by an existing retaining wall which could be made unstable by the development;
- (ii) It would adversely affect the character and appearance of the AONB;
- (iii) It would adversely affect the setting of the Grade II listed Glebe House and undesignated heritage asset, the Old Barn;
- (iv) It would be harmful to the amenity of the neighbouring properties Stratton Hirst and Glebe House;
- (v) The development would be overbearing on Glebe House and the undesignated heritage asset of the Old Barn;
- (vi) The proposed planting is inappropriate and likely to adversely affect the long term structure of the retaining wall;
- (vii) The proposed dwelling is very large and intrusive and the impact on Glebe House is even greater with the revised plans;
- (viii) The plans do not show the accurate height of the retaining wall;
- (ix) No cross sections are provided to assess the impact on neighbouring properties;
- (x) If approved all windows facing Glebe House should be obscure glazed;
- (xi) The proposal fails to address the concerns raised in the previous appeal decision
- (xii) The parking and turning area directly abuts Stratton Hirst and a frequently used terraced area which will be adversely affected by the noise of parking and manoeuvring;
- (xiii) The car movements would have an adverse impact on the amenity of The Old Barn;
- (xiv) There would be direct overlooking of the glazed garden room of Stratton Hirst;
- (xv) There is no need for a large house in the area and the two smaller houses previously refused would have answered a greater need;

7. Applicant's Supporting Information:

Planning Statement
Arboricultural Report
Method Statement for demolition and construction

8. Officer's Assessment:

The Proposal and Planning Background

The proposal is for the removal of existing outbuildings, the erection of a two storey dwelling and garage and the creation of an access. The proposed dwelling would be served by the existing access in School Lane. The site is within the Cotswolds Area of Outstanding Natural Beauty and is adjacent to Glebe House, a Grade II listed building. The site is within the settlement boundary of Stratton.

Planning permission was previously refused in 2013 for the erection of two dwellings at the site. An appeal against the refusal was subsequently dismissed. In his decision letter the Inspector concluded that the key issues were the impact on the residential amenity of the Old Barn and the fact that the proposal constituted over-development of the site. The Inspector's decision letter is attached to this report.

(a) The Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan is therefore the starting point. In this case the development plan is the adopted Cotswold District Local Plan 2001 - 2011 and is referred to herein as the 'Local Plan'.

The application site is located within the development boundary for Stratton where Local Plan Policy 18 (Development within Development Boundaries) applies. Local Plan Policy 18 states that within the development boundaries applications for development will be permitted provided that it meets the criteria set out. In accordance with Local Plan Policy 18 there is no objection in principle to the erection of a dwelling and garage.

The NPPF is a material consideration in the determination of planning applications. The NPPF requires local planning authorities to 'boost significantly the supply of housing' (NPPF, paragraph 47) and requires planning decisions for housing to be considered in the context of the 'presumption in favour of sustainable development' (NPPF, paragraph 14 and 49).

Paragraph 14 of the NPPF states that in decision taking the presumption in favour of sustainable development means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission 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 this Framework indicate development should be restricted. (Guidance in this respect is provided by footnote 9.)

With regard to footnote 9 (page 4 of the NPPF), the site is within the Cotswolds Area of Natural Beauty. There are therefore specific policies in the NPPF that indicate that development should be restricted. A recent High Court Decision in March this year between Forest of Dean District Council, the Secretary of State for Communities and Local Government and Gladman

Development Ltd confirmed that the first consideration should be given to the impact on heritage assets and the Area of Outstanding Natural Beauty and if it is considered that there is harm, planning permission should be refused unless public benefits outweigh that harm.

The proposals are considered to accord with the provisions of Local Plan Policy 18 and as will be shown in following sections the provisions of the National Planning Policy Framework (NPPF).

(b) Scale and Design and Impact on the setting of the listed building and the character and appearance of the AONB

The proposed development site to the rear of The Old Barn lies adjacent to Glebe House, which is a Grade II Listed building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving its setting in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 134 states that where proposals 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.

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 18 requires that the siting, appearance and scale of the development respects the traditional form, character and appearance of a settlement, and would cause no significant adverse environmental or visual harm to the site or its surroundings.

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.

Glebe House is a large early C19 house, with a formal front elevation in the classical style, and a generous garden setting, commensurate with its status. The gardens at present make a positive contribution to the setting of the listed building, and form part of its significance as a designated heritage asset. The gardens slope up steeply along their northern edge, where the boundary is formed by a retaining wall, the ground level being higher again to the far side of this wall, within the development site area. There is therefore a substantial change in levels between Glebe House and the proposed development.

It was considered that the previous scheme, dismissed at appeal, for two faux barn dwellings on the side, along the boundary to Glebe House garden, would have been overbearing and dominating as perceived from the Glebe House side. It was acknowledged by the Inspector that this would have had a negative effect on the setting of the listed building, despite him concluding that alone it would not perhaps have warranted a refusal. It was acknowledged as one of the impacts of over-development of the site.

In contrast to the appeal proposal only one dwelling is now proposed and it is considered that the impact of one dwelling, set further back from the Glebe House boundary, and gable end on to it, would in principle, have a lesser impact on the setting of the listed building. However, in

considering the impact on the setting of the listed building, the issue is the placement and massing of the new buildings and the visual relationship between these and the listed building, given the substantial change in levels. Officers were of the opinion that the proposed dwelling as originally submitted was not acceptable in terms of its scale, massing and form, and its design and materials and as such it would not have met the requirements for high quality design and would have failed to accord with the policies outlined above.

Consequently, at the request of Officers, the design of the new dwelling has been changed substantially and its form is now simplified and entirely traditional with a more convincing vernacular style. The roofing materials have also been revised to artificial stone tile to the dwelling and natural blue slate to the garage. Further section drawings have also been submitted which more clearly show the relationship of the proposed dwelling with the listed Glebe House. In conjunction with the improved design, it is now considered that the development would not negatively dominate the garden setting of the listed building. Rather, it would be seen as another dwelling in this residential area, still maintaining a fairly loose and informal grain of development. It is not considered that it would cause harm to the setting and significance of Glebe House. There are no objections to the proposed garage building whose hipped roof seems to assist in reducing its mass.

Given the much improved design, it is concluded that the new dwelling would not cause harm to the setting of the listed building and would meet the requirements for high quality design responding to local character and distinctiveness. It is considered that the proposals meet the requirements of Section 66(1) of the Planning (LBCA) Act 1990, Sections 7 and 12 of the NPPF, and Policy 42 of the Local Plan.

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Section 11 of the National Planning Policy Framework encourages the conservation and enhancement of the natural environment. Paragraph 109 states that the planning system should protect and enhance valued landscapes. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

Policy 42 states that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District.

While the greater part of Stratton situated outside of the Cotswolds AONB, the site itself is located just within the AONB. The site is currently used as part of the garden for number 33 The Old Barn, defined by an area mown grass, shrub planting, low walls and paths. In terms of topography, the site is located on the lower part of the garden, in the south-west corner. There are a number of mature trees within the gardens of adjacent properties. The site is accessed from School Hill, a quiet no through road with a semi-rural character. There are number of Public Rights of Way (PRoW) within the wider context of the site but non within the immediate vicinity.

The proposed development is to split the existing garden of The Old Barn to accommodate a new dwelling, a double garage and associated domestic curtilage. The trees within the central area of the site will be removed to accommodate the proposal and trees will be retained to the boundary. The existing access to The Old Barn will be utilised and widened with a small section of wall removed to provide access to the new property.

In terms of visual impact the proposed dwelling is tucked behind two existing buildings and is relatively well contained by existing mature vegetation. The Old Barn is situated adjacent to the Gloucester Road and would entirely screen the site along the carriageway. There would be glimpsed views of the property from School Hill Road, but the site is relatively well screened by Stratton Hurst House to the north-west and any glimpsed views of the property would be seen in the context of other residential plots. The proposed dwelling would be accessed from School Lane which has a semi-rural character, with scattered housing, broken up by areas of vegetation. The new building would be positioned to the rear of existing properties and would border a number of existing residential plots and would be seen in the context of existing built form. Consequently Officers do not consider that the general landscape character of the surroundings

would be sufficiently altered to recommend refusal. To compensate for the tree removal within the site and for any future felling on adjacent plots Officer's recommended further tree planting to the boundary and the applicant has submitted a detailed landscape plan which incorporates appropriate boundary planting. This would help to create a robust boundary between the proposed scheme and Glebe House.

Whilst the site is within the Area of Outstanding Natural Beauty (AONB), it is also within the built up area of Stratton. Officers consider that the introduction of a suitably designed additional dwelling with landscaping would not adversely affect the character and appearance of the AONB. In addition whilst the Inspector at the appeal concluded that the previous proposal was overdevelopment he did not conclude that any additional dwelling at the site would have an adverse impact on the AONB. Officers therefore consider that the proposal would not cause harm to the character and appearance of the AONB and complies with paragraph 115 of the NPPF.

(c) Amenity of neighbours

Following comments from objectors the applicant has confirmed that the height of the retaining wall shown on the section drawing is correct. As a result of the wall height and the distance of the proposed dwelling from the boundary with Glebe House, it is not considered that the ground floor windows would give rise to overlooking of that property. In addition the first floor windows, which serve a bathroom and en suite would be obscure glazed and fixed shut. Should Members resolve to approve the application, a condition would be applied to ensure this. The front elevation of the proposed dwelling would be located approximately 21 metres from the nearest elevation of Stratton Hirst. Stratton Hirst has an extensive garden and Officers do not consider that the proposal would give rise to undue overlooking. Officers also do not consider that the garage, which would be located closer to the boundary with Stratton Hirst and Glebe House than the proposed dwelling, would appear overbearing to either of these neighbouring properties.

At the previous appeal the Inspector was concerned that the location of the parking and turning area would adversely affect the residential amenity of the Old Barn and that the site was overdeveloped. In the current scheme the parking and turning area has been moved away from the Old Barn and its proposed residential curtilage has been enlarged. The proposal has also been reduced from two dwellings to a single dwelling. Officers consider that the revised scheme has resolved the amenity issues previously identified by the Inspector and that the proposal complies with Cotswold District Local Plan Policy 46.

(d) The Access

Concerns have been raised about the proposed access. However, the access is an existing access and is the same access as was proposed for the use of two additional dwellings in the previous appeal application. No issues regarding the access were raised previously by the Council in their refusal reasons or by the Inspector at appeal. Officers therefore consider the access to be acceptable and in compliance with Cotswold District Local Plan Policy 38 and Paragraph 32 of the NPPF.

(e) Stability of retaining wall

Concerns have been raised regarding the stability of the retaining wall during construction. Accordingly the applicant has submitted a method statement covering the demolition of the outbuildings and construction of the dwelling.

9. Conclusion:

Officers are of the opinion that, following the submission of amended plans, the proposal is acceptable. The design and use of the materials are appropriate and the proposed dwelling would serve to preserve the setting of the listed Glebe House and the character and appearance of the Cotswolds Area of Outstanding Natural Beauty. The proposal would also not adversely affect the residential amenity of adjacent residential properties. It is therefore considered to be compliant with Local Plan Policies 10, 18, 38, 39, 42 and 46 and Sections 7, 11 and 12 of the NPPF.

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(s): OBGR/015/01 Rev A, 015/02 Rev A, 015/03 Rev A, 015/10 Rev A, 015/11 Rev B, 015/12., 015/14, 015/15, 015, 16,17,18.

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

The approved panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 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 Policy 42.

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 Policy 42.

The timber fencing shall not be treated in any way and shall be left to weather and silver naturally.

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

Prior to the first occupation of the development hereby approved the first floor windows in the south west elevation shall be fitted with obscure glazing (and shall be non opening) and shall be permanently retained as such thereafter.

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

The development shall not be occupied or brought into use until vehicle parking has been provided in accordance with the approved plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate off-road parking is provided, in accordance with Local Plan Policy 39.

The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the first building on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

The works shall be completed in accordance with the arboricultural recommendations laid out in the consultancy report: The Old Barn, No.33 Gloucester Road, Stratton, Cirencester, GL7 2LFBS5837 Tree Constraints to development & Tree Protection Method Statement, dated 20th Nov 2015. All of the recommendations shall be implemented in full according to any timescales laid out in the recommendations, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45.

Prior to the commencement of any works on site (including demolition and site clearance), the tree protection as detailed on Tree Protection Plan within the consultancy report: The Old Barn, No.33 Gloucester Road, Stratton, Cirencester, GL7 2LFBS5837 Tree Constraints to development & Tree Protection Method Statement, dated 20th Nov 2015. It shall be installed in accordance with the specifications set out within the plan and BS5837:2012 'Trees in relation to design, demolition and construction - recommendations' and shall remain in place until the completion of the construction process. No part of the protection shall be removed or altered without prior written approval of the Local Planning Authority.

Fires on site should be avoided if possible. Where they are unavoidable, they should not be lit in a position where heat could affect foliage or branches. The potential size of the fire and the wind direction should be taken into account when determining its location and it should be attended at all times until safe enough to leave. Materials that would contaminate the soil such as cement or diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Construction Exclusion Zone and no building materials or surplus soil shall be stored therein. All service runs shall fall outside the Construction Exclusion Zone unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the retained/protected tree/s in accordance with Cotswold District Local Plan Policies 10 and 45. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the well-being of existing trees.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, sheds, garages or outbuildings shall be erected, constructed or sited in the curtilage of the dwelling hereby approved nor openings opened or closed other than those permitted by this Decision Notice.

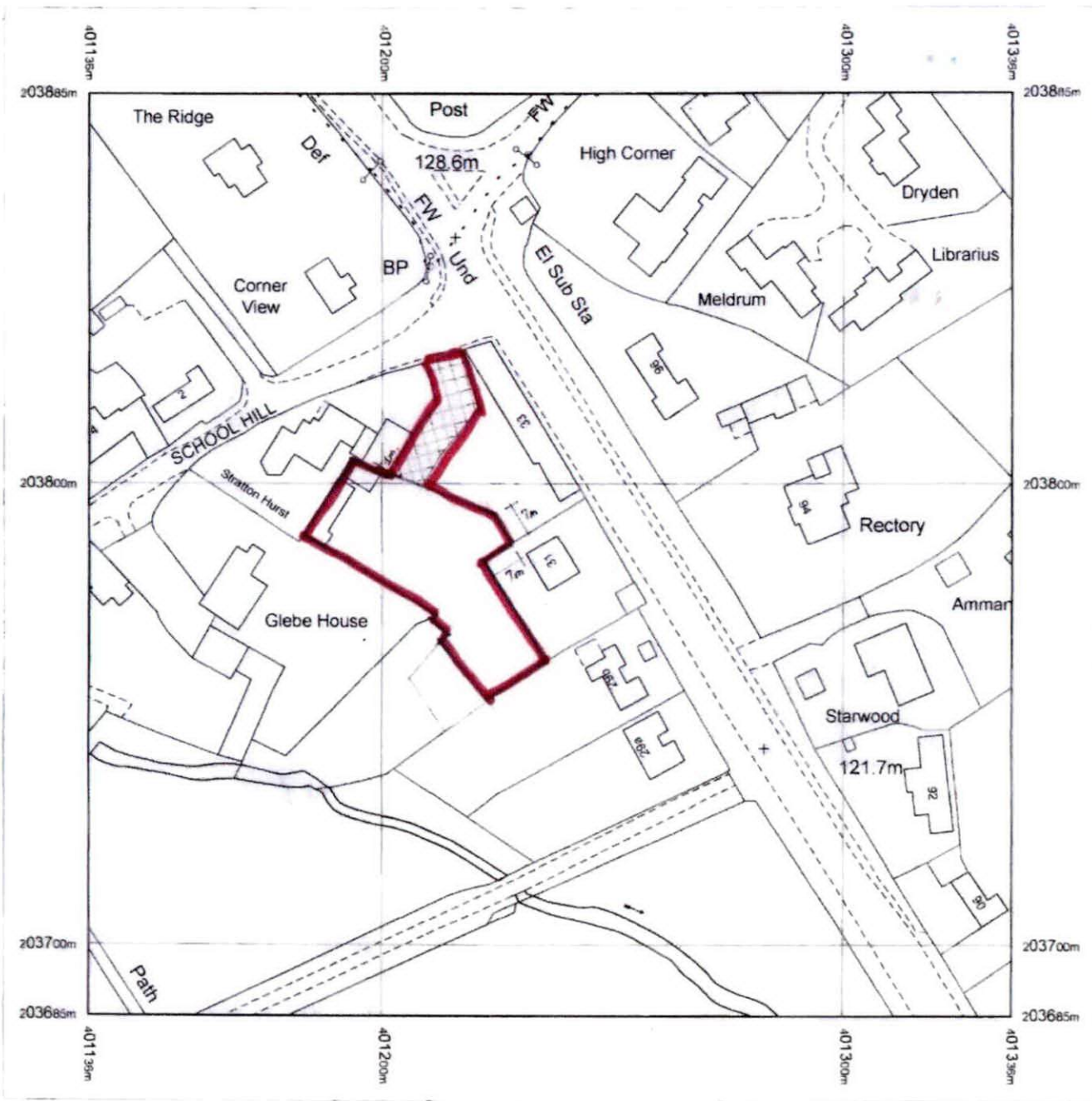
Reason: It is in the interests of visual and residential amenity in accordance with Cotswold District Local Plan Policies 42 and 46.

The demolition of the outbuildings and construction of the dwelling hereby approved shall be carried out in accordance with the Method Statements dated 21 April 2016.

Reason: To ensure that the work is carried out without damage to the boundary retaining wall.



OS Sitemap®



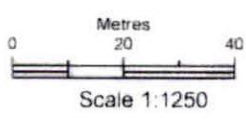
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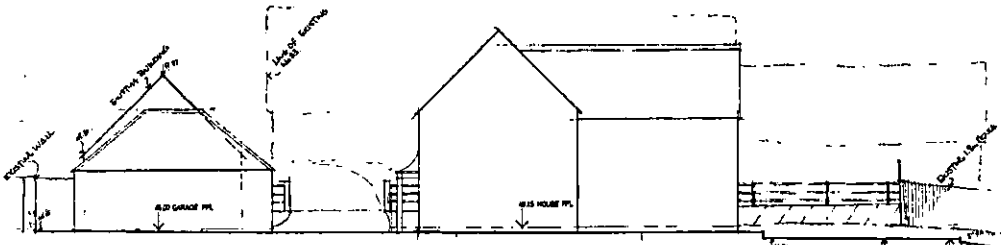
The representation of features as lines is no evidence



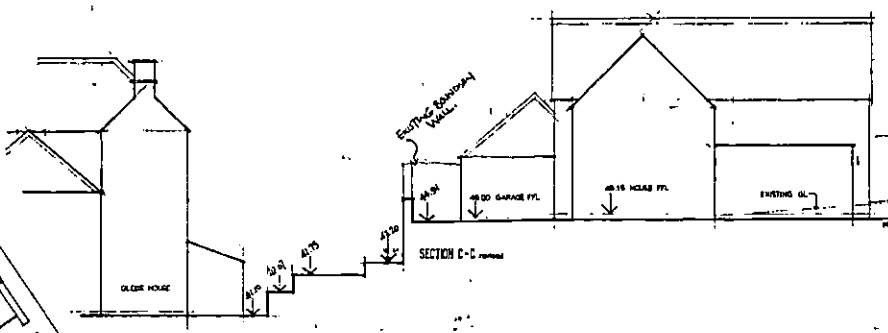
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 Centre coordinates: 401236 5 203784 75

**LOCATION PLAN
 LAND ADJOINING
 No 53, GLOUCESTER
 ROAD, CIRENCESTER,
 GLOS.**

- Landscaping Planting Schedule**
- Plants are to comply with following:
1. Screen Specified
 2. Native Selection
 3. Commercial Availability
 4. Vigorous Growth
 5. Self-seeding Ability
 6. Low Maintenance
 7. Established Supplier
- All plants are to be 200mm Standard Approved 2007 112
- Notes:**
- 1) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 2) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 3) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 4) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 5) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 6) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 7) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 8) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 9) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 10) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 11) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 12) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 13) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 14) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 15) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 16) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 17) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 18) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 19) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees
 - 20) Trees to be planted in accordance with BS 5839:2008: Part 2: Code of Practice for the selection and general care of trees

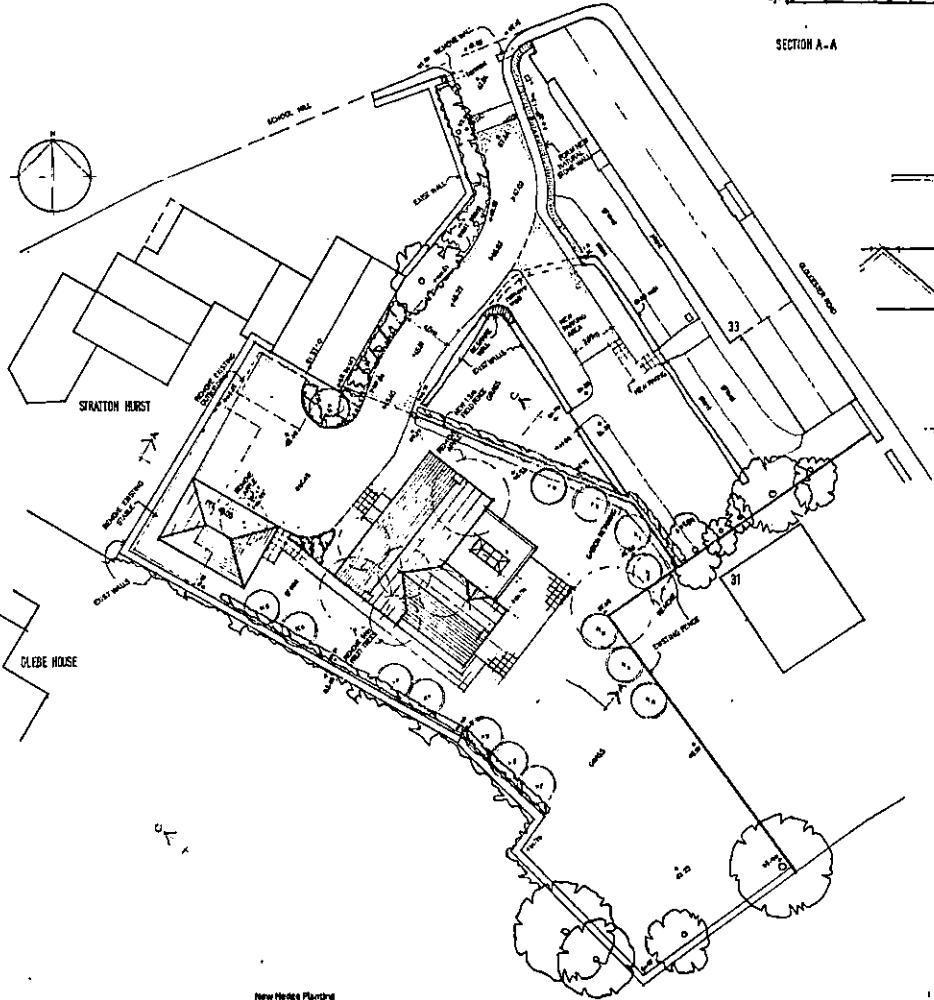


SECTION A-A



SECTION C-C

NOTE:
All dimensions must be checked on site and not copied from this drawing.



New Hedge Planting
To be Beech planted in 2 no staggered Rows, 3 No Plants per metre

Paving
Random pattern Natural Buff Coloured River Paving to patio and paths

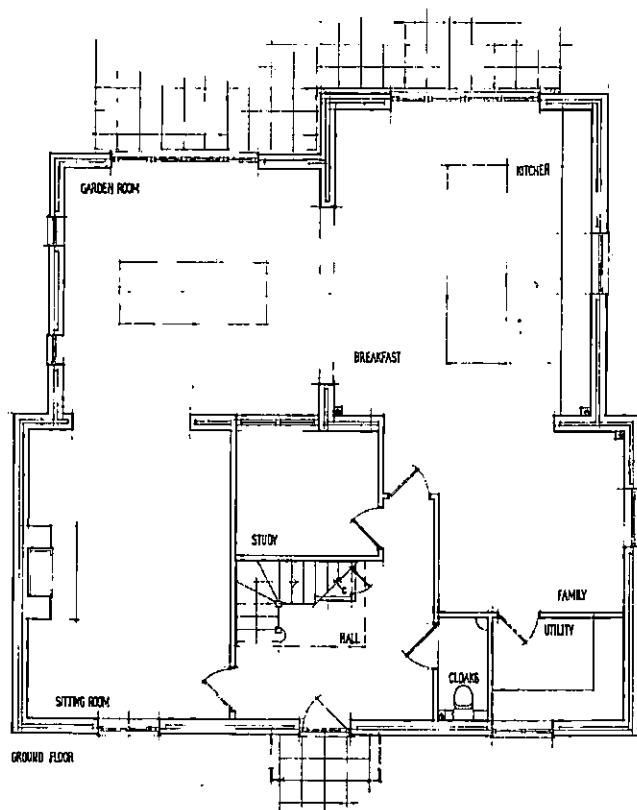
Driveway
Cotswold Stone Chippings

- LEGEND**
- 1.2m Tall Timber Fence
 - Block Paving
 - Stone Chippings
 - Water Stone Thru
 - Existing Trees
 - Trees To Be Removed
 - New Tree Planting
 - New Planting
 - New Hedge Planting
 - +44.07 Existing Level
 - +44 Proposed Level

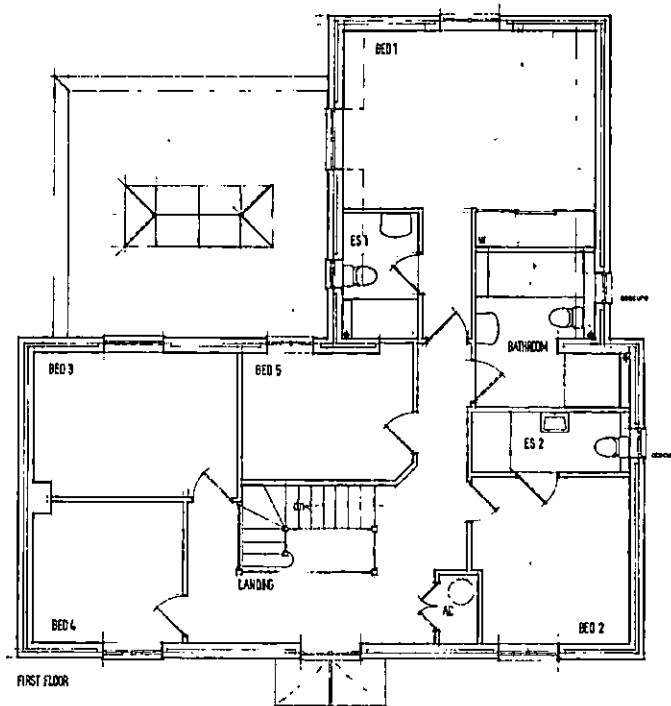
Client FARTRIDGE HOMES (Glovesh) LTD.	
Job Title LAND ADJOINING THE OLD BARN, N. 33, GLOUCESTER RD, GLOUCESTER, GLOS, GL1 2LF	
Drawing Title SITE PLAN PROPOSED SECTIONS.	
Scale SITE PLAN 1:200 / SECTIONS 1:100.	
Date SEPT 2015	Drawn by J.H.
Drawn by OBGR/015/02.	Check by A

78

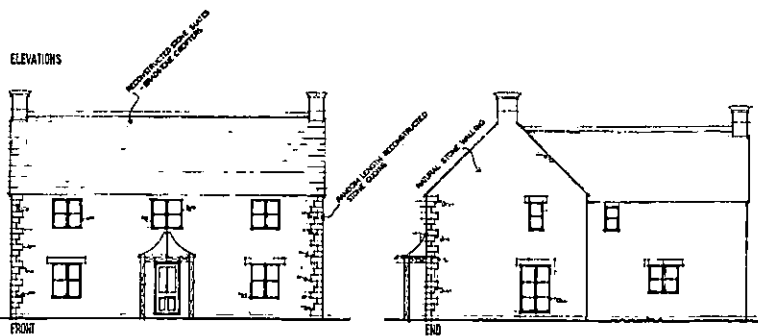
15/04899/FUL



GROUND FLOOR



FIRST FLOOR

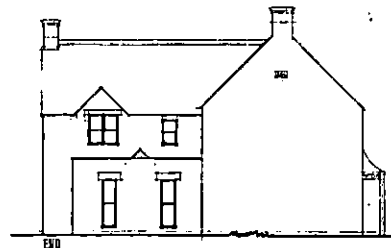


FRONT

END



REAR



END

NOTE:
All dimensions must be checked on site and not scaled from this drawing.

A	FEB 16	HOUSE DESIGN REVISED
	Date	Revisions

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Client
PARTRIDGE HOMES (GOSWOLD) LTD.

Job Title
LAND ADJOINING THE OLD
BARN, No 33, GLOUCESTER RD,
CIRENCESTER, GLOS, GL7 2LF.

Drawing Title
**HOUSE - FLOOR LAYOUTS
- ELEVATIONS.**

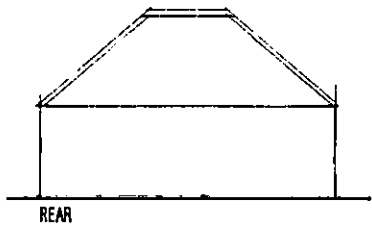
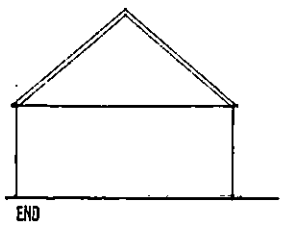
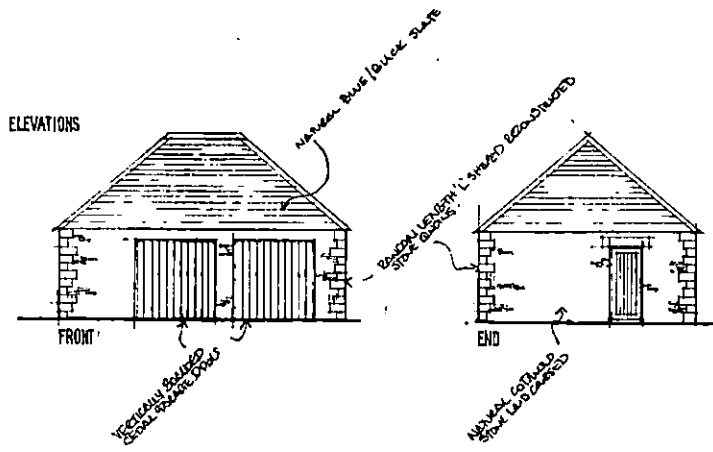
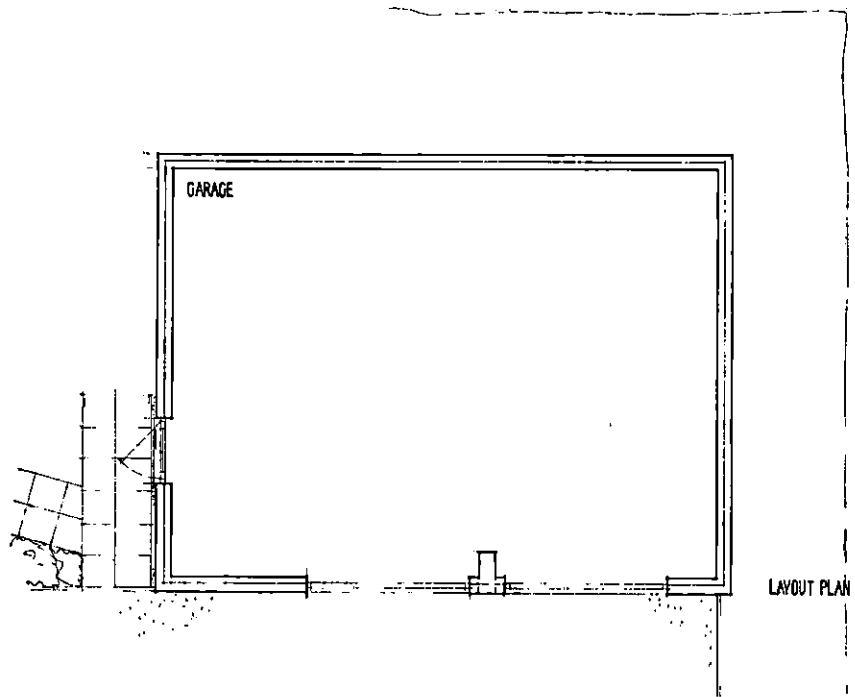
Scale
ELEVATIONS 1/100 / LAYOUT 1:50

Date
FEB 2016

Drawn by
I.J.H.

Drawn by
0802/015/01

Plan
A



NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Date	Revisions
A FEB 16	GARAGE ROOFING REVISED.

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08

Client
PARTRIDGE HOMES (Golds) LTD.

Job Title
LAND ADJOINING THE OLD BARN,
No 33, GLOUCESTER ROAD,
CIRENCESTER, GLOS, GL7 2LF.

Drawing Title
GARAGE LAYOUT & ELEVATIONS

Scale
LAYOUT 1:50 // ELEVATIONS 1:100

Date
Oct 2015

Drawn by
EJH

Drwg No.
DBGR/015/03

Rev
A

Appeal Decision

Site visit made on 11 August 2014

by **R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 September 2014

Appeal Reference: APP/F1610/A/14/2212964

Land at 'The Old Barn', 33 Gloucester Road, Stratton, Cirencester, Gloucestershire GL7 2LF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Rivar Limited against the decision of Cotswold District Council.
- The application (reference 13/03679/FUL, dated 22 August 2013) was refused by notice dated 29 November 2013.
- The development proposed is described in the application form as: "demolition of existing outbuilding and erection of 2 no. dwellings, vehicular access, landscaping, parking and associated works".

Decision

1. The Appeal is dismissed.

Main issues

2. There are four main issues to be determined in this appeal. The first is the effect of the proposed development on the setting of 'Glebe House', which is a listed building. The second is its effect on the garden space and amenities of 'The Old Barn' (primarily by reason of potential disturbance), while the third is its effect on the residential amenities of various neighbouring properties (notably by reason of its effect on privacy and visual intrusiveness). Fourthly, it is necessary to consider the living conditions that would be achieved for occupiers of the new dwellings themselves.

Preliminary point

3. The proposal drawings were amended during the application and further amendments have been made, for consideration at the appeal stage. The revisions do not fundamentally change the nature of the project (though they make some improvements to it) and they have also been taken into account.

Reasons

4. Stratton is a pleasant village, though it suffers from through traffic on the Gloucester Road, even though Stratton and Cirencester have been by-passed by a new trunk road. The village extends along the main road, which defines its historic development pattern, though there is also a significant amount of

- new development, especially on side roads. The appeal site is located at the junction of Gloucester Road and School Hill, which descends steeply from the main road to the flat bottom of the valley. Outside the built up area of the village the land is more rural in character and a footpath runs along the edge of the fields to the south of the appeal site.
5. The appeal site is occupied by 'The Old Barn', a long single-storey building that is constructed predominantly of roughly coursed stonework under a dominant thatched roof. It is built on the Gloucester Road frontage, close to the road, and it is an impressive and historic feature in the streetscene, although it is not stated to be a listed building. A door appears on the street elevation, but vehicular and pedestrian access to the property is obtained, primarily, from School Hill, close to its junction with the main road.
 6. 'The Old Barn' occupies a relatively large plot. The access point on School Hill is somewhat restricted but the site opens out behind the dwelling to form a large and attractive garden, though it is somewhat overgrown. Immediately behind the house there is a more formal area of garden, with elements of an orchard beyond (with some flourishing fruit trees). At the rear of this part of the garden, there are some substantial outbuildings. At the far end of the garden from the dwelling and entrance, there is a further area that is rather separate from the main part of the garden. Here the land is very overgrown indeed, though it appears once to have formed a vegetable garden.
 7. The appeal site forms a large part of the grounds of 'The Old Barn'. A relatively small garden area would be retained with the existing dwelling, and the existing access would be adapted to serve both the existing dwelling and the proposed new development.
 8. The land slopes down to the south-west, away from 'The Old Barn', behind 'Stratton Hurst', a substantial modern house that faces School Hill. At the end of the main part of the garden, the plot adjoins the back garden of 'Glebe House', which also has its principal elevation facing School Hill. 'Glebe House' is an imposing dwellinghouse, constructed of coursed squared limestone under a hipped slate roof. It dates from the early nineteenth century and is listed (Grade II) as a building of special architectural or historic interest. By contrast, the old vegetable garden adjoins the rear of the plot of number 31 Gloucester Road, a modern bungalow that is architecturally undistinguished.
 9. In this case, the ground levels of the various adjoining properties are significant on account of the implications of the levels for both architectural interrelationships and residential amenities. The ground falls away from the main road, generally, towards the valley bottom and number 31 Gloucester Road stands above the furthest part of the appeal site. On the other hand, the long rear boundary of the appeal site is at a significantly higher level than the garden of 'Glebe House', which stands in substantial grounds that provide a good setting for the listed building.
 10. The appeal proposals would involve the demolition of existing outbuildings on the site and the construction of two new dwellings, together with ancillary works.
 11. The outbuildings stand adjacent to the boundary with 'Stratton Hurst' (though the neighbouring garage would be unaffected of course) and are

undistinguished in architectural terms. Their loss need not be regretted. The scheme would also require the removal of various trees on the site but, again, the trees to be removed are not of particular importance in the setting, bearing in mind that replacement trees could be planted.

12. The proposed two new dwellinghouses would be constructed on the rear part of the existing property, close to its south-west boundary. It is envisaged that each would enjoy the benefits of a small private garden and that additional planting would be incorporated into the scheme, including new tree and hedge planting on the boundaries. The most significant of the existing trees would be protected and retained.
13. These new houses have been designed in a traditional style, in a "barn-like" image, and they would be constructed with Cotswold rubble stone walls under Cotswold stone tiles on the roofs. They would be arranged around an open area (providing access for cars), adjoining the retained rear garden of 'The Old Barn'. Although the new buildings would be grouped around a "courtyard area", however, the rear garden of 'The Old Barn' would be screened by new boundary planting, subdividing the space.
14. Provisions in the Planning (Listed Buildings and Conservation Areas) Act 1990 impose obligations on those considering whether to grant planning permission for development that would affect the setting of a listed building. In such cases, it is necessary to have special regard to the desirability of preserving the setting.
15. That statutory framework is reinforced by the 'National Planning Policy Framework', especially at Section 12, which emphasises the importance of conserving and enhancing the historic environment, though it also points out the desirability of putting a heritage asset to its "optimum viable use".
16. More generally, national planning policy, as expressed in the 'National Planning Policy Framework' (notably at Section 7), also lays emphasis on the importance of good design in the broadest sense. It is aimed at achieving good design standards generally, which includes protecting residential amenities and achieving good standards of accommodation. Indeed, paragraph 17 of the NPPF identifies as a "core planning principle" the need to "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
17. Local planning policies also reinforce these underlying principles. In particular, Policy 18 and 42 of the Cotswold District Local Plan are concerned with design issues generally, while Policy 46 focusses on the need to achieve reasonable standards of privacy.
18. The new buildings would stand high above the neighbouring property at 'Glebe House', even though, in the revised scheme, the main two-storey element of the proposed house on Plot 1 would be further set back from this boundary. In visual terms, the new buildings would have a noticeable effect on the setting of the listed building. The impact would be reduced by locating lower buildings on this boundary but, nevertheless, the setting of the listed building would be adversely affected, to some degree. In itself, however, the impact of the proposed buildings on the setting of the listed building would not be so serious

as to justify the refusal of planning permission for a scheme that had real planning benefits.

19. Turning to the impact on neighbours' residential amenities, it is plain that the effect of the proposed development on 'The Old Barn' would be very marked. The existing dwelling would be left with a relatively small garden, in its context, and part of that would be taken up by a new parking area. Moreover, the new access, to serve the proposed new properties (as well as the existing dwelling), would run very close to the rear of the house. Although the retained garden would be shielded to some extent from the impact of the drive and the turning area to serve the garages for Plots 1 and 2, these would have a considerable impact on it. Users of the garden would be subject to disturbance and to intrusion on their privacy, in spite of the proposed planting and stone wall. The effect of the drive at the constricted access point would be especially severe.
20. In short, the proposed development would have a wholly unacceptable impact on the residential amenities of 'The Old Barn', due to the disturbance and the reduction in privacy that would be caused, contrary to the aims of the 'National Planning Policy Framework' and of the Development Plan.
21. The proposed development would also have some impact on the residential amenities of 'Glèbe House' and 'Stratton Hurst'. The garden of Plot 1 would be at a higher level than both its neighbours and there would be some scope for overlooking or causing disturbance to the neighbours, especially by contrast with the current very quiet environment. Visually, too, the proposed development would have an intrusive impact on its neighbours. Nevertheless, the effect of the new properties on neighbours' residential amenities would not, in itself, be so significant as to amount to a serious planning objection in this case, bearing in mind that conditions could be imposed, to prevent overlooking.
22. Plot 2 is located at a lower level than the dwelling at number 31 Gloucester Road and would not have a significant adverse impact on it.
23. On the other hand, the new dwelling on Plot 2 would be likely to suffer from overlooking by its neighbour, though this could be mitigated to some degree by new planting and fencing. Though the proposed new dwellings would have relatively smaller gardens than others in the immediate vicinity, however, they would not be unacceptably small by modern standards more generally.
24. In short, the proposed development would have some impact on the residential amenities of certain neighbouring properties and would provide living conditions for the new occupiers of the development that would be less than ideal in some respects. Nevertheless, these objections in themselves, again, would not be so serious as to justify the refusal of planning permission for a scheme that had real planning benefits.
25. The traditional or "barn-like" style of the proposed buildings and the courtyard grouping of the buildings offer some attractions but the site is too cramped and awkward for the design approach to work well in all respects and the impact of the proposed development on 'The Old Barn' would be clearly unacceptable in planning terms. Although other objections individually do not clearly and demonstrably outweigh the benefit of providing two new dwellings, they are symptomatic of a scheme that is awkward and seeks an overdevelopment of the site, irrespective of its impact on 'The Old Barn'.

26. Evidently, the appeal site lies within an established built-up area and the creation of new dwellings weighs in favour of the appeal. Nevertheless, the impact of the proposed development on 'The Old Barn' (reinforced by the cumulative impact of other objections to the scheme) clearly and demonstrably outweighs its benefits. Hence, I have concluded that the scheme before me ought not to be allowed and, although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.

Roger C Shrimplin

INSPECTOR

ITEM 06 - 15/04/899/FUL



Massing Model View

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NOTES:

Due to the scale of the proposed development and the proximity of this viewpoint, additional sky has been added in order to incorporate the whole development.



VIEWPOINT 1

Rear Garden of Glebe House, Grade II Listed Building

The Old Barn, Stratton

Client: S. Bawtree

DRWG No:

Drawn by: CS

Date: 27/05/2016

Sheet No **3 of 4**

Approved by: SB

REV:

Pegasus
Environment



29

Sent: 06 June 2016 15:28
To: Claire Baker
Cc: Kevin Field
Subject: RE: Planning Committee - 8th June 2016
Importance: High

Afternoon Claire,

Thank you for your email and the attachments from the objector to the scheme for a single dwelling on Land at the Old Barn, 33 Gloucester Road, Stratton.

Unfortunately, the massing model prepared by the objector does not represent an accurate view of the proposed dwelling and detached garage:

- The model view is not to scale. As a result, it is not clear whether the dimensions are accurate. For example, the detached garage building does not appear to accord with that submitted within the application plans. The garage appears to be much taller and wider than proposed within the application. The dwelling itself also appears taller and does not include detailing such as the setback nature of the rear projection from the side elevation. It is also not clear whether the set back of each building from the boundary has been incorporated.
- The grey shading of the massing exacerbates the visual impact of the buildings. In reality, the proposed materials to be used (as agreed with the Conservation Officer), would significantly soften its visual impact against the landscaped backdrop.
- Furthermore, the document states that "*additional sky has been added in order to incorporate the whole development*". It is not clear how much has been added or whether it has been artificially lightened in order to further exacerbate the grey shading chosen.
- Following on from this, it appears that a number of existing trees and elements of hedging and general vegetation have been removed from the massing diagram in order to make it look far more prominent from the garden of Glebe House than it would in reality. In addition, the massing diagram ignores the mixture of new beech hedging and tree planting proposed along the boundary with Glebe House as part of this application. This would also serve to soften the elevations.
- In the same vein, the massing diagram does not show any of the landscaped (within the site and beyond) or built (development along Gloucester Road) backdrop to the proposals. Again, resulting in an unrealistic view.
- The original photograph has not been submitted for comparison.
- Finally, and as a result of the above issues raised, it is not clear whether this diagram has been prepared against accepted guidelines, such as those prepared by the Landscape Institute.

The applicant has prepared a couple of marked scaled drawings (attached) to highlight the discrepancies mentioned above, particularly with regard to the exacerbated scale of the buildings. Effectively you would see far less of the buildings above the boundary wall than shown in the massing diagram and what can be seen will be softened by existing and proposed landscaping.

Therefore, we would urge the Committee to exercise caution when reviewing this submission from the neighbouring objector, as this does not represent a realistic view of the proposals subject of this application.

The applicant has cooperated with the Council in amending the plans for the dwelling during the course of this application, to further reduce its mass and consequently further soften its impact on the neighbouring property. As a result, officers are recommending permission for these proposals.

I would be grateful if you could circulate this response and the attachment to members of the Committee prior to the meeting on 8th June 2016.

In addition, please also find attached amended window details including the glazing bar section as requested.

Many thanks.

Kind regards,

Rob Ellis MRTPI

SF Planning Limited | 12 Royal Crescent
Cheltenham | Gloucestershire | GL50 3DA



SFPLANNING

[Website](#) | [LinkedIn](#) | [Twitter](#) | [Email](#)

From: Claire Baker

Sent: 06 June 2016 10:15

To: Rob Ellis

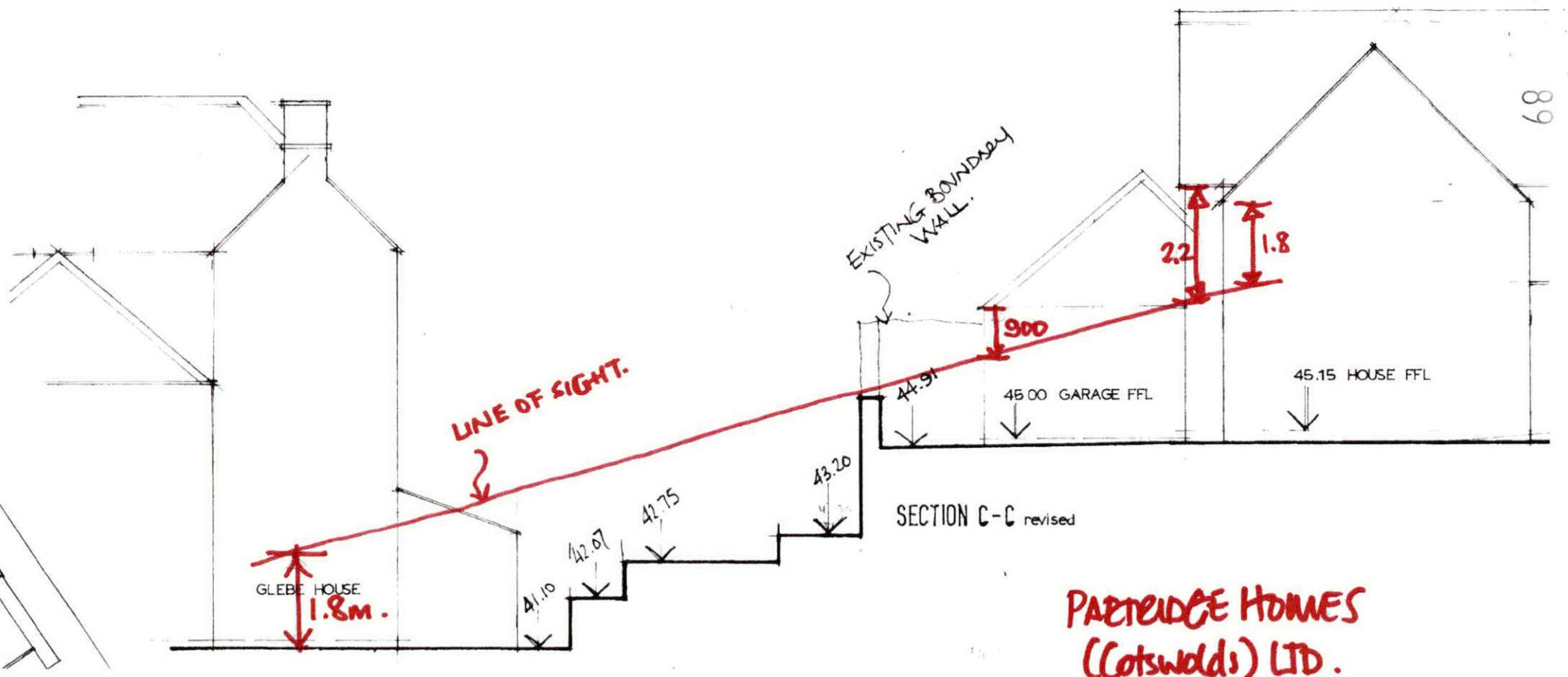
Subject: FW: Planning Committee - 8th June 2016

Dear Rob

I have received this massing model from an objector and I thought you may like to comment on it. The sample panels are fine as are all the details with the exception of the window details as there is no glazing bar section which needs to be provided. If Members resolve to permit the application I will amend the decision notice to remove any conditions for which we have received approved details.

Claire Baker BA (Hons), MCD, Msc, MRTPI
Senior Planner (Development Management)
01285 623000

ITEM 06 - 15/04/899 / FUL



SECTION C-C revised

**PATERIDGE HOMES
(Cotswolds) LTD.**

SCALE 1:100

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