

Item No 05:-

16/01839/FUL (CT.4936/1/B)

**The Close
The Croft
Fairford
Gloucestershire
GL7 4BB**

Item No 05:-

Demolition of existing conservatory and bay window, first floor extension and re-modelling and partial loft conversion at The Close The Croft Fairford Gloucestershire GL7 4BB

Full Application 16/01839/FUL (CT.4936/1/B)	
Applicant:	Ms Jos Price
Agent:	Corinium Architectural Services
Case Officer:	Scott Britnell
Ward Member(s):	Councillor Abigail Beccle
Committee Date:	14th September 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) The impact of the development upon the host building
- (b) The impact of the development upon the adjacent Grade II Listed Building, Linden House, other nearby Grade II Listed Buildings and the Fairford Conservation Area
- (c) The impact of the development upon the living conditions for occupants of neighbouring and nearby dwellings

Reasons for Referral:

This application was deferred from the Committee meeting on 10 August 2016 for a Site Inspection Briefing (SIB) to allow members to assess the impact of the proposals upon the setting of the Grade II Listed Building at Linden House and the living conditions for its occupants, as well as the impact upon the Fairford Conservation Area. The SIB was undertaken on 7 September 2016 and the report to the August meeting was as follows with any updates highlighted in bold.

1 further letter of objection from the Town Council was received as a late paper at the August meeting. That objection and the additional planning condition referred to by officers at the meeting have been included as updates to this report.

This application has been referred to Committee by Councillor Beccle so that members may consider the impact of the proposals upon the setting of the Grade II Listed Building at Linden House and the living conditions for its occupants.

1. Site Description:

The Close is a detached bungalow occupying an unusual location surrounded by other dwellings and with no street frontage. The property is accessed off of The Croft via a driveway running between Croft Cottage and Linden Cottage. The closest neighbouring property is Linden House, a Grade II Listed Building. There are a further three Grade II Listed buildings which share a boundary with the site; Southcote House, the White House and White Cottage Mews. The application site is not in the Cotswold Area of Outstanding Natural Beauty but is within the Fairford Conservation Area. The application building is not listed.

2. Relevant Planning History:

CT.4936: Erection of a staff bungalow: Permitted 19 October 1973.

CT.4936/AP: Erection of a bungalow for private staff accommodation: Permitted 7 March 1975.

90.00532: Extension Single Storey: Permitted 30 August 1990.

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:

Objections have been received from the following properties:

Linden House:

- i) By raising the roof (north to south) considerably (it is difficult from the drawings to gauge what the increase will be, some suggestions that it could be up to c 2 metres) to accommodate 2 bedrooms, 2 bathrooms and a dressing room. Inevitably this will lessen the light into our garden
- ii) By installing a window for the proposed bathroom on the north facing wall will be a major intrusion on our privacy
- iii) By moving the existing kitchen to the north end of the house, the 2 windows in the proposed kitchen - approx. 1 metre from our garden boundary, together with the door on the side will again be a major intrusion on our privacy
- iv) We are concerned, too, as to where the position of the boiler flue, the soil pipes to the bathrooms etc will be positioned, for obvious reasons. Also, any extractor fans operating will be a major irritation
- v) Misleading comments within the Heritage Statement

In addition to the above comments, the occupants of Linden House have instructed Martin Leay Associates to submit an objection letter on their behalf. Due to its length and detail, that correspondence is attached as an appendix to this report. The 3 main areas of objection however are as follows: -

- i) Object in principle to any building proposals that will raise the roof height of The Close
- ii) Object on account of information lacking from the application and/or potentially misleading
- iii) Object on the detailed aspects of the proposal and their impact on the Grade II Listed Linden House

The White House:

- i) Object on the grounds of design, impact on Conservation Area, impact on Listed Building and privacy, light and noise

Croft Cottage, located to the north-west:

- i) Objections on grounds of design, impact on Conservation Area and impact on Listed Building

5. View of Town/Parish Council:

The Town Council object to the proposals: -

"Fairford Town Council objects this application on the grounds that the development would cause significant harm to the settings of two adjacent listed buildings (which, cumulatively, might be considered "substantial" in the case of Linden House) and there is no obvious public benefit of the proposal - paragraphs 133-134 of the NPPF refer."

The Town Council is concerned that granting this application would set a precedent for the area. Other concerns relate to the impact of the proposed development upon the two adjacent listed buildings and the living conditions of the occupants of the neighbouring property. The Neighbourhood Plan questionnaire also indicated that there is a net demand for bungalows in the area.

6. Other Representations:

The Council's Conservation Officer's comments have been incorporated into the case officer's assessment. The following conditions have been recommended: -

- * All new external joinery should be constructed of timber.
- * Colours of external joinery should be agreed.
- * All new windows and doors to be recessed by 75mm minimum.
- * No bargeboards or fascias.
- * Design and dimensions of rooflights.
- * Design details of windows and external doors. New sash windows should be traditional vertical sliding design.

7. Applicant's Supporting Information:

Design and Access Statement, Heritage Statement

8. Officer's Assessment:

Proposals

This application seeks planning permission for what would effectively facilitate a first floor to the existing bungalow. The additional internal space would yield two bedrooms (one en-suite with a dressing area) and a bathroom.

To create the first floor, the west facing wing of the property would be increased in height from 5.9 metres to 7.1 metres, an increase of 1.2 metres, for a width of 11.4 metres. A number of first floor windows and roof lights are proposed, including a blind window at first floor on the west elevation.

(a) The impact of the development upon the host building

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.

The current bungalow is a relatively modern building dating from the mid 1970's. The principle of providing a first floor extension is acceptable subject to the proposals meeting all other requirements set out under the key issues of this report.

The proposed development is considered to represent a marked improvement to the existing building and would go some way to rationalising its rather haphazard present appearance. The fenestration and doors are appropriately designed, scaled and configured. The application form indicates that these will be finished in timber, which would improve the appearance of the current UPVC windows, and could be secured through condition. The walling and roofing materials would match the existing, which is an acceptable design solution and would also be secured by condition. This would ensure that the finished works are assimilated successfully with the existing building.

The proposals are acceptable in principle and the impact upon the character of the host property would be positive; improving its currently poor and haphazard form and detailing. The application complies with Local Plan Policies 18 and 42 and Section 7 of the NPPF.

(b) The impact of the development upon the adjacent Grade II Listed Building Linden House, nearby Grade II Listed Buildings and the Fairford Conservation Area

The Close is a modern bungalow, it is not listed nor is it considered a heritage asset. The site adjoins the curtilage of Linden House which is a Grade II Listed building. As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the building's setting in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The property also lies within the Fairford 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 locality in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

There are three additional Grade II Listed buildings located to the south of The Close on London Street (The White House, The White Cottage & Southcote House). As such the Local Planning Authority is statutorily required to have special regard to the desirability of preserving the setting of these buildings in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal is to remodel the bungalow raising the ridge of the roof of the central section by 1.2m creating two storeys. The bungalow would be re-presented as a two storey cottage facing west with a single storey rear range to the east and a small single storey addition remaining to the north. The bungalow is currently clad externally using artificial stone walls and artificial Cotswold stone roof tiles. The bungalow site is a plot that is thought of have originally been annexed from Linden House and used as staff accommodation whilst Linden House formed part of Croft Hall School.

Impact upon the setting of Linden House (Grade II Listed)

Linden House is described as a: 'Detached house, part of school. Early C18 core, extended to south in later C18 and to north in late C19 or early C20.' The house today is a mixture of styles. It would appear from historic maps that the southern section was first existed prior to 1900 and was known as Croft Villa. The building to the west, currently known as Linden cottages was at that time known as Croft Hall. By 1902 an extension was added to the north and the building appears to have become known as The Close (a name later given to the new bungalow). Mapping consistently shows a boundary between what is now Linden House and the attached outbuilding to the South (now in domestic use as part of Linden House). The plot now occupied by the bungalow known as The Close appears to have been a paddock. It may well have been in the same ownership but it would appear that the formal garden of Linden House was restricted to the north and east of the property.

The significance of Linden House as a listed building appears to lie in its general age and architectural features. Its setting today consists of a reasonably large garden to the north and east which appears to maintain its formal historic dimensions. Beyond the garden to the north is a wide leafy street, to the west there is a denser assemblage of buildings and what would have been a service yard. To the south beyond the single storey attached outbuilding (now in domestic use) is the bungalow which is the subject of this application and its garden off to the east. The listed building is generally experienced from the north and east and sits within the settlement generally surrounded by houses in generous gardens.

The impact of the proposal upon the setting of Linden House would be that the north gable and part of the rear wall section of the bungalow to be raised would be visible from within the garden of Linden House and would be viewed in conjunction with the southern part of Linden House. The ridge and gable would be raised by 1.2m and would be approximately 6m away from the extent of Linden House.

It is considered that the form of the raised section of the building would not be contrary to the character of the area. The 1.2m additional area of gable facing the listed house or scale of the raised masonry is not considered likely to create a prominent or overbearing presence within the setting of the listed building and would not have an appreciably negative impact upon any aspect of the significance of the setting of the listed building or the manner in which its historic or architectural significance is experienced.

The setting of Linden House when experienced from the yard to the west will be visible in conjunction with the proposed two storey principle elevation of The Croft. The altered bungalow would appear as a modest traditional cottage within the context of the yard. Provided design details are controlled through condition to be appropriate to the historic setting the proposal would not impact negatively upon the character of the yard or the hierarchy of Linden House within the group of buildings around the yard.

It would be preferable that the new work on the external walls are carried out in natural Cotswold stone, also replacing the existing artificial stone, however, given the existing materials it is considered unreasonable to insist on this. It would also be visually preferable that a chimney be added to the new roofline, although as there are two existing chimneys to the property this too would be an unreasonable requirement.

Impact upon other listed buildings

The visible elements of the development (upper storey and roof) take a vernacular form and would not be out of keeping with the character of the locality. The additional listed buildings (The White House, The White Cottage & Southcote House) are considered too distant and screened by intervening vegetation and structures to be adversely impacted by the development.

Impact upon the Character and appearance of the Conservation Area

This particular part of the Fairford Conservation Area is characterised by traditionally styled dwellings in generous plots. Some dwellings are detached with outbuildings and some joined in pairs or terraced. The area has an eclectic historic suburban character punctuated with numerous mature trees along the streets and within gardens. The visual impact of the raising of a section of the bungalow roofline by 1.2m would not have negative impact upon the character or appearance of the conservation area and in addition would be barely perceivable from the public realm.

The Conservation Officer has recommended a number of conditions, as set out earlier in this report. Officers consider that these are reasonable and necessary given the sensitive location of the property and would be attached to any planning permission, should the application be approved.

(c) The impact of the development upon the living conditions for occupants of neighbouring and nearby dwellings

Due to the location of the host property and its separation from the surrounding dwellings, only Linden House which sits immediately to the north of the site, would be impacted upon from the physical increase in height to The Close. The distance between the two properties is relatively narrow at approximately 2.5 metres at the nearest point. This is from the single storey lean to at Linden House, on its south elevation, and the north elevation of The Close. However, it is not intended to raise the height of the nearest section of the host dwelling, an extension granted consent in 1990, and so consequently the distance between the lean to at Linden House and the section of The Close to be raised is approximately 6 metres.

The west facing wing runs in a north to south orientation away from Linden House, so that its impacts when viewed from the property itself would be largely restricted to the north gable end. It is adjudged that an increase in height of the ridge to 7.1 metres (1.2 metres higher than present) and of the eaves to 4.95 metres (1.95 metres higher than present) would not result in an unacceptable sense of overbearing or enclosure.

The gardens of Linden House are significant, wrapping around and extending beyond the east boundary of the application site. While the increase in height would be clearly visible from this section of the garden, the eaves of the first floor would sit approximately 10 metres from that boundary with the roof pitching away. Consequently, it is not considered that the proposals would result in significant overbearing or a sense of enclosure upon the neighbouring garden.

Linden House also sits due north of The Close and as such any overshadowing or loss of light as a result of the increase in height would be most significant around midday. This is at a time when the sun is highest in the sky and it is unlikely that such impacts would be sufficient to warrant refusal of this application.

Concern has been raised by the occupants of Linden House regarding the roof light for the proposed first floor en-suite. This would be located in close proximity to the boundary with Linden House and could lead to overlooking of the most private area of that property's outside space. However, the drawings indicate that this roof light would be obscure glazed and fixed shut, which officer's consider would negate any unacceptable levels of overlooking and loss of privacy, and would be secured by condition.

An objection has also been made in respect of the re-location of the kitchen from its present position to the north end of the house. Internal reconfiguration of the rooms does not constitute development and so is not a material planning consideration. Further concerns have also been raised in respect of future soil pipes and boiler flues. Such details are not shown on the submitted drawings and may in any case benefit from Permitted Development. It is the applicant's responsibility before installing such elements to ensure that they benefit from the appropriate consents.

To the west there are 3 first floor windows shown on the proposed elevation plan. Both the middle window, which serves a bathroom, and the window to the north, serving bedroom 2, would look out over the front garden of the application site. There is a large garage building running along the western boundary of The Close in this location and the distance between the front elevation of the property and that boundary is approximately 19.5 metres. Given this distance and the orientation between the host property and the surrounding dwellings, no unacceptable overlooking would occur from these windows.

The third window upon the west elevation is indicated to be a blind window so would not be glazed. This has been confirmed by the planning agent in an e-mail dated 22 July 2016. Given the location of this window and the adjacent garden to the west, a clear glazed window in this location would lead to levels of overlooking. Consequently, the provision of a blind window in this location is both appropriate and essential and would be secured by condition.

To serve bedroom 1, the room which includes the blind window, a window would be inserted into the south elevation. The centre of that window would be set approximately 4.75 metres in from the boundary, which encloses the southern end of the site to the west, and would overlook the garden of the application site to the south. It is adjudged that this relationship is such that no significant levels of overlooking would occur. The properties to the south and south west are also located a sufficient distance away as not to create a perception of overlooking or loss of privacy.

To the east elevation is proposed a first floor window. While this is to serve a landing and would be largely obscured by an existing chimney stack, planning permission would not be required for the removal of that structure. Should that occur then the window would afford unobstructed views over the southern section of Linden House's garden. Consequently, a condition would be attached to any planning permission requiring that window to be obscure glazed and fixed shut. No harm would be caused to the occupants of The Close by such a condition, as the window would not serve a habitable room.

Given the proximity of the application site to the surrounding dwellings and the conditions that officers believe are required with regards the first floor windows and roof lights, it is considered reasonable and necessary that permitted development rights for further first floor windows and roof lights are removed. This would ensure the on-going protection of residential amenity for the occupants of nearby and neighbouring properties, and would be secured by condition.

Subject to the conditions set out above it is adjudged that the application would not result in adverse impacts or harm and that the application complies with Local Plan Policy 46 and Section 7 of the NPPF.

9. Conclusion:

The proposals are considered to be acceptable and the application complies with Local Plan Policies 15, 18, 42 and 46, Sections 7 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): 1538/1 Revision K

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 first occupation of the development hereby approved the roof light in the north elevation, shown on approved plan 1538/1 Revision K to serve the en-Suite, 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.

Prior to the first occupation of the development hereby approved the first floor window in the east elevation, shown on approved plan 1538/1 Revision K to serve the Landing, 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.

Prior to its construction/insertion, full details of the first floor window in the south elevation, shown on approved plan 1538/1 Revision K to serve Bedroom 1, shall be submitted to and approved by the Local Planning Authority. This window shall be a blind window and shall not be glazed or openable. The window shall be provided strictly in accordance with the approved details prior to the first occupation of the development hereby approved, 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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no first floor windows or roof lights shall be inserted in the development hereby permitted other than those permitted by this Decision Notice.

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

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 Policies 15 and 42.

All new external joinery shall be constructed of timber, and in a colour, to be agreed with the local planning authority. Thereafter the development shall be carried out only in accordance with the approved details and be 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.

The roof lights shall not be installed / inserted / constructed in the development hereby approved, until their design and dimensions have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and the roof lights 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.

The external doors and windows shall not be installed / inserted / constructed in the development hereby approved until their design details have been submitted to and approved in writing by the Local Planning Authority; new sash windows should be of traditional vertical sliding design.

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.

All external doors and windows shall be recessed by a minimum of 75mm into the external walls of the building.

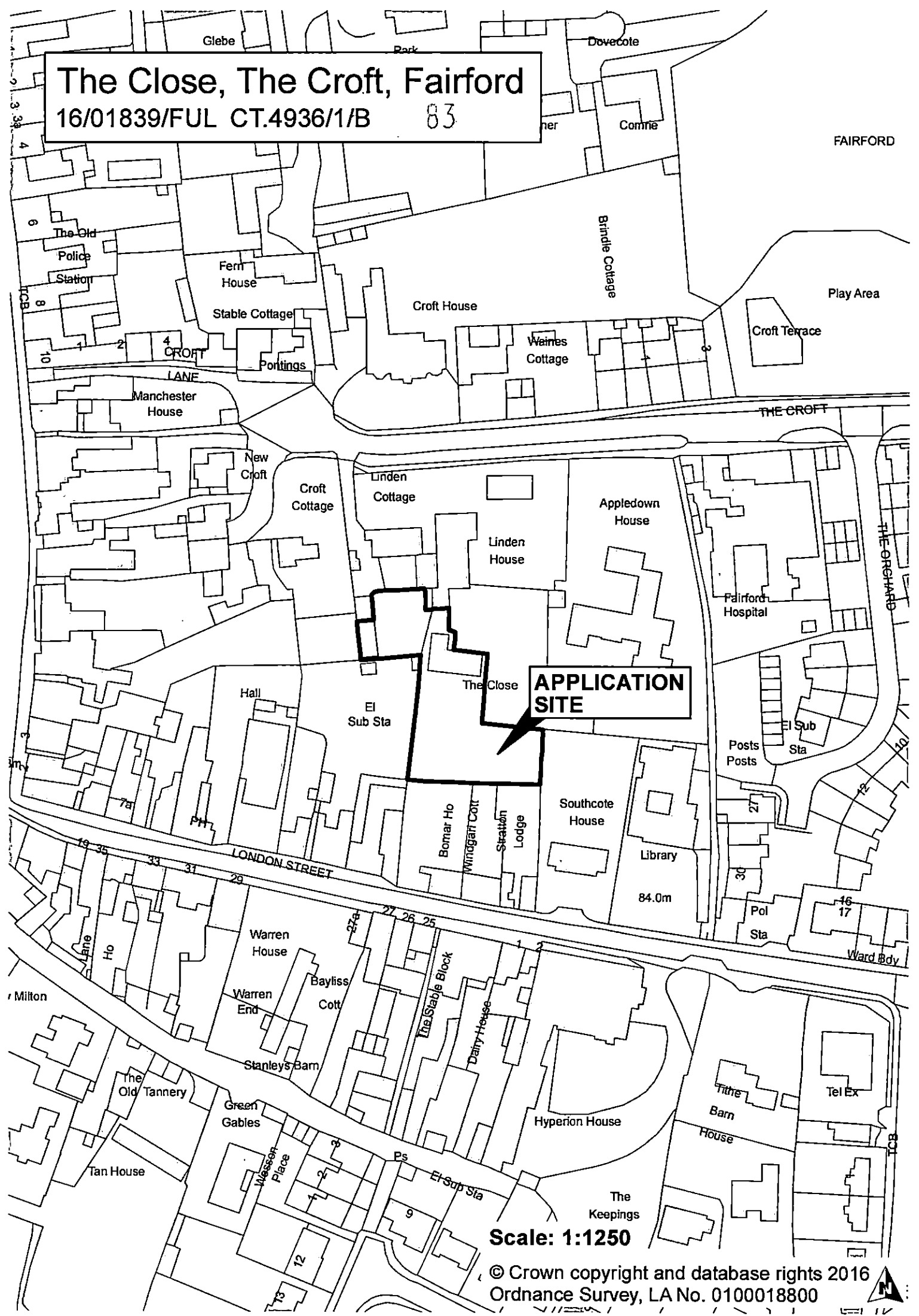
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

The materials to be used for the external walls and roof of the development hereby permitted shall match those used in the existing building.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development hereby permitted is completed in a manner appropriate to the site and the surrounding Conservation Area.

The Close, The Croft, Fairford

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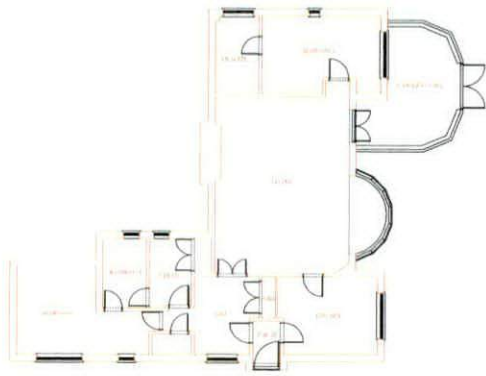


APPLICATION SITE

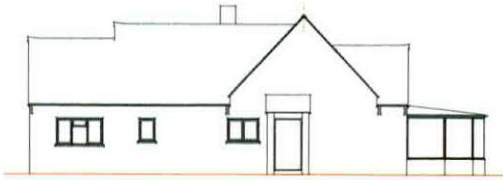
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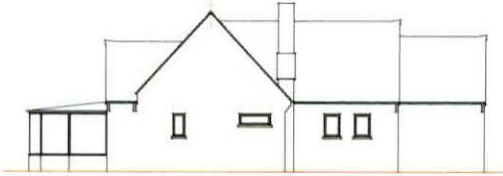
Existing Ground Floor



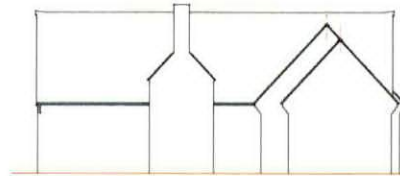
Existing West



Existing South

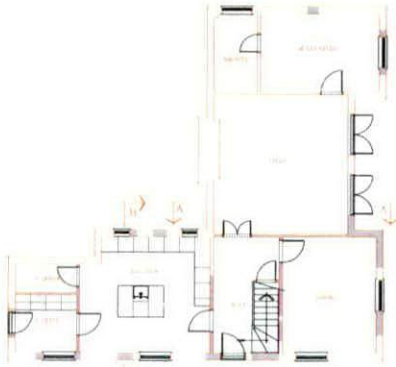


Existing East

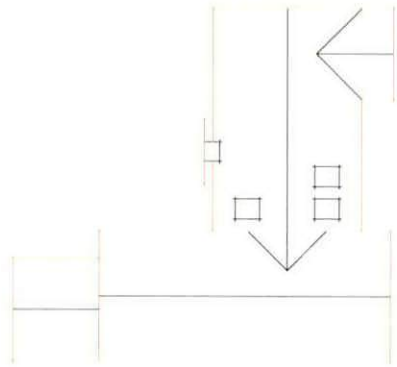


Existing North

- REV 1 - General notes added
- REV 2 - General notes added
- REV 3 - General notes added
- REV 4 - General notes added
- REV 5 - General notes added
- REV 6 - General notes added
- REV 7 - General notes added
- REV 8 - General notes added



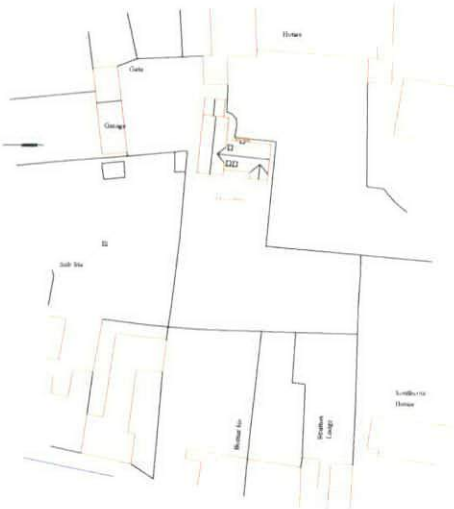
Proposed Ground Floor



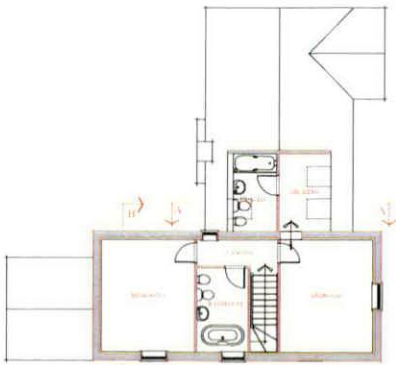
Proposed Roof Plan



Location Plan - 1:1250



Block Plan - 1:500



Proposed First Floor



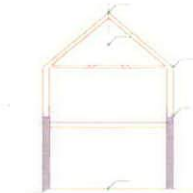
Proposed West



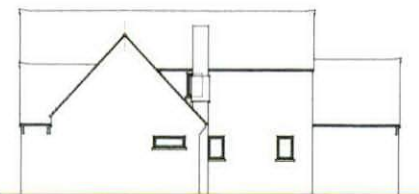
Proposed South



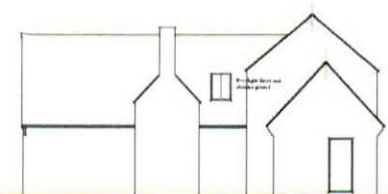
Section AA



Section BB



Proposed East



Proposed North



Project No.	16101839
Client	16101839
Scale	1:100
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Author	16101839
Check	16101839
Drawn	16101839
Project Manager	16101839