

Item No 07:-

16/01797/FUL (CT.7362/C)

**Rose Cottage
London Road
Poulton
Cirencester
Gloucestershire
GL7 5JG**

**Two storey extension at Rose Cottage London Road Poulton Cirencester
Gloucestershire GL7 5JG**

Full Application 16/01797/FUL (CT.7362/C)	
Applicant:	Ms Amy Mann
Agent:	Design For Living
Case Officer:	Scott Britnell
Ward Member(s):	Councillor David Fowles
Committee Date:	14th September 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) The impact on the character of the host property
- (b) The setting of the Grade II Listed Building, The Old Forge
- (c) The impact on the Poulton Conservation Area
- (d) The living conditions for occupants of neighbouring properties
- (e) Other matters

Reasons for Referral:

This application has been called in by Councillor Beccle so that members may consider the impact of the proposed development upon the Grade II Listed Building at The Old Forge, the Poulton Conservation Area and the host property. The Ward Member, Councillor Fowles, has declared an interest in the application.

1. Site Description:

Rose Cottage is a non-designated heritage asset located within the Poulton Conservation Area. It is a single dwelling house situated on the north side of London Road. The application site is flanked by Hill Brow to the west and The Old Forge to the east. The latter is a Grade II Listed Building. Rose Cottage is not listed and is not within the Cotswold Area of Outstanding Natural Beauty.

2. Relevant Planning History:

93.01151 – Permitted 25 August 1993: Create domestic garden in field with access to A417, with parking space

CT.7362/A – Permitted 5 October 1998: Erection of a two storey pitched roof extension to existing dwelling and insertion of a new window at second floor level

16/01002/FUL – Refused 8 June 2016: Erection of front boundary fence (retrospective)

16/02774/FUL – Pending Consideration: Retain front boundary fence at reduced height (concurrent application, which is yet to be determined)

3. Planning Policies:

LPR15 Conservation Areas
LPR42 Cotswold Design Code

4. Observations of Consultees:

Conservation Officer: Views have been incorporated into the Officer's report.

5. View of Town/Parish Council:

No response received.

6. Other Representations:

3 objections have been received to this application, which have been summarised below.

i) Overlooking of the rear of our property.

ii) The extension would be in our sightline from our back garden.

iii) There is a portion of shared driveway leading to the property not owned by Rose Cottage. We are concerned this will get damaged and be disrupted during building works.

iv) Concerns over the shared access track. Shared access is only agreed in conveyance documentation for motor vehicles and not vehicles associated with land removal or fill. I do not give permission for any other vehicle to cross over my land, unless there is a written agreement that the applicant will resurface the driveway to my satisfaction on completion of the build.

v) The development will overlook our property impacting upon privacy in respect of the rear garden and living area.

vi) Will completely change the site line of the rear of our property, a listed building.

vii) Will reduce evening sunlight to the rear garden and living area.

viii) Will overlook our meadow land directly behind Rose Cottage.

ix) Development is not in keeping with the rest of the buildings

x) Not in keeping with the conservation area

xi) A single storey extension of the same size as the wooden construction [existing] may be acceptable to us.

xii) In addition to the above, the occupants of the Old Forge have instructed DPDS Planning to submit an objection on their behalf. This raised objections on the grounds of the impact of the development upon the setting of the adjacent listed building, the living conditions for its occupants and the Poulton Conservation Area.

7. Applicant's Supporting Information:

None

8. Officer's Assessment:

Proposal

This application seeks planning permission for the erection of a two-storey rear extension with an open canopy porch. The extension would measure 4.35 metres in depth along the west

elevation. The east elevation is shorter at 4.1 metres due to the line of the rear extension not being uniform. The eaves of the extension would sit at approximately 3.9 - 4 metres with the ridge at 6.4 metres. The additional internal space would yield a hall, utility and WC on ground floor with an en-suite bedroom above.

(a) The impact on the character of the host building

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. National planning policy is set out under Section 7 of the National Planning Policy Framework (NPPF) and as Rose Cottage is considered a non-designated Heritage Asset, Paragraph 135 of the NPPF is also relevant.

The extension is of an acceptable scale and of a simple form sympathetic to the host property. The materials to be employed are appropriate, with natural stone walling to match the existing building and artificial stone roof slates. Given the sensitive location of the application site, adjacent to the Grade II Listed Old Forge, and its own status as a non-designated heritage asset within the Poulton Conservation Area, a number of conditions are considered reasonable and necessary to ensure that the final appearance of the extension would be appropriate. These include flush rooflights, recessing new doors and windows by 75mm, external timber to be left to silver naturally, cast iron rainwater goods and further details in respect of the eaves, verges, windows, external doors, rooflights and the porch. In addition, samples of the stone and roof tiles are required along with the artificial stone sills and plinths.

The porch element is considered to be relatively modest and is of an appropriate design, scale and form, resulting in a sympathetic addition to the host property.

These proposals would also require the removal of the existing single storey timber lean-to extension. That extension is considered a wholly inappropriate addition, which detracts greatly from the character of the host property and its removal is welcome.

Subject to the aforementioned planning conditions the proposals are considered to be acceptable and the application complies with Local Plan Policy 42 and Sections 7 and 12 of the NPPF, including paragraph 135.

(b) The setting of the adjacent Grade II Listed Building, The Old Forge

Rose Cottage lies adjacent to The Old Forge, listed at Grade II. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving this building, its setting, and any features of special architectural or historic interest it may possess, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting.

Paragraph 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.

No objection is raised to the revised proposals, subject to the suggested planning conditions. These will ensure that the development is finished in a manner that is appropriate to the sensitive location of the application site and would afford an acceptable visual relationship with the Old Forge. While two storeys in height, the scale of the extension and its level of separation with the Old Forge would ensure that the setting of that heritage asset is preserved.

It must also be noted that change within the setting of a Listed Building does not automatically constitute harm. The fact that the properties to the West of the Old Forge have not been extended to the rear is not considered to be a part of the significance of the building. This proposal for a sympathetic and well-designed extension to the rear of Rose Cottage, an unlisted building, is not considered to be harmful to the significance of the adjacent Listed Building and will preserve or enhance the character and appearance of the Poulton Conservation Area.

The proposals are acceptable and comply with Sections 12 of the NPPF and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990

(c) The impact on the Poulton Conservation Area

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

Policy 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. It states that development will be permitted unless: new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials).

Rose Cottage makes a beneficial contribution to the character of the Conservation Area. The relatively discreet location of the proposed extension and its detailing and finishes (which would be secured by condition) would ensure that the special quality of this particular part of the conservation area is preserved. Consequently, the application complies with Local Plan Policy 15 and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

(d) The living conditions for occupants of neighbouring properties

The two properties most affected by these proposals are those immediately neighbouring it; Hill Brow and The Old Forge.

Due to its level of separation to Hill Brow (approximately 6.2 metres from the side elevation of the extension to the boundary of the application property) no adverse impacts in terms of a sense of overbearing or enclosure, loss of light or overshadowing would result. The 45 degree test (as set out within the Building Research Establishment's publication 'Site Layout Planning for Daylight and Sunlight, as advocated by Local Plan Policy 46) was undertaken in the assessment of this application from the shared boundary between these properties. While that test is normally carried out from the nearest window serving a habitable room, it has been undertaken in this instance from the closer position of the boundary to demonstrate that no harm would result. That test shows that the 45 degree line remains unbroken on both plan and elevation and so no harm resulting from the physical presence of the extension would occur.

In respect of overlooking, the extension would have a rooflight serving the en-suite bathroom. A section drawing has been submitted which confirms that the height of the rooflight would be 1.89 metres above floor level at its lowest point. At this height it is unlikely that any views would be afforded over the neighbouring property at Hill Brow. At ground floor the hall would be served by a single window. Given that this is at ground floor and with the level of planting that currently exists along the shared boundary, no overlooking issues would occur. If the planting (Leylandii type hedge) were to be removed, a replacement fence would negate any issues of overlooking. Further, views from this window would not be materially over and above those that can already be obtained from the rear garden of the application property.

The final window in the side elevation facing Hill Brow would serve the stairs and is approximately 2.5 metres high to its centre point. This would serve the stairway and would not be located either within a habitable room or the landing. As such, it is not considered that refusal of this application, in terms of any actual or perceived overlooking from this window, could be sustained.

At first floor in the rear elevation the bedroom would be served by a window. This would be set relatively centrally and afford views down the rear garden of the host property. It too would not be serving a principal living area and views of neighbouring gardens (including The Old Forge) would be oblique. Consequently the presence of this window would not result in harmful levels of overlooking.

Due to its level of separation to The Old Forge (approximately 3 metres from the side elevation of the extension to the boundary of the property) no adverse impacts in terms of a sense of overbearing or enclosure, loss of light or overshadowing would result. The 45 degree test was also undertaken in the assessment of this application from the shared boundary between these properties and a position 1 metre inside the boundary of the Old Forge, in the approximate location of the rear door. That test shows that the 45 degree line remains unbroken on both plan and elevation and so no harm resulting from the physical presence of the extension would occur.

In respect of fenestration, the roof light serving the proposed bedroom would again be 1.89 metres above floor level to its lowest point. At this height it is unlikely that any views would be afforded over the neighbouring property at The Old Forge. At ground floor the two windows serving the utility and WC would look out on to the existing high boundary wall.

The occupants of the Old Forge have referred to overlooking from the proposed extension to their meadow directly behind Rose Cottage. This is not considered to be the principal amenity space afforded to the Old Forge and so is not a reason upon which refusal of this application could be sustained. In any case it is noted that the property at Hill Brow benefits from first floor windows, and while the extension's bedroom window would sit 4.1 metres further into the plot than these windows, a degree of overlooking of the meadow already exists.

The proposals are considered to comply with Local Plan Policy 46 and Section 7 of the NPPF with no adverse impacts upon the living conditions of the occupants of the neighbouring properties identified.

(e) Other Matters

Objectors refer to a track to the rear of the properties and have expressed concerns over disruption and damage that may occur during construction of the extension. These are private civil matters to be resolved between the respective parties and not a material planning consideration in the assessment of this application.

At paragraphs 4.10 - 4.12 on page 6 of the objection statement submitted by DPDS Planning, reference is made to a planning permission granted in 2008 in respect of a detached building to the rear of the Old Forge. Each application must be considered on its own merits and in accordance with the relevant policies.

9. Conclusion:

The proposals are, subject to the conditions set out in this report, considered acceptable. The application complies with Local Plan Policies 15, 42 and 46, Sections 7, 11 and 12 of the NPPF and Sections 66(1) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, and is recommended for approval accordingly.

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): Unnumbered Site Location Map, 1696-P-01, 1696-P-02A, 1696-P-03

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 new rooflight(s) shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflight(s) is/are located.

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 and Sections 7 and 12 of the National Planning Policy Framework.

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 Policies 15 and 42 and Sections 7 and 12 of the National Planning Policy Framework.

All external hardwood 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 Policies 15 and 42 and Sections 7 and 12 of the National Planning Policy Framework.

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 Policies 15 and 42 and Sections 7 and 12 of the National Planning Policy Framework.

Prior to the construction of the roof of the development hereby approved, a sample of the proposed artificial stone roof tiles 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.

Prior to their insertion/construction a sample of the proposed artificial stone sills and plinths 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.

No eaves, verges, windows, external doors, rooflights or the porch shall be installed/inserted/constructed in the development hereby approved, until their design and details, including finishes, 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 and Sections 7 and 12 of the National Planning Policy Framework.

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.

Rose Cottage, London Road, Poulton

16/01797/FUL CT.7362/C

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May House

Greyroof

idell

Bluebell Cottage

33

32

The Coach House

APPLICATION SITE

Hill Brow

Rose Cottage

The Old Forge

96.1m

LONDON ROAD

99.3m

Shelter

Sherbrook Cottage

Wendover

Fairview Villa

A377

The Nurses House

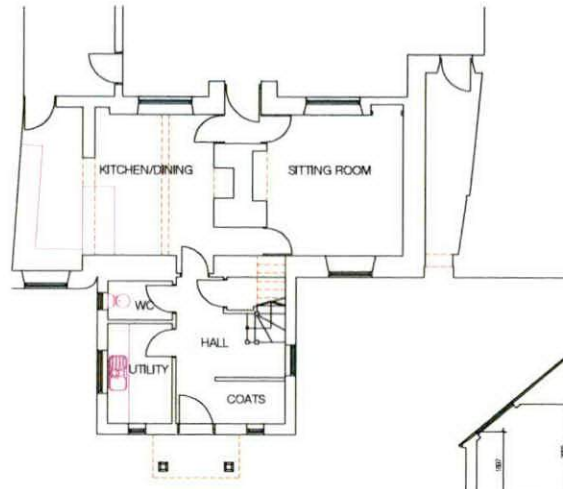
Police n.

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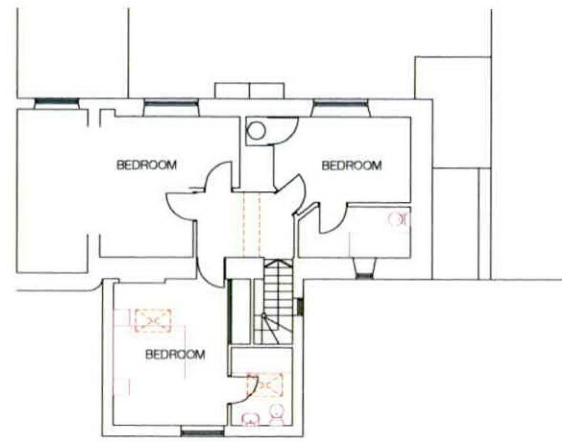
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Ordnance Survey, LA No. 0100018800



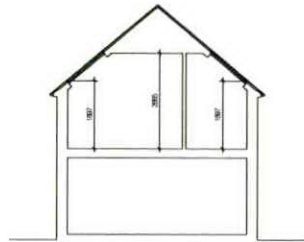
16/01797 | FULL - APPENDIX A



GROUND FLOOR PLAN



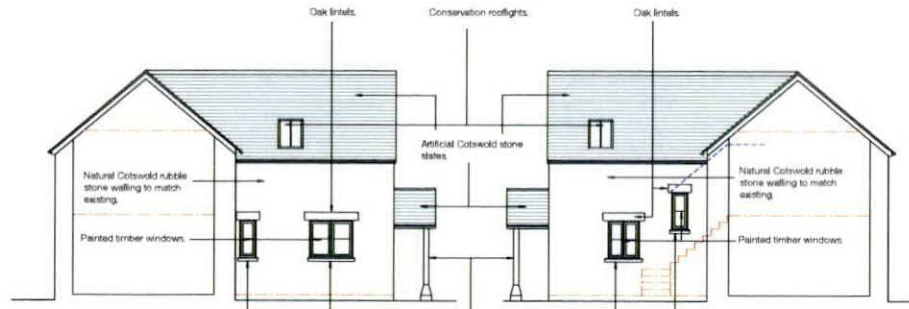
FIRST FLOOR PLAN



SECTION



REAR ELEVATION



SIDE ELEVATION

SIDE ELEVATION

0 5 10m



PLANNING DRAWING

Use figured dimensions, do not scale.
 All drawings, notes, details and dimensions are to be checked prior to starting work and any discrepancies are to be reported immediately to DesignForLiving.
 IF IN DOUBT ASK!
 Notwithstanding the representations on the drawings, all foundations and structural members are to be designed to comply in all respects with the Construction and Building Acts, and all their amendments. This drawing is subject to advice from a structural consultant before implementation.
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A	Materials modified	2-5-15	DPS
revision	description	date	drawn

drawing status: **PLANNING DRAWING**
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PLAN AND ELEVATIONS AS PROPOSED

title: **ROSE COTTAGE POULTON**
 project: **AMY MANN**
 client: **AMY MANN**
 date: **APR 2015** scale: **1:100 @ A2**
 drawn: **DPS** **1696-P-02A**

16/01797/FULL

APPENDIX A