

**Item No 18:-**

**16/00361/FUL (CT.2003/S)**

**2 The Old School  
School Lane  
South Cerney  
Gloucestershire  
GL7 5TX**

**Item No 18:-****Single storey side and rear extensions at 2 The Old School School Lane South Cerney Cirencester Gloucestershire**

<b>Full Application 16/00361/FUL (CT.2003/S)</b>	
<b>Applicant:</b>	Mr A Richardson
<b>Agent:</b>	Roger Gransmore Architect
<b>Case Officer:</b>	Scott Britnell
<b>Ward Member(s):</b>	Councillor Shaun Parsons
<b>Committee Date:</b>	10th August 2016
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

The impact of the proposed development upon: -

- (a) The character of the host property
- (b) The South Cerney Conservation Area
- (c) The nearby Grade II Listed Buildings
- (d) The living conditions for the occupants of neighbouring properties

**Reasons for Referral:**

This application has been called in by Councillor Shaun Parsons so that members may consider the impacts of the proposals upon the host building and wider area, including the Conservation Area.

**1. Site Description:**

2 The Old School is located upon School Lane, South Cerney. The property is part of a converted school building consisting of two dwellings and benefits from significant gardens on all three sides. Situated on the north side of School Lane the property is set approximately 15 metres back from the highway. The application site is not in the Cotswold Area of Outstanding Natural Beauty but is in the South Cerney Conservation Area and there are a number of Grade II Listed buildings nearby. The building itself is not listed.

**2. Relevant Planning History:**

00.00782: The change of use of the building to two residential units including the erection of a rear extension and alterations to the vehicular access: Permitted 23 June 2000.

00/01509: Addition of garages and separate access drives: Permitted 19 October 2000.

01/00525/FUL: Detached dwelling, part demolition and alteration to outbuilding: Refused 21 June 2001.

01/02020/FUL: The raising of the boundary wall and installation of clear glazing into east elevation first floor window: Permitted 15 January 2002.

02/02020/FUL: Single storey rear extension to provide utility, playroom, sun lounge, study and W/C: Permitted 15 January 2002.

03/01215/FUL: Erection of detached dwelling: Refused 3 July 2003.

### **3. Planning Policies:**

LPR15 Conservation Areas  
 LPR18 Develop within Development Boundaries  
 LPR42 Cotswold Design Code  
 LPR46 Privacy & Gardens in Residential Deve  
 NPPF National Planning Policy Framework

### **4. Observations of Consultees:**

The comments of the Council's Conservation Officer have been incorporated into the Case Officers Assessment. In brief, the Conservation Officer has no objection to the proposals subject to the imposition of the following conditions upon any planning permission: -

- Sample of roofing
- Sample of walling
- Sample panel
- Garage doors vertically boarded
- Finish/sample of woodwork for external doors and windows
- Details of: external joinery, porch including its lead roof, eaves and verge

### **5. View of Town/Parish Council:**

The Parish Council objected to the original proposals but did not respond to the revised scheme. For completeness their comments (to the original submission) are set out below: -

"South Cerney Parish Council strongly objects to this application. The property is very visible from School Lane, and the proposed alterations would have a profound and adverse effect on a historically significant building in the Conservation Area, due to the scale and nature of the proposed design. The assertions made in the Design and Access Statement are disingenuous, since the proposal is not minor, and the scale and form are not in keeping with the Old School.

It should be noted that the planning permission for the original conversion of the Old School (CT.2003/J) highlighted that this building has a distinct and attractive character and appearance which should be maintained. Moreover, the South Cerney Conservation Area Statement specifically mentions the Old School as, "...occupying a prominent position on the northern side is a large, but simple, stone building in nineteenth century Gothic style". The Conservation Area Statement also notes that, "The general design guidance for any work requiring planning permission in the Conservation Area is that the character and appearance of the area should be preserved or enhanced. In particular, new buildings or extensions should reflect the general pattern of building in South Cerney, especially in scale and proportion"

### **6. Other Representations:**

The proposals were revised during the course of the application and a subsequent consultation exercise was undertaken. For completeness, a summary of the 9 objections received in response to the original proposals are set out below, followed by a summary of the 5 objections received in respect of the revised proposals.

Objections to original proposals: -

- i) When the building was converted to residential it was stipulated that the front and side elevations should be retained in their original state
- ii) The proposals would alter the scale and shape of the original building on the front and side elevations
- iii) Any application to alter the distinctiveness of the Old School, which defines School Lane, should be refused
- iv) The proposals do not reflect the general pattern of building in school lane in terms of proportion and scale
- v) A previous application for an extension entirely at the rear of the property was refused (ref CT.2003/Q). This was smaller than the current proposals
- vi) If approved, a precedent would be set for further alterations within the Conservation Area, particularly on School Lane, but on other historic buildings and in general
- vii) It is not in keeping with other properties in School Lane
- viii) The property is in a conservation area
- ix) Modernisation of a Grade II Listed Building should not be allowed
- x) The cedar cladding is at odds with the Cotswold area

Objections to revised proposals: -

- i) The application should be refused due to the impact on the contribution the property makes to the conservation area
- ii) The angles of the roofs are out character with the existing property and all adjacent properties
- iii) The elevation and ground floor plans do not match with regards their relationship to the boundary
- iv) Both the height of the extension at the boundary and the distance from the boundary wall should be clearly shown on the drawings submitted
- v) Discharge of rain water would inevitably be on to our [the adjoining] property
- vi) There is no access to the gutter from the application site, so how will this be maintained?
- vii) The proposals would dwarf the original building and have a detrimental impact on the setting, scale and symmetry of the host building
- viii) The proposed extension is too large, out of scale and out of character with the surroundings
- ix) The proposals would double the size of the Old School building and would alter the character
- x) The design is not in keeping with the age or look of the building
- xi) Not in keeping with the conservation area
- xii) Does not fit in with the vernacular of a Cotswold village
- xiii) The enlargement of the building would have a negative visual impact upon School Lane

## **7. Applicant's Supporting Information:**

Supporting Planning Statement

## **8. Officer's Assessment:**

Proposal

This application seeks planning permission for the erection of single storey side and rear extensions. To the east (side) elevation of the property is proposed a replacement garage to be constructed from natural stone and an artificial stone slate roof. To the rear it is intended to construct a single storey rear extension attached to the rear of the proposed garage and in-filling the gap between the existing two storey extension and the boundary with the neighbouring property at number 1 Old School. This element would have a hipped roof and would also be finished in natural stone with an artificial stone slate roof.

### **(a) The character of the host property**

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

As the host building is considered a non-designated heritage asset paragraph 135 of the National Planning Policy Framework (NPPF) is relevant. This states that the effect of an application on the significance of a non-designated heritage asset 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.

The host property forms part of the Old School, an important and historic building within School Road. The local Conservation Area Statement refers to the building as "occupying a prominent position on the northern side [of School Road, and] is a large, but simple, stone building in nineteenth century Gothic style". The Old School was converted under planning permission 00.00782 to provide two residential dwellings.

The case officer's site visit photographs demonstrate that the front and side elevations of the building retain its important historic character and appearance. To the rear however this has been greatly eroded via an unsympathetic rendered two storey extension. Consequently, the front and side elevations remain the most important elements of the host property in terms of any proposed development responding to and retaining its historic design and appearance.

These proposals do not seek to make any changes to the front elevation, thereby retaining the all-important front façade in its current form. To the side an attached garage is proposed (to replace the existing garage) and a flat, lead roofed open porch. The existing rendered garage is a poor addition to the property, which detracts from its architectural integrity with its materials and lean to roof at odds with the host building. The proposed garage would replace this element and although higher and approximately 1 metre wider, its natural stone and (artificial) stone slate roof, as well as its form, represents a marked improvement. Its relationship to the host property is much more sympathetic than the existing structure, and as it would be set back from the front elevation by the same distance, the impact upon the property when viewed from School Road would be acceptable.

The porch is a fairly minor addition and its open aspect would ensure that it appears light weight. The lead roof would project only 1.5 metres from the side elevation and set against the garage this element would not appear intrusive or conspicuous. Subject to agreeing the detailed design

and materials of this aspect, which would be required through condition, it is considered to be an acceptable addition.

To the rear of the property is proposed a single storey extension, which would wrap around the side elevation and in-fill the recessed area that currently exists between the host property and the boundary with number 1 Old School. Officers have explored potential alternatives with the applicant in respect of the hipped roof design and size of this element of the proposals. However, given the presence of the existing two storey rear extension and the negative impact that this has on the character of the building, and the relatively discreet location of these proposals, it is considered that the extension is acceptable.

The rear of the property is not visible from the public realm and the extension would have no impact upon the most important front and side elevations, which would remain unaltered (front) or improved (side). Further, while the proposals would significantly increase the floor space of the existing building the single storey nature of the extensions and their discreet location is sufficient to negate significant harm being caused to the character of the host property. The hipped roof design would also reduce the mass of the extension along the boundary with number 1 Old School, which is explored more fully under Section D of this report.

In addition to the extensions the proposed drawings indicate a new roof light to the rear elevation and a glazed feature to replace the existing window at first floor within the rear of the two storey extension. These are considered to be acceptable changes given their relatively discreet setting to the rear of the property.

The proposals are considered to be acceptable and the application complies with Local Plan Policies 18 and 42, Section 7 and Paragraph 135 of the NPPF.

#### **(b) The South Cerney Conservation Area**

Section 72(2) of the 1990 Act requires proposed development within conservation areas to preserve or enhance the character and appearance of that heritage asset.

Local Plan Policy 15 states that alterations to buildings within or affecting a conservation area must preserve or enhance the character or appearance of the area as a whole, or any part of the designated area. Development will not be permitted if the siting, scale, form, proportions, design, colour and materials of any altered buildings are out of keeping with the special character of the conservation area in general, or the particular location. Further, cumulative development that adversely affects the area as a whole may not be permitted.

In addition to paragraph 135 of the NPPF (set out in the previous section), paragraphs 131 and 132 are also relevant. These state that, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 confirms that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest

significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The originally submitted plans proposed extensions to the building at the side and the rear. Concerns expressed by the Conservation Officer with regards to those proposals included 'the low-pitched, wide gabled form of the proposed garage extension combined with its prominent siting, and the open lean-to porch and attached utility extension relate awkwardly to the form and architectural character of the original School building.' The plans have now been amended to resolve these concerns and to provide an acceptable scheme.

The existing garage will be increased by a small amount to run into the adjacent low stone wall and will be re-faced with natural stone. Both the change to the roof pitch, which will be covered with a reconstructed stone tile, and the replacement of the pale render with natural stone for the walling will improve the appearance of the garage. A small flat-roofed lightweight porch is proposed at the junction between the garage and the School House. Subject to the detailed design and materials being required by condition this is an acceptable addition.

To the rear of the building, the single-storey lean-to extensions proposed will be attached to an existing 2-storey gabled wing. These will not be prominent within the conservation area and will have only a modest impact upon the character of the area. The alterations proposed to the more prominent side elevation (above paragraph) will improve the appearance of the existing garage and are not considered to now detract from the character of the conservation area. Therefore the amended scheme now proposed retains the character of the more significant parts of the surviving school house building which contribute to the character and appearance of the conservation area.

The works proposed would preserve the character and appearance of the South Cerney Conservation Area in accordance with Section 72(2) of the 1990 Act and Local Plan Policy 15. The significance of the designated heritage asset will be sustained, in accordance with Section 12 of the NPPF, which includes paragraphs 131 and 132.

In summary, officers have no objection to the proposals subject to the conditions set out earlier in this report. Officers agree that these are reasonable and necessary given the importance of the host building and its wider setting and context.

### **(c) The nearby Grade II Listed Buildings**

There are a number of Grade II Listed Buildings within close proximity of the application site although none actually adjoin it. To the east and separated from the site by the neighbouring properties at Vine Cottage and Berkeley House, are numbers 1 – 5 Highnam Cottages, while to the west and again separated by other properties is the Village Hall. On the opposite side of School Road is The Elliot Arms and further to the west The Forge. The Local Planning Authority is statutorily required to consider the impacts of any development upon the setting of these heritage assets. Given the location of the proposed extensions and the separation that exists between the application site and these listed buildings, it is adjudged that the proposals would have no impact upon either their setting or character. The application therefore complies with Section 12 of the NPPF.

### **(d) The living conditions for the occupants of neighbouring properties**

Due to their location, scale and relationship to the neighbouring properties, the garage and open porch would have no adverse impacts upon the living conditions for occupants of those buildings. The only property that could be affected by the proposed rear extension is the adjoined neighbour at number 1 Old School. The neighbouring property to the east, by virtue of its relationship to the application property and level of separation, would remain unaffected.

Number 1 Old School benefits from a 1.5/2 storey rear projection, which sits approximately 2.75 metres from the shared boundary, a timber fence some 1.5 metres in height. On the application side is a section of existing planting, which would need to be removed to facilitate the extension. There are a number of windows within the side elevation of the neighbour's property facing the application site and also the recessed rear elevation.

The section of the proposed extension that sits closest to the boundary fence does have the potential to result in impacts upon the neighbouring property. However, the first 6.6 metres of that element would sit up against the existing two storey rear extension and its eaves are relatively low. In addition, the roof is hipped so that it pitches away from the boundary, from which the extension is set back by approximately 0.3 metres.

Within the recessed rear elevation is a relatively high window, the cill of which is above the 1.5 metre high fence. In the side elevation of the 1.5/2 storey projection is a door, which does not serve a habitable room and a second high level window, again not serving a habitable space. There is also a lower ground floor window towards the rear of the side elevation which serves a lounge. That room also benefits from fenestration to the rear. Consequently (and as has been confirmed with the owner of 1 The Old School) only 1 of these windows serves a habitable room and that space is served by additional fenestration to the rear, which would be unaffected by these proposals. Consequently, it is adjudged that while the extension would be visible from each of the aforementioned windows the impact would not be so significant as to result in an unacceptable sense of enclosure or overbearing. It is therefore considered that the impact of the proposals upon the internal living space of the neighbouring property would not be so significantly adverse as to warrant refusal of the application.

With regards to impacts of overshadowing and loss of light, the rear of the host property faces north-west. Given this orientation and that the single storey rear extension would sit behind the existing two storey building it is unlikely to result in levels of overshadowing or loss of light over and above those that already exist.

With regards to the new roof light and the glazed feature window within the rear extension, these are unlikely to afford views that are not already available. The application therefore complies with Local Plan Policy 46 and Section 7 of the NPPF

## **9. Conclusion:**

The proposals are acceptable and no adverse impacts have been identified that would warrant their refusal. The application complies with Local Plan Policies 15, 18, 42 and 46, Sections 7 and 12 of the NPPF and Section 72(2) of the 1990 Act.

This application has also been considered in respect of the Cotswold Local Plan 2011 – 2031 Submission Draft dated June 2016. However, that document is not adopted and so carries limited material weight. It is also considered that its contents would not in any case alter the recommendation being made in this case.

## **10. 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): Unnumbered Site Location Plan, 562/P/01, 562/P/02 Revision D, 562/P/03, 562/P/10, 562/P/11 Revision D

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



Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All garage doors shall be of vertical boarded timber and shall be permanently retained as such thereafter.

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

No external doors or windows shall be installed in the development hereby approved, until a sample of the external woodwork finish has first been submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished fully in accordance with the approved details and shall be retained as such thereafter unless a similar alternative is first agreed in writing by the Local Planning Authority.

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

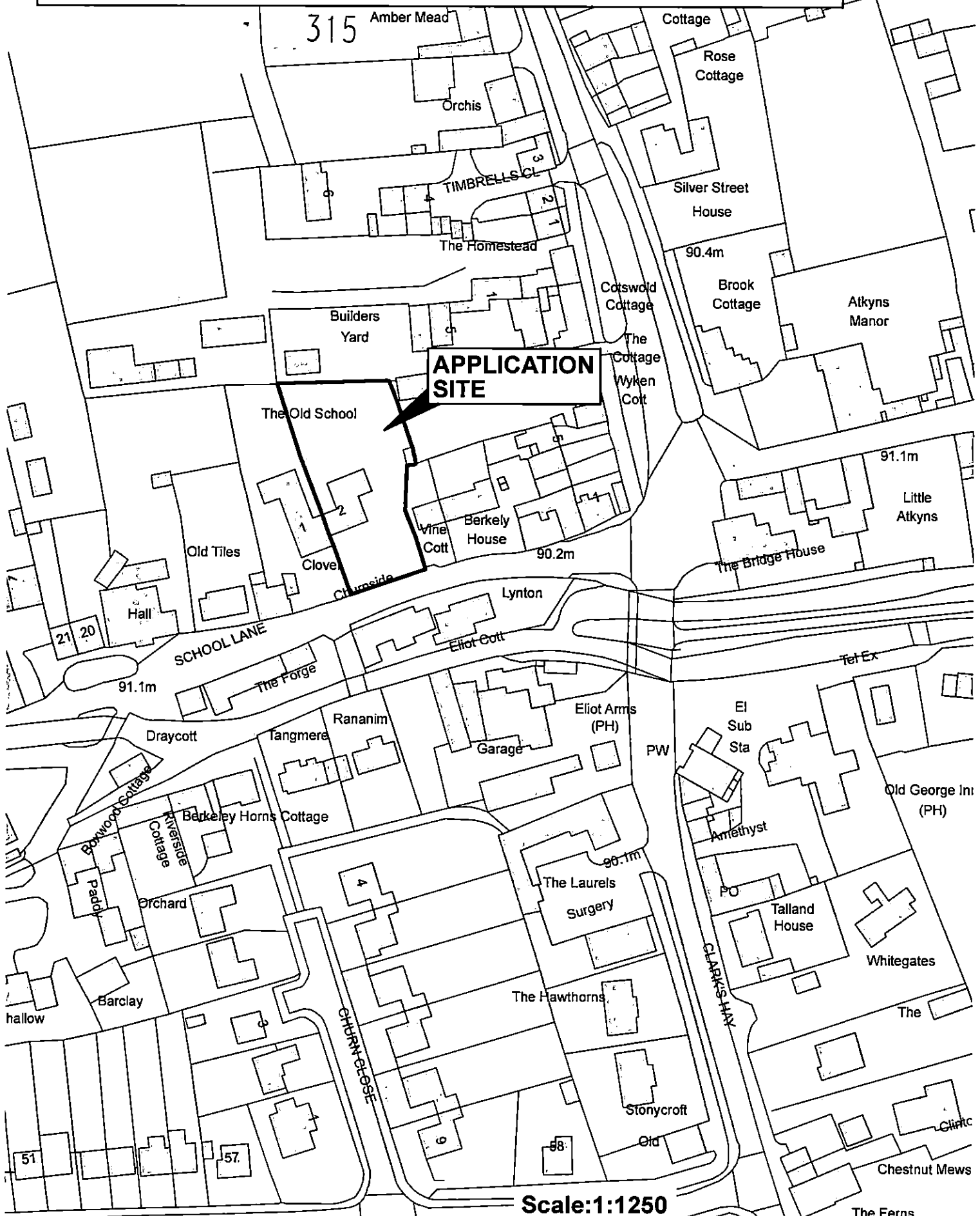
Prior to their use and construction the design and details of the external joinery and the porch including its lead roof, eaves and verge shall have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

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

# 2 The Old School, School Lane, South Cerney

16/00361/FUL CT.2003/S



**APPLICATION SITE**

Scale:1:1250

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Ordnance Survey, LA No. 0100018800



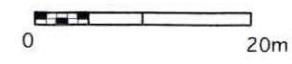
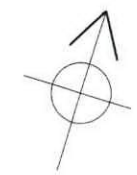


EXISTING



PROPOSED

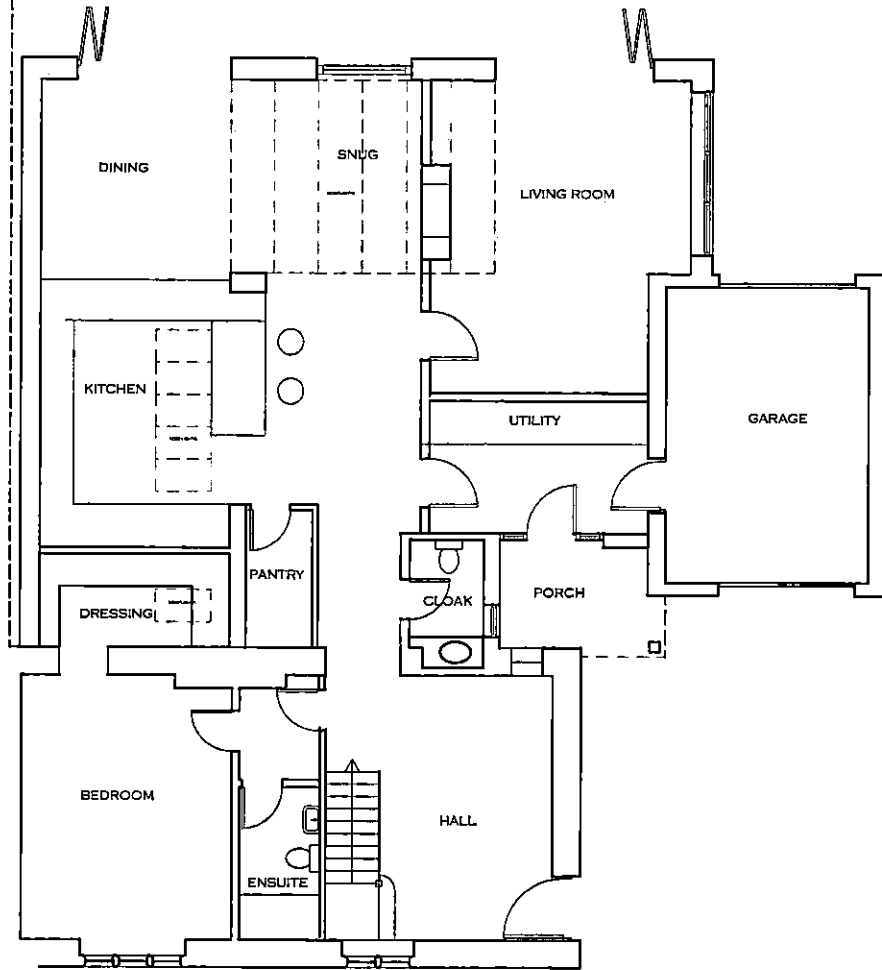
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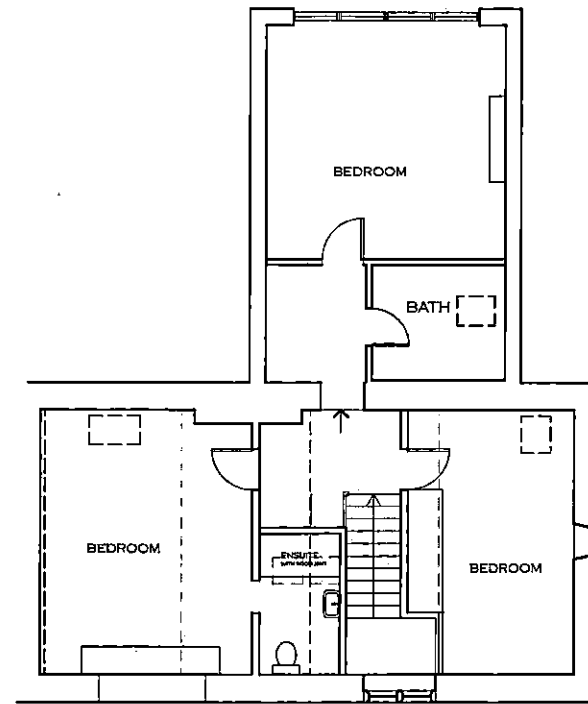
APPENDIX 'A'

Roger Gransmore RIBA		client	Mr A Richardson			rev	date	notes
The Old Chapel . Oakridge Lynch . Stroud . Glos . GL6 7NZ		project	2 The School, School Lane, South Cerney					Do not scale from drawings
Tel/fax 01285 780700 Email gransmore@btinternet.com		drg. no.	562/P/03	rev	title	Site Plans		
		date	29/01/16	scale	1:500			





GROUND FLOOR PLAN

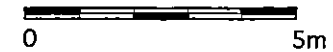


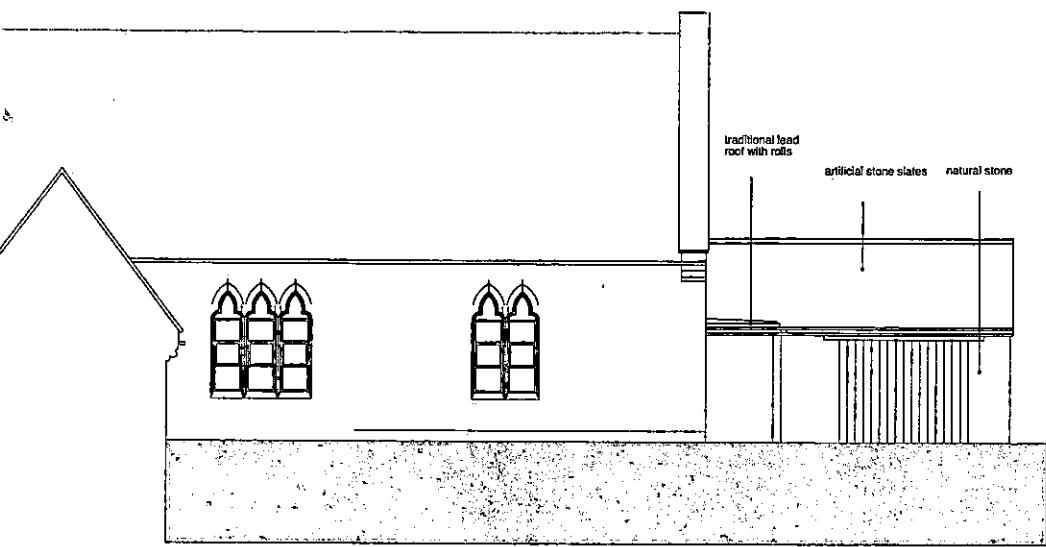
FIRST FLOOR PLAN

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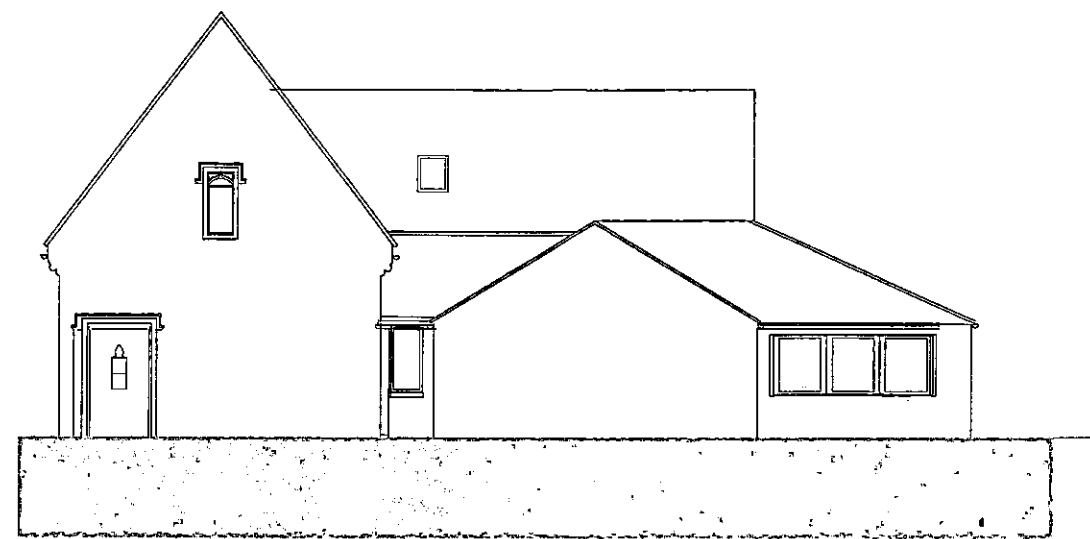
APPENDIX 'B'

Roger Gransmore	RIBA	client	Mr A Richardson	rev	date	notes
The Old Chapel, Oakridge Lynch, Stroud, Glos., GL6 7NZ		project	2 The School, School Lane, South Cerney			
Tel/fax 01235 780700 Email gransmore@btinternet.com		drwg. no.	582/P/02	rev D	title	Proposed Floor Plans
		date	29/01/18	scale	1:100	

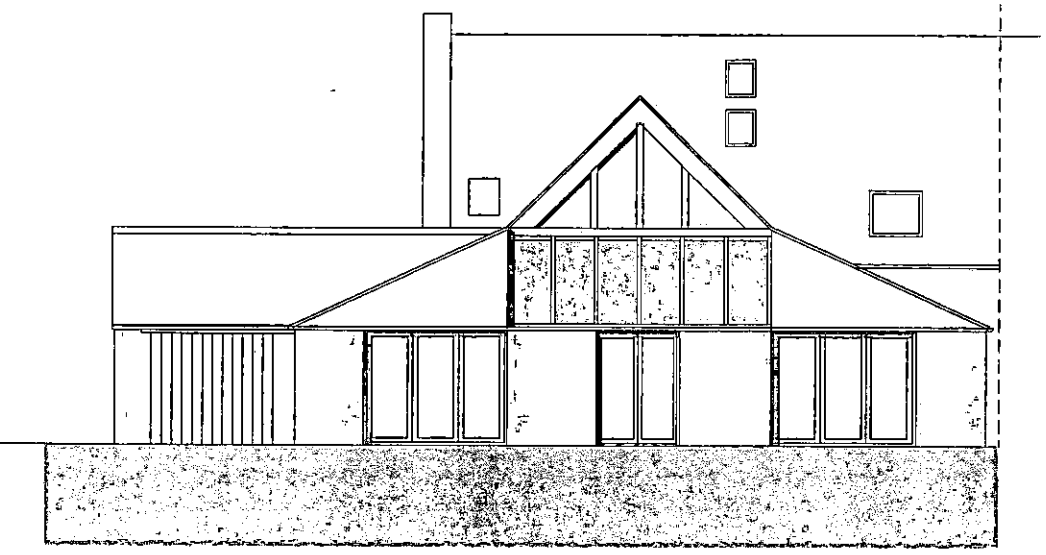




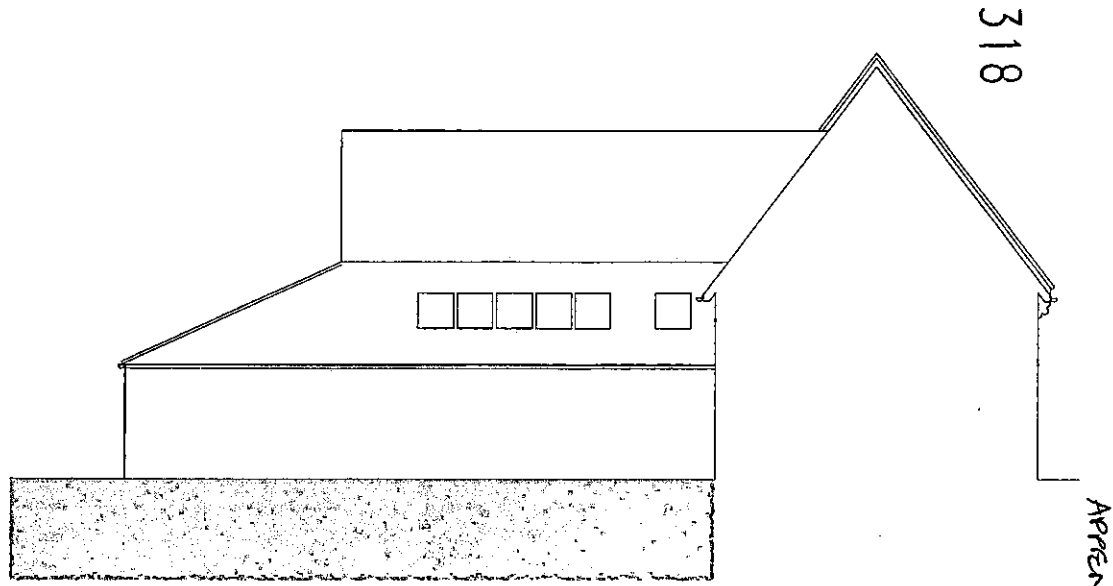
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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APPENDIX 'C'

<b>Roger Gransmore</b> RIBA	client	Mr A Richardson		
The Old Chapel, Oakridge Lynch, Stroud, Glos. GL8 7NZ	project	2 The School, School Lane, South Cerney		
Telex 01285 780700 Email: gransmore@ukrival.com	drp. no.	5827/11	rev D	title Proposed Elevations
	date	23/01/18	scale	1:100

