

Item No 13:-

15/05510/FUL (CD.7643/J)

**39 Hatherop
Cirencester
Gloucestershire
GL7 3NA**

Item No 13:-

Two-storey extension to rear, first floor link extension and new canopy at 39 Hatherop Cirencester Gloucestershire

Full Application 15/05510/FUL (CD.7643/J)	
Applicant:	Mr & Mrs J Peyton
Agent:	Corinium Architectural Services
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Ray Theodoulou
Committee Date:	10th August 2016
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Design/ Impact on the Character and Appearance of the Conservation Area
- (b) Residential Amenity

Reasons for Referral:

Cllr Theodoulou has referred this application to the Planning and Licensing Committee for Members to assess the impact the proposed extension would have on the character and appearance of the Hatherop Conservation Area.

1. Site Description:

39 Hatherop is one of a pair of 19th century estate cottages situated within the Hatherop Conservation Area. Although unlisted, the estate cottages are one pair of a number of identical cottages within the village albeit interspersed with older buildings in some cases. These estate cottages have historic and architectural merit by virtue of their size, design materials and details as well as the manner in which they are sited within comfortable plots set back from the road. Most of the cottages retain the parallel range of washhouse/coal store to the rear, which add to their individual merit and character. Number 38 & 39 and 40 & 41 are located adjacent to each other and look out over open parkland opposite. The cottages make positive contribution to the character and appearance of the Hatherop Conservation Area and are considered to be undesignated heritage assets.

2. Relevant Planning History:**39 Hatherop (application site)**

02/00701/FUL: Single Storey Extension. Permitted, May 2002

40 Hatherop (neighbouring property)

06/03233/FUL: Erection of a one-and-a-half storey side extension and single storey study to rear. Permitted, March 2007

07/01298/FUL: Two storey rear extension (revisions to 06/03233/FUL). Permitted, July 2007

07/02829/FUL: Two storey extension. Permitted, December 2007

3. Planning Policies:

NPPF National Planning Policy Framework

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LPR15 Conservation Areas
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

5. View of Parish Council:

No response.

Conservation Officer

Objects to the proposal - comments incorporated into Officer's Assessment.

6. Other Representations:

None.

7. Applicant's Supporting Information:

Design and Access Statement.

8. Officer's Assessment:

(a) Design/ Impact on the Character and Appearance of the Conservation Area

The compact nature, uniform design and general symmetry of the semi-detached dwellings in this part of the village are important to both their individual significance and to the positive contribution of these estate cottages make to the character and appearance of the Conservation Area. The proposals are for a two storey rear gable extension directly to the rear elevation along with a further two storey parallel range which also projects out to the side of the house. The proposals therefore result in the loss of the existing single storey parallel range characteristic of these cottages.

The proposed extensions are considered to be significantly out of scale and proportion with the host building, with the size, form and side projection rendering the extension larger than the original building and dominating in form. The side projection also harms the regular character of the siting of the cottages within their plots which in turn harms their uniform design as a pair. Therefore the proposals are considered to harm the character of the pair of estate cottages as undesignated heritage assets and in relation to Local Plan Policies 15 and 42 regarding design and the principles of the Cotswold Design Code. The harm to the Conservation Area as a designated heritage asset has not been justified to be outweighed by any public benefits and therefore the proposal fails to accord with the conservation or enhancement of the historic environment policies outlined in paragraphs 131, 134 and 135 of the National Planning Policy Framework.

The applicant has drawn attention to the fact that, what they perceive to be, similar sized extensions have been constructed at the neighbouring dwelling (number 40) in Hatherop, therefore setting a precedent for their proposed extension.

A two-storey rear extension was permitted at 40 Hatherop in 2007 and two revisions were also permitted in the same year, although there was not a great difference between the three designs. The crucial difference between the extensions permitted at number 40 and the proposal before us is the height. The rear extension at number 40 has two storeys; however it remains subservient to the principal building because the maximum height is 5 metres. The first floor is accommodated within the roof space which helps the extensions to remain much more in proportion with the main house.

The proposed extension on the other hand would have a maximum height of 7.5 metres. The ridge line of the extension would project perpendicularly from the main ridge line; the sideways projection then creates another ridge line, giving the appearance of an additional dwelling being added to the rear of the principal dwelling.

The extension built at number 40 is not considered to be comparable to the proposed extension for number 39. Members are regularly advised that each application should always be judged on its individual merits. It is also noteworthy to mention that the decision made at number 40 was not subject to the guidance contained within the NPPF because this document was not adopted until March 2012. Therefore, the need to weigh the harm of the proposal against public benefits, or lack thereof, would not have been undertaken back in 2007.

(b) Residential Amenity

The application site relates to a semi-detached property and the attached neighbour, number 38, is the only property that would be affected by the proposal. A first floor side window is proposed for the north elevation facing towards the neighbour, however this would be a bathroom window and (in the event of a permission) would be conditioned to be obscure glazed in order for mutual privacy to be retained. The two storey link extension to the rear would be no higher than the highest part of the existing roof of the main dwelling. The proposed rear extensions would not restrict light to any key amenity areas or windows serving habitable rooms of number 38. It is considered that the proposed extensions would not harm the amenity of the neighbouring property in accordance with NPPF paragraph 17 (point 4) and Local Plan Policy 46.

9. Conclusion:

It is considered that the proposed development does not relate well to the character or design of the pair of uniformly designed estate cottages in terms of scale, form, design or siting. As such the proposed development is deemed to be contrary to the design guidance contained within Policies 15 and 42 of the Cotswold District Local Plan. In this respect, the proposed extensions also harm the positive contribution that the dwelling makes to the character and appearance of the Hatherop Conservation Area. The harm to the Conservation Area as a designated heritage asset has not been justified to be outweighed by any public benefits and therefore the proposal fails to accord with the conservation or enhancement of the historic environment policies outlined in paragraphs 131, 134 and 135 of the National Planning Policy Framework.

10. Refusal Reason:

The property not listed but is located within the Hatherop Conservation Area. As such the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. It is considered that the proposed development does not relate to the character or design of the pair of uniformly designed estate cottages in terms of scale, form, design or siting. As such the proposed development is deemed to be contrary to the design guidance contained within Policies 15 and 42 of the Cotswold District Local Plan. In this respect, the proposed extensions also harm the positive contribution that the dwelling makes to the character and appearance of the Hatherop Conservation Area. The harm to the Conservation Area as a designated heritage asset has not been justified to be outweighed by any public benefits and therefore the proposal fails to accord with the conservation or enhancement of the historic environment policies outlined in paragraphs 131, 134 and 135 of the National Planning Policy Framework.

39 Hatherop, Cirencester
15/05510/FUL CD.7643/J

Tennis Court
253

Shelter

Schoolhouse

Sharringtons

Hatherop
C of E
Primary School

**APPLICATION
SITE**

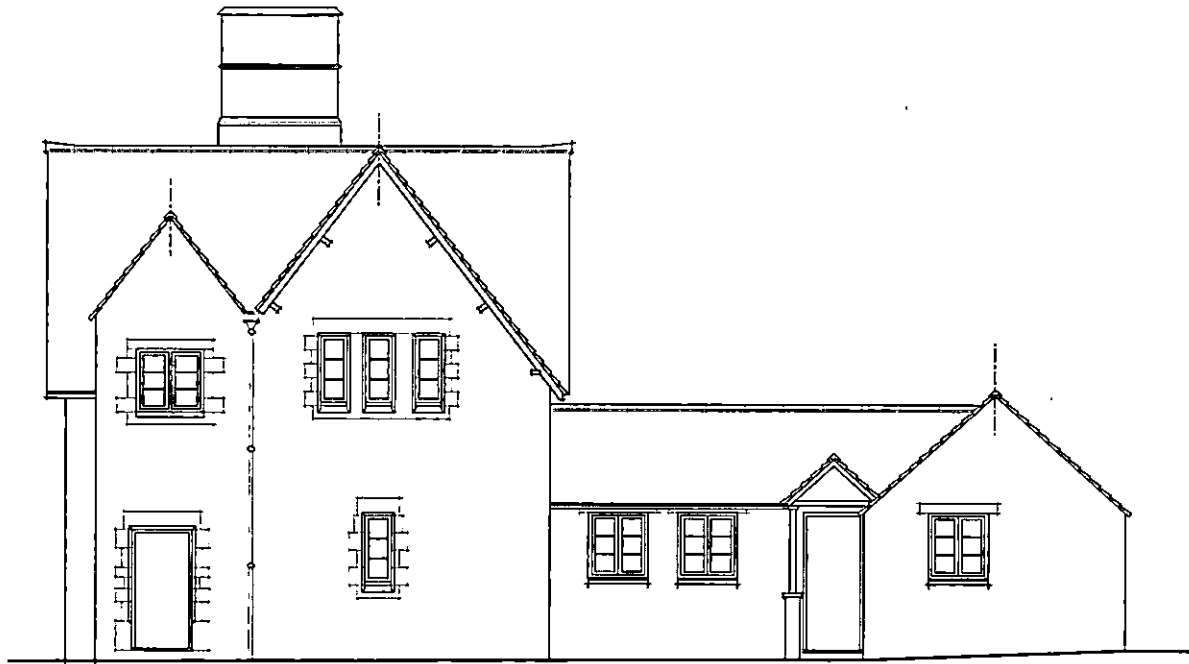
122.5m

The Piece

Scale: 1:1250

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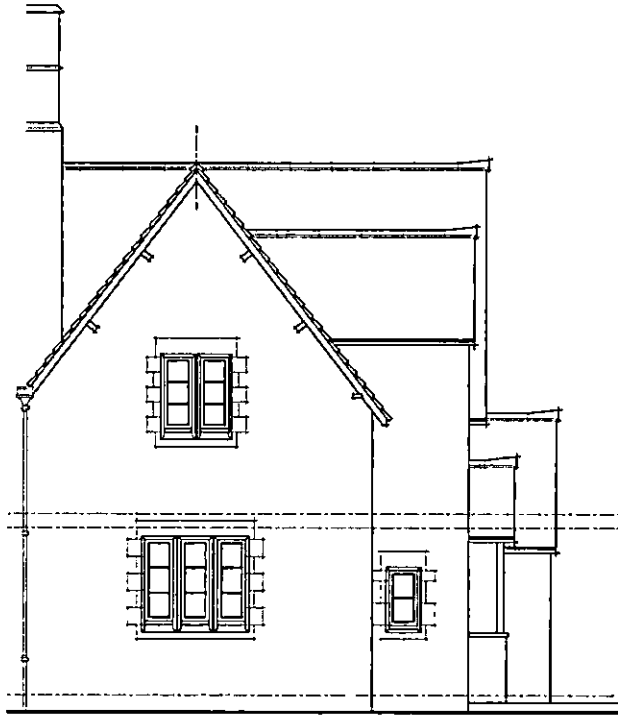




Existing South



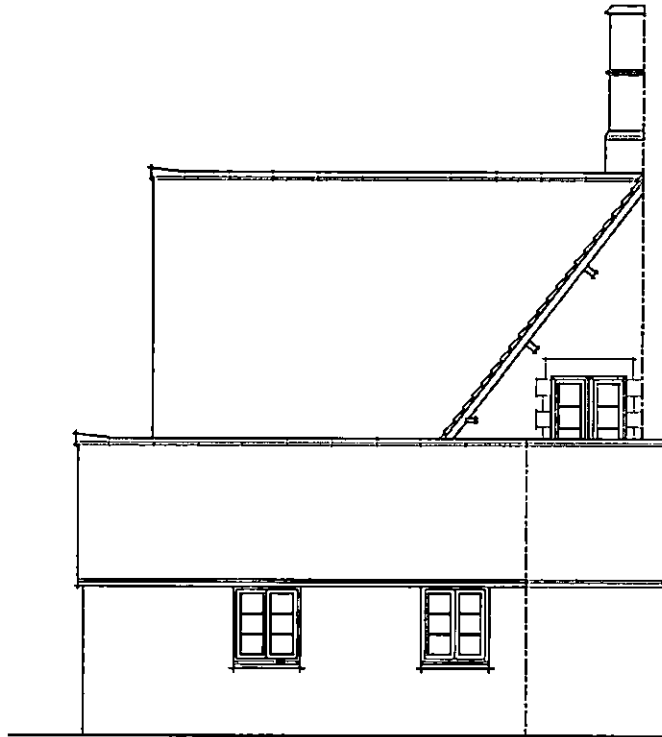
Proposed South



Existing West



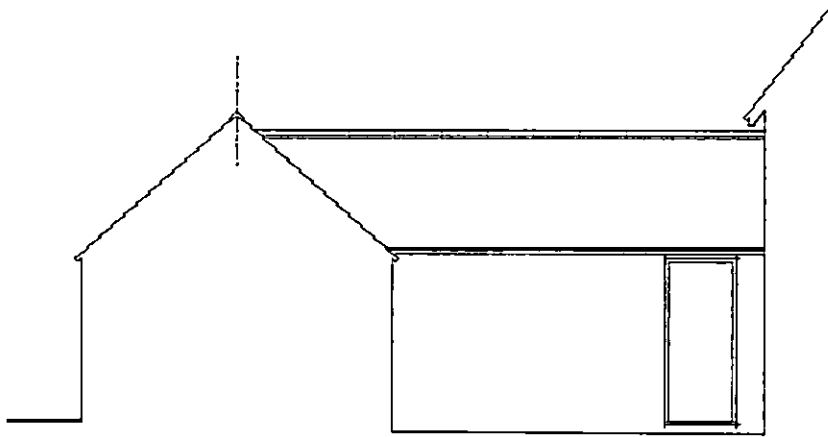
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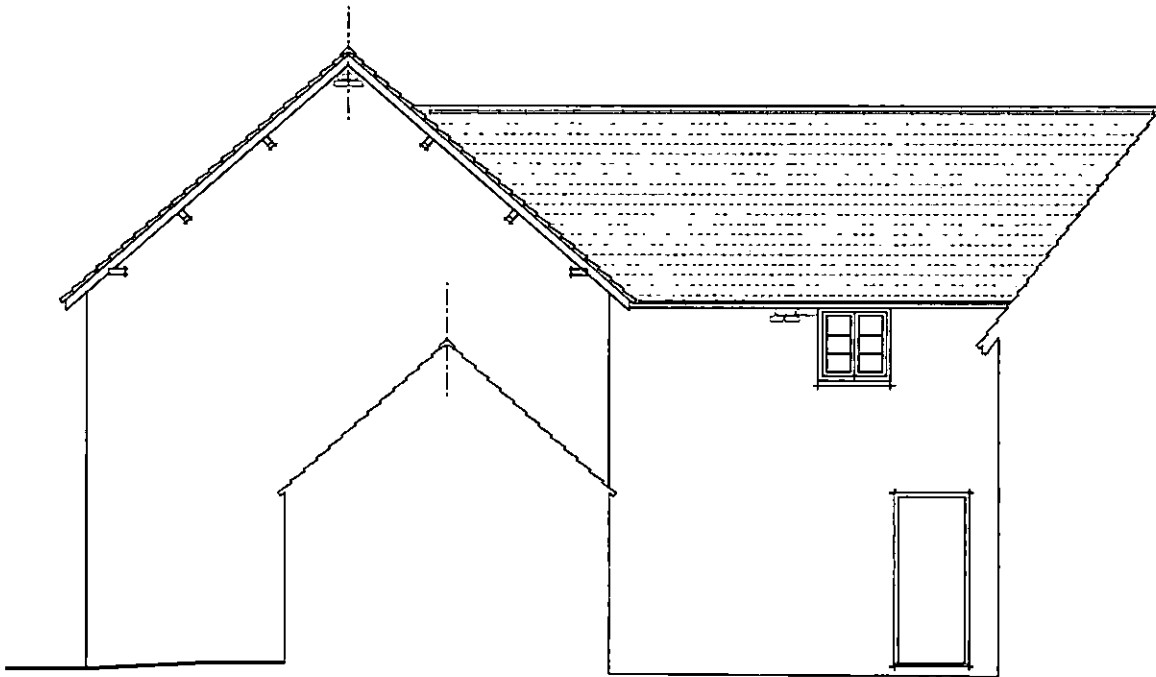
Existing East



Proposed East



Existing North



Proposed North