

Item No 08:-

16/02764/FUL (CD.1566/D)

**Severn House
Upper Oddington
Moreton-In-Marsh
Gloucestershire
GL56 0XF**

Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access at Severn House Upper Oddington Moreton-In-Marsh Gloucestershire GL56 0XF

Full Application 16/02764/FUL (CD.1566/D)	
Applicant:	Mrs J Cadman
Agent:	Simon Taylor
Case Officer:	Martin Perks
Ward Member(s):	Councillor Julian Beale
Committee Date:	14th September 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Replacement Dwellings Outside Development Boundaries
- (b) Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty
- (c) Impact on Setting of Oddington Conservation Area and a Listed Building
- (d) Impact on Trees

Reasons for Referral:

Cllr Beale has requested that this application comes before Planning and Licensing Committee for the reason that it risks to have an unacceptably adverse effect on the environment of the village and the AONB.'

1. Site Description:

The application site occupies a roadside position at a point where the villages of Lower and Upper Oddington come together.

The site lies outside a conservation area. Oddington Conservation Area is split into two parts with a gap of approximately 170m between the two areas. The eastern part extends to within approximately 20m of the eastern boundary of the application site. The western part of Oddington Conservation Area lies approximately 100m to the south west of the application site.

The site measures approximately 0.42 hectares in size and is occupied by a detached dwelling dating from the 1950s. The site is linear in shape and extends for approximately 130m alongside the main road leading through the centre of the villages. The application site measures approximately 37m in depth.

The roadside (northern) boundary of the site is defined by a hedgerow and trees. The southern boundary has recently become more open following the removal of some vegetation. It opens onto fields currently used for equestrian purposes.

A Public Right of Way (HOD12) runs in north east to south west direction approximately 40-50m to the south of the existing dwelling.

The site lies within the Cotswolds Area of Outstanding Natural Beauty.

The site is subject to 17 individual and 3 Group Tree Preservation Orders (TPOs).

A Grade II Listed Building (Church of the Holy Ascension) lies approximately 35m from the eastern boundary of the application site and 88m from the eastern end of the proposed replacement dwelling. It is separated from the application site by an unlisted dwelling (The Old School) which is subject to an Article 4(2) Direction.

2. Relevant Planning History:

CD.1566 Outline application for the erection of a house and garage Granted 1954
 CD.1566/ap Erection of a dwelling and double garage and construction of new pedestrian and vehicular accesses Granted 1955
 CD.1566/A Outline application for the erection of a house Refused 1982
 14/05354/FUL Alterations and extensions to dwelling and erection of detached ancillary outbuilding Granted 2015
 16/00760/FUL Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access Withdrawn 2016

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR10 Trees, Woodlands and Hedgerows
 LPR19 Develop outside Development Boundaries
 LPR22 Replacement dwellings in Rural Areas
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Tree Officer: No objection

5. View of Town/Parish Council:

27th July 2016;

'There is no design and access statement, or plans showing how this new dwelling compares to the existing one. The Council is therefore unable to comment on building materials or provide detailed comments on size, but Councillors are of the view that the front (north) elevation is too close to the road for a building of its mass and that it is out of keeping with its village setting. The southern wall of the swimming pool is too close to the boundary.

The design of the rear (south) elevation is not in keeping with the other elevations and is unattractive. The large areas of glass do not sit happily with the other smaller windows and the dormers. This elevation is highly visible to the many people who use the footpaths across the meadows. (NB the assertion in the Tree Survey that the paths are little used is incorrect). The footpath to the rear of Severn House has been diverted without permission.

The east elevation of the swimming pool towards the conservation area is unattractive.

The Council notes that the ancillary building is shown as being used as a garage, a machinery store and an office. We would wish to see a condition imposed to prohibit the use of this building for residential purposes.

The Council is concerned about the future wellbeing of the trees on the site. We note that roots are to be cut back and two ash trees removed. We ask that the CDC tree officer take a view on the design and a close interest in any work undertaken.

We have reported on two previous occasions our objection to the fact that the southern and eastern boundaries of Severn House have been moved some 40 or 50 feet to the south and east with the result that agricultural land has been taken into the garden without permission. We ask that CDC investigate this as a matter of urgency.

We note that as a result of this boundary change, Severn House is now immediately adjacent to the conservation area, making views into the site a matter of importance.'

1st August 2016;

'Oddington Parish Council has now seen the Design and Access statement for this application. Councillors would like to make the following additional points:

The D & A statement makes considerable use of the fact that the garage building already has permission. However, in the current application this now has office/guest accommodation. The decision for the 2014 approval is not available on line but from memory the garage which does have permission had a restriction on residential use.

Council notes that 5.6 of the D & A statement states that it does not affect the Old School House as it is separated by the track to access the fields to the south. As previously mentioned, the garden boundary to Severn House has been moved meaning that it is now directly adjacent to the Old School House. It also says that there are no historic buildings nearby. Both the Old School House and Holy Ascension Church are historic buildings and an important part of the village setting.'

No response to amended rear elevation plans.

6. Other Representations:

One letter of objection received.

'A. Contractor Compound.

The current proposed position of the contractor's compound should be reviewed for the following reasons:

1. Road Safety

The proposed entrance is for agricultural purposes only. The site lines from this entrance to the right as you exit from the agricultural field gate do not conform to current road safety standards. In particular, the site lines to the right as you exit look onto a blind corner of incoming traffic. Allowing a contractor's compound in this position could well give rise to a number of road accidents in our opinion.

Potential alternatives should be explored.

Severn House has existing residential access points. The use of any of these existing residential access points should be explored as an alternative. There is sufficient space within the parameters of the existing residential curtilage to cater for a contractor's compound.

2. Amenity Standards

The current proposed position of the contractor's compound will have a negative impact on the amenity standards of the residents of the School House. This could clearly be avoided if the compound was sited safely within the residential curtilage of the existing house.

3. Landscape Setting

The contractor's compound is currently proposed on an open ridge and furrow field. The associated activity especially during wet periods could result in damaging the medieval ridge and furrow. In addition to the above this field is an important feature of the local vernacular. There is a right of way through the field which is regularly used by a large number local residents and visiting tourists.

The position of the currently proposed contractor's compound can only have a negative effect on road safety, adjoining amenity standards and the visual setting of the field in its exposed context.

B) Density of Development.

Please clarify the status of the proposed garage, in particular the restrictions upon it being used for residential purposes / converted into a separate dwelling.

C) Plant Room Noise

We would request that at planning stage an acoustical engineers report is carried out on the plant room equipment outlining the specifications and decibel output of the proposed equipment, to provide reassurance from an independent acoustical engineer that the noise levels arising from any associated equipment will not pollute the School House and its garden. We would request that this specifically include a baseline study establishing current noise levels at the perimeter of the property.

D) Design

We note the objections already raised by the Council with respect to the design of the rear elevation and would echo their concerns. We would also observe that it is not correct to say that the relevant footpath is rarely used; making these concerns relevant to wider stakeholders. Has any consultation taken place with the Ramblers Association for example?

E) Visual landscape amenity

We would request that a landscape plan be submitted as part of the application, with respect to the agricultural land that has been de facto incorporated into the garden of Severn House. We believe that it is important both to the amenity standards of the School House and those of broader stakeholders that any landscaping, planting, decoration etc. is in keeping with the agricultural setting and adjacent area

F) Ecology

Given the sensitive area and given the nearby watercourse at the bottom of the adjacent field, has any ecological study been conducted?'

7. Applicant's Supporting Information:

Design and Access Statement

Tree Impact Assessment and Retention and Protection Method Statement

8. Officer's Assessment:

Background and Proposed Development

Planning permission was granted in 2015 (14/05354/FUL) for the extension and alteration of the existing dwelling. The permission allowed for the addition of two storey front, side and rear extensions. It also granted approval for a detached garage/office building (included as part of this application) and alterations to the site access. In February 2016 the applicant submitted a new scheme for the demolition and replacement of the existing dwelling (16/00760/FUL). The proposed dwelling was to have a classical/Regency style front façade and a contemporary flat roofed rear elevation which included large areas of glazing. Officers had concerns about the appropriateness of the design and the scale of the development especially when viewed from the Right of Way to the rear of the site. The application was subsequently withdrawn.

The applicant has now submitted a revised scheme which seeks to demolish the existing post war dwelling on the site and erect a new replacement 2.5 storey 4 bed dwelling in its place. The existing dwelling measures approximately 8.6m high and has a gable width of approximately 5.5m. It measures approximately 27m in length. The proposed replacement dwelling will have a maximum height of approximately 8.7m. It will measure approximately 29m wide and have a gable width of approximately 5.7m. The proposed dwelling will largely occupy the same position on the site as the existing dwelling. It will be set back approximately 14m from the main road which is the same as the existing dwelling.

In addition to the proposed replacement dwelling the applicant is also seeking permission to erect a linear single storey outbuilding to the eastern side of the proposed dwelling. The proposed building will lie at right angles to the main dwelling and will measure approximately 17.8m long by 5.8m wide by 4.3m high. It will house a swimming pool.

The applicant has also submitted the previously approved plans for a detached ancillary garage/office building with this application. The building is a two storey detached stone outbuilding which houses a garage, store and first floor office. It will be of an L-shape design with a maximum height of approximately 6.3m. The building will be located towards the eastern edge of the application site approximately 22m from the eastern end of the proposed dwelling.

The external walls of the proposed dwelling and outbuildings will be constructed in natural stone. Roofing will be a mix of artificial Cotswold stone tiles and plain tiles. Windows are to be painted timber.

(a) Replacement Dwellings Outside Development Boundaries

The erection of replacement dwellings in villages such as Upper and Lower Oddington is primarily covered by Local Plan Policy 22: Replacement Dwellings in Rural Areas. Of particular relevance to this proposal is criterion 1 (c) which states that the replacement dwelling should be of a 'similar size and scale to the existing building' and the final sentence of criterion 1 which states that the 'proposed replacement would not result in an adverse impact on the landscape.'

In terms of size and scale the proposed development would be materially larger than the existing building and as such would conflict with Policy 22. However, it is also necessary to have regard to other material considerations when assessing the appropriateness of a replacement building. In this instance the applicant has permission to erect a number of two storey and single storey extensions to the existing property (14/05354/FUL). The existing permission is still live and could therefore be implemented. The aforementioned permission represents a realistic 'fallback' position and is considered to constitute a significant material consideration that must be given weight when determining this proposal. The approved scheme would result in a size and scale of dwelling that is similar to that now proposed. As such it is considered that there are reasonable grounds to accept the size of dwelling now being proposed. It is therefore considered that the proposal is of a size and scale that accords with the aspirations of Local Plan Policy 22.

(b) Impact on Character and Appearance of Cotswolds Area of Outstanding Natural Beauty

The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85 of the Countryside and Rights of Way Act 2000).

Paragraph 17 of the NPPF states that planning should recognise the 'intrinsic character and beauty of the countryside and support thriving rural communities within it.' It also states that planning should 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes'.

Paragraph 115 states that 'great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty.

Cotswold District 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, streetscene, proportion, simplicity, materials and craftsmanship.'

With regard to design Paragraph 56 of the NPPF states that 'the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

Paragraph 64 of the NPPF states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The application site and its surroundings are classified in the Cotswolds Conservation Board's Landscape Character Assessment (LCA) as falling within Landscape Character Area 17B Vale of Moreton. This in turn falls within Landscape Character Type Pastoral Lowland Vale.

The Landscape Sensitivity of the Pastoral Lowland Vale is described as 'Limited woodland cover, a strong rural character, sparse settlement pattern and the proximity to elevated viewing opportunities on the neighbouring Farmed Slopes increases the sensitivity of the Pastoral Lowland Vale landscape to large scale built development. Existing vale settlements may have the capacity to accommodate some development where this does not interfere with or detract from their landscape setting.'

The LCA identifies 'isolated development such as new single dwellings that might compromise rural landscape character' as a Local Force for Change. The potential landscape implications of such development are 'Visual intrusions introduced to the landscape and the introduction of 'lit' elements to characteristically dark landscapes.'

The rear of the application site is readily visible from Public Right of Way (HOD12). The aforementioned Right of Way extends for approximately 190m in a north east to south west direction to the south (rear) of the site. The existing dwelling and site are visible from much of the footpath's length. The existing dwelling is also visible from a second Public Right of Way (HOD13) located approximately 220m to the south of the application site. It extends in an east west direction and is lower than the existing dwelling. The existing dwelling appears as a prominent elevated building when walking along the aforementioned footpath. The elevated nature of the site exacerbates its visual presence.

The proposed dwelling will ostensibly be of the same height and be in the same position as the existing dwelling. It will be sited no closer to the main road through the village than the existing building. The design approach now pursued is significantly different to the scheme withdrawn earlier in the year. The classical front façade and contemporary flat roof/glazed rear elevation have been replaced with a more traditional form of development that reflects the proportions of the existing dwelling. The front façade of the proposed dwelling now reflects the proportions and design features approved as part of the 2015 permission. The design approach is reflective of 19th Century architecture and is considered to be sympathetic to the traditional forms of developments that typically lie alongside the main road leading through the centres of Lower and Upper Oddington. The use of natural stone combined with traditionally designed windows, chimneys and dormers is considered to represent an improvement when compared to the existing 1950's brick dwelling. In terms of size and scale the dwelling now proposed is consistent with the extension scheme allowed in 2015. It is considered that the proposal will not have a materially greater impact on the character and appearance of the site or the AONB when viewed from the main road to the north than the existing dwelling. With regard to views from the PROWs to the south the proposed dwelling will be readily visible. However, it also has to be recognised that the

existing dwelling is already a prominent feature in the landscape. Permission also exists for it to be extended and altered. The proposed scheme will not result in a development that is materially larger than that which could already be constructed. Moreover, it is considered that the use of more sympathetic materials such as natural stone combined with the more traditional design approach would result in a development that is more respectful of local building styles than the existing property. The applicant has also amended the scheme so that the level of glazing in the rear elevation has been reduced thereby reducing the potential for light pollution.

Overall, it is considered that the proposed dwelling is of a size, scale and design that could be accommodated on the site without having an adverse impact on the character or appearance of the AONB.

The proposed outbuilding will be located approximately 20m to the east of the extended dwelling. It has an L-shaped footprint with one section of the roof being used to provide office space. The proposed building has a simple functional form and is characteristic of many outbuildings found throughout the Cotswolds. It will not be readily visible from the road due to existing vegetation. It will be more visible from the Public Right of Way to the south. However, it will lie to the eastern side of a spacious plot and is not of a size or design that will appear incongruous or harmful to the character and appearance of the locality. The size and layout of the proposed building are considered to reasonably constitute ancillary accommodation. Permission was granted for the building as part of the 2015 permission.

The proposed pool building is single storey in height and will extend in a north south direction perpendicular to the proposed dwelling. It will extend to within approximately 1.2m of the southern boundary of the application site. The proposed building has a simple linear form reflective of a traditional outbuilding. The eastern elevation will be solid stone and the western elevation will contain a long glazed screen which will face across the dwelling's rear garden. The southern gable end of the building will also incorporate a glazed screen. The western side of the proposed building will not be as readily visible from the PROW as the eastern elevation. The solid stone construction of the eastern elevation will give the building the appearance of a long linear traditional outbuilding when viewed from the closest sections of the PROW. The glazing in the southern gable end is relatively modest in size and is considered not to represent a discordant or incongruous addition to the area.

In terms of cumulative impact it is considered that the application site is of a size that can readily accommodate all the developments. The 20m gap between the proposed dwelling and outbuilding will also provide a visual break between the respective building thereby helping to reduce their impact visually and their massing.

It is considered that the proposed development would not conflict with Local Plan Policies 22 and 42 and guidance in Paragraphs 17, 56, 64, 109 and 115 of the NPPF.

(c) Impact on Setting of Oddington Conservation Area and Listed Building

The application site is located approximately 100m to the north east of Upper Oddington Conservation Area, 20m to the west of Lower Oddington Conservation Area and 40m to the west of the Grade II Listed Church of the Holy Ascension. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Cotswold District Local Plan Policy 15 states that construction '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.'

Local Plan Policy 42 advises 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'

Paragraph 132 states 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.'

Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Paragraph 009 of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

The application site comprises a post war dwelling set amongst a group of protected trees. From the roadside the existing trees help to soften and partly screen the dwelling. From the PROWs to the rear the site appears more open and the dwelling more exposed albeit still set amongst a group of trees. The proposed scheme seeks to retain the existing trees on the site thereby retaining one of its principal characteristics. The proposed development will continue to be set within a wooded setting as is the case with the existing dwelling. The existing trees will continue to soften the impact of the proposal when viewed from the road. From the road they will also help to screen the development from the CAs and from the Listed Building to the east. The Listed Building is also separated from the site by another dwelling and as a result it does not directly abut the application site. The Listed Building is also not seen directly in connection with the application site either from the road or from the PROWs to the rear. It is considered that there is no visual or historic interconnectivity between the site and the Listed Building and as such the proposal will not have an adverse impact on the setting of the aforementioned heritage asset.

With regard to the setting of the CAs when viewed from the PROWs to the rear (south) of the site it is considered that the proposed development will not have a materially greater impact than the existing dwelling. The existing dwelling is readily visible and appears a focal point between the two CAs. The proposed development will be of a size, height and proportion similar to the extant permission. It will also be constructed in natural stone rather than brick. It is considered that the proposed scheme represents a betterment in terms of design and materials and as such has the potential to improve the character and appearance of the site and in turn the setting of the nearby CAs.

In this instance it is considered that existing vegetation, the degree of separation from the heritage assets together with the proportions, design and materials will not result in a form of development that will have an adverse impact on the setting, character or appearance of any heritage assets. The proposal does not therefore contravene S66(1) of the 1990 Act, Local Plan Policies 15 and 42 and guidance contained in Section 12 of the NPPF.

(d) Impact on Trees

The site is occupied by a number of protected trees. An arboricultural report has been submitted with the application. The Council's Tree Officer has assessed the proposal and raises no objection subject to suitable mitigation to protect the TPO'd trees. He considers that this can be achieved through a condition requiring the submission of an Arboricultural Method Statement and Tree Protection Plan. Such a condition would require details of hard surfacing to be submitted together measures to fence off trees during construction works. It is considered that subject to

these details the scheme could be undertaken without having an adverse impact on protected trees in accordance with Local Plan Policy 10.

Other Matters

The comments of the objector are noted. With regard to the construction compound it must be noted that the applicant could create such an area adjacent to the application site in order to facilitate the construction of the scheme without the need for planning permission. The applicant has shown a designated area on a plan in response to previous concerns raised by the Parish Council about vehicles and materials being parked/stored on the main road. The site compound has therefore been put forward as a means of addressing local concerns. The compound would be removed and the land restored following the completion of development.

With regard to the plant room in the outbuilding it must be noted that permission has previously been granted for the building. The principle of introducing such development onto the site has therefore already been established. Moreover, the plant is located inside the building which is itself located approximately 35m away from the nearest neighbour. A group of trees also lie between the proposed building and the neighbour thereby providing a further buffer between the two parties. It is considered that the plant can be introduced onto the site without having an unacceptable adverse impact on the amenity of neighbouring residents.

The proposal does not result in a loss of light or privacy to any other residents and accords with Local Plan Policy 46.

A condition can be attached to the permission to ensure that the outbuilding is used for purposes ancillary to the residential use of the principal dwelling.

The proposal will involve the creation of a new vehicular access onto the main road through the village. It will be located towards the eastern end of the application site. As the road is not designated as a classified highway the access could potentially be created without the benefit of planning permission. Notwithstanding this, the proposed access would be located on a stretch of road which is subject to a 30mph speed limit and adequate visibility can be provided in both directions. It is considered that the proposed access would not have an adverse impact on highway safety in accordance with Local Plan Policy 38.

9. Conclusion:

Overall, it is considered that the size, scale, mass and design of the proposal are acceptable and would not have an adverse impact on the character and appearance of the AONB and setting of heritage assets. It is therefore recommended that the application is granted.

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 carried out in accordance with the following drawing number(s): 046.14.07 a, 046.14.08 a, 046.14.09, 2078.100 B, 2078.110 B, 2078.111 B, 2078.120 B, 1:1250 site location plan dated the 19 November 2014

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 Policy 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 Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed to match the existing door and window frames in the existing dwelling

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

Within one month of their installation all external windows shall be finished in their entirety in a colour that has first been agreed in writing by the Local Planning Authority and they shall thereafter be permanently retained in the approved colour unless a similar alternative is otherwise 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.

No bargeboards, eaves fascias or exposed rafter feet shall be used in the proposed development.

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

Prior to their installation, insertion or construction details of all windows, dormer windows, external doors, verges, eaves, cills, lintels, chimneys, and swimming pool glazed screen shall be 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 1:10 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 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 Policy 42.

Prior to any site development taking place, a detailed Arboricultural Method Statement and Tree Protection Plan shall be submitted to the Local Planning Authority and approved in writing.

The Arboricultural Method Statement and Tree Protection Plan shall be in accordance with the guidance in BS 5837:2012 "Trees in relation to design, demolition and construction. Recommendations" and shall include details of:

- i) A pre - commencement site meeting with an appointed arboricultural consultant, the site manager and any contractors carrying out works within the root protection areas of the retained trees. The Local Planning authority is to be given 5 working days' notice of the meeting so that they can send a representative to attend.

- ii) Details of arboricultural supervision during construction works and how the tree protection measures will be monitored by the site manager.
- iii) The timing of all tree protection measures.
- iv) Details of tree protection fencing and excluded activities.
- v) Details and location of temporary ground protection measures for both vehicular and pedestrian movements where access and working space is needed outside the tree protection fencing but within the root protection area of the tree.
- vi) Details of the location of any underground services within the root protection areas of the retained trees and how they will be installed along with appropriate arboricultural supervision.
- vii) Details of the location and construction of any new or replacement hard surfaces within the root protection areas of retained trees and how they will be installed (including removal of existing surfaces) along with appropriate arboricultural supervision.
- viii) Details of the methods of demolition of any buildings within the root protection areas of retained trees and of how the trees will be protected during demolition.
- ix) Details of the method of closure of existing access driveways, including the removal of existing surfaces and new landscaping.

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policies 10 and 45. It is important that these details are agreed prior to the commencement of development as any on site works could have implications for the well-being of existing protected trees on the site.

No construction or contractors' vehicles and no building materials or equipment shall be parked, sited or stored outside the area outlined in green as shown on drawing number 046.14.09 during the course of the development. Within one month of the substantial completion of the development hereby approved the contractors' compound shall be removed and the land restored to a condition to be agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate space is provided to enable construction vehicles and materials to be parked and stored off the public highway and that the highway is kept clean and free from obstruction in the interests of highway safety and in accordance with Local Plan Policy 38.

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 extensions or outbuildings shall be erected, constructed or sited within the application site or new windows, doors, rooflights or other openings installed in the approved dwelling other than those approved by this decision notice.

Reason: To conserve the character and appearance of the Cotswolds Area of Outstanding Natural Beauty in accordance with Cotswold District Local Plan Policy 42 and Paragraphs 17, 109 and 115 of the NPPF and to ensure that the development remains of a size and scale that accords with the aspirations of Local Plan Policy 22..

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 fences, walls, gates, gate piers or other means of enclosure shall be erected, constructed or sited in the application site other than those permitted by this Decision Notice.

Reason: To preserve the rural character of the site and the character and appearance of the Cotswolds AONB in accordance with Cotswold District Local Plan Policy 42 and Paragraphs 17, 109 and 115 of the NPPF.

Before the development is occupied or brought into use the landscape treatment of the southern boundary of the application site, including a timetable for its implementation, shall be agreed in writing with the Local Planning Authority. The boundary treatment shall then be completed and permanently maintained thereafter in accordance with the approved details.

Any part of the boundary treatment which dies, is removed, or becomes damaged or diseased, within 5 years of the completion of the boundary planting, shall be replaced by the end of the next planting season. Replacement plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

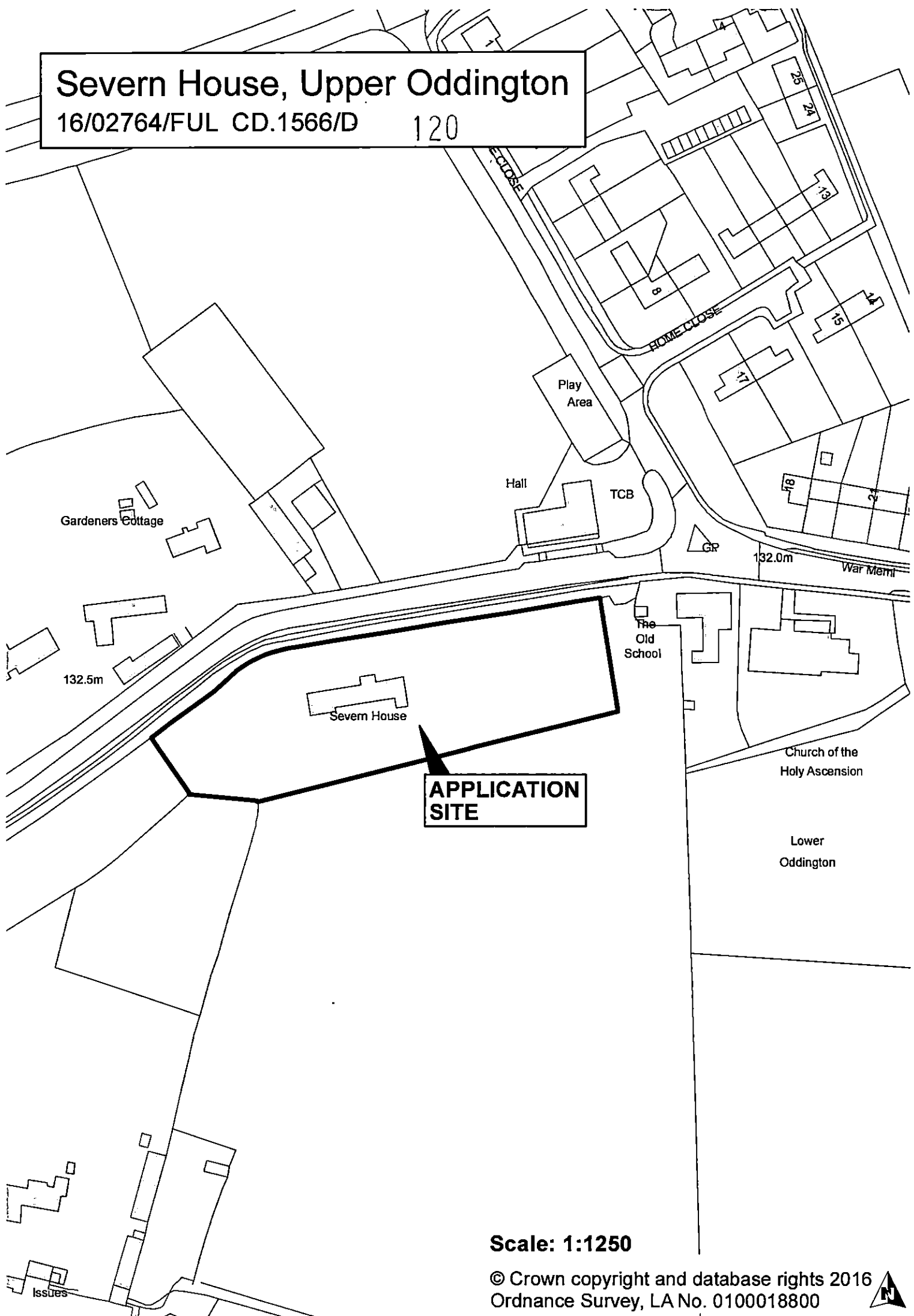
Reason: The boundary features will be important in screening the site and helping the development to blend in with its surroundings. This condition is imposed in accordance with Cotswold District Local Plan Policies 10 and 45.

The garage/office/store outbuilding hereby approved shall be used solely for purposes ancillary to the residential use of the dwelling hereby approved.

Reason: The creation of an independent office building on the site would potentially raise issues of amenity and traffic generation/highway safety. It is therefore important that the Local Planning Authority retain a degree of control over the future use of the building.

Severn House, Upper Oddington

16/02764/FUL CD.1566/D 120

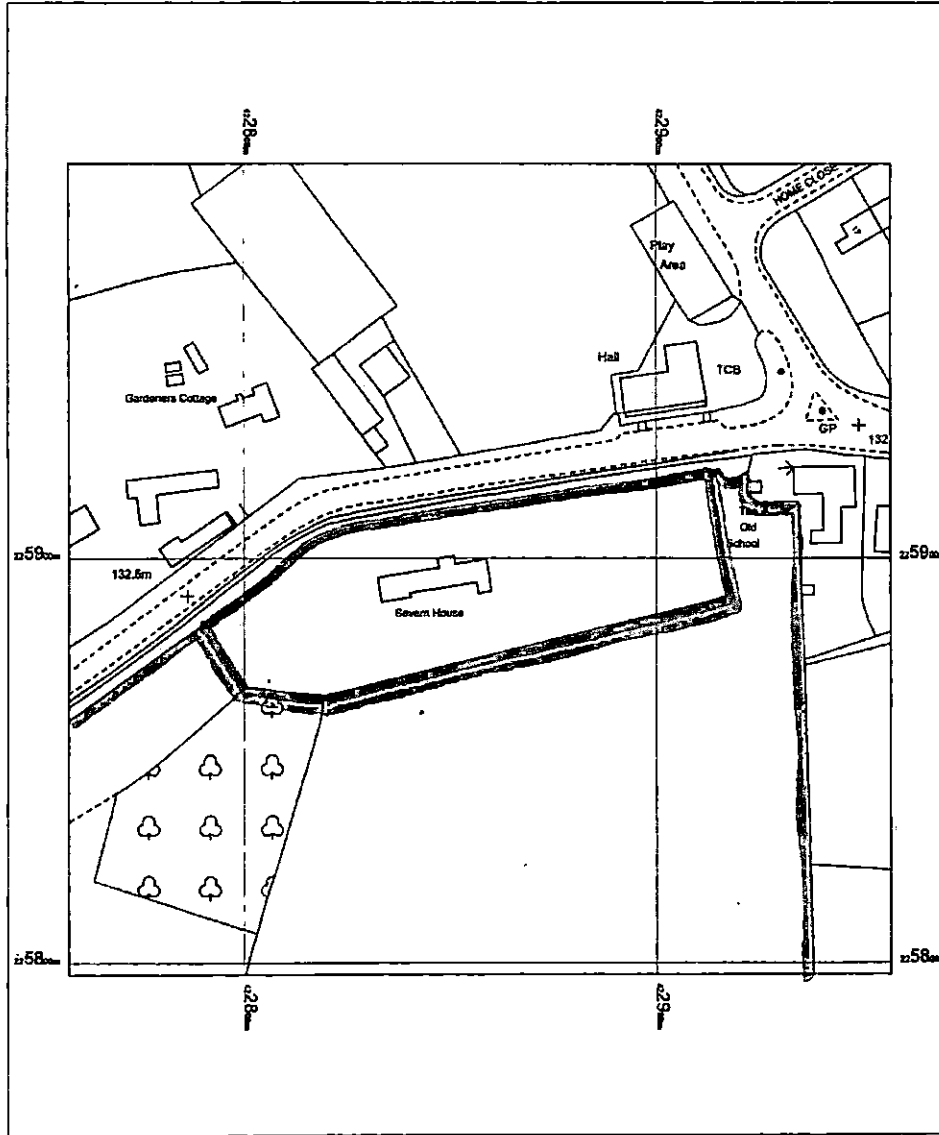


Scale: 1:1250

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Issues



Severn House,
Upper Oddington,
Moreton-in-Marsh,
GL58 0XG

OS MasterMap 1250/2500/10000 scale
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121

16102764/RMC

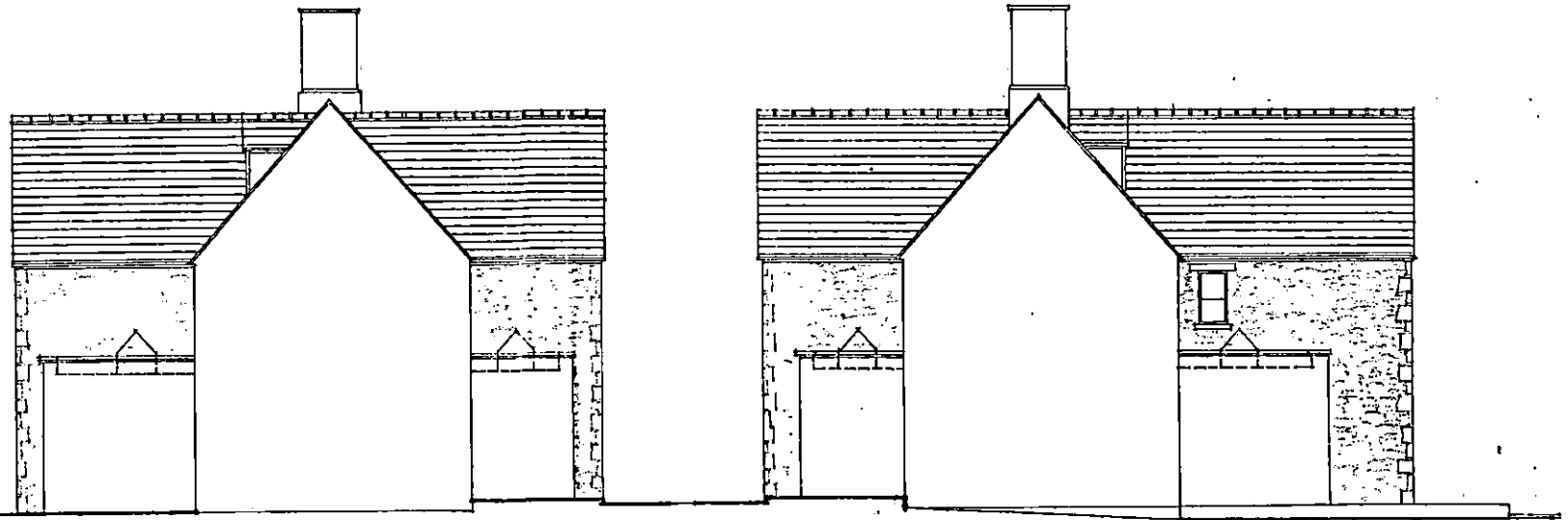
SEVERN HOUSE, UPPER ODDINGTON, GLOS.
dwelling as proposed

046-14-05

PAINTED SMOOTH RENDER
TO DORNOR FACE & CHEEKS

BLACK ANODISED ALUMINIUM
RAINWATER GOODS

METAL ANODISED FRAMED
GLAZED DOMED ROOFLIGHTS



elevations 1-100

east inner

west inner

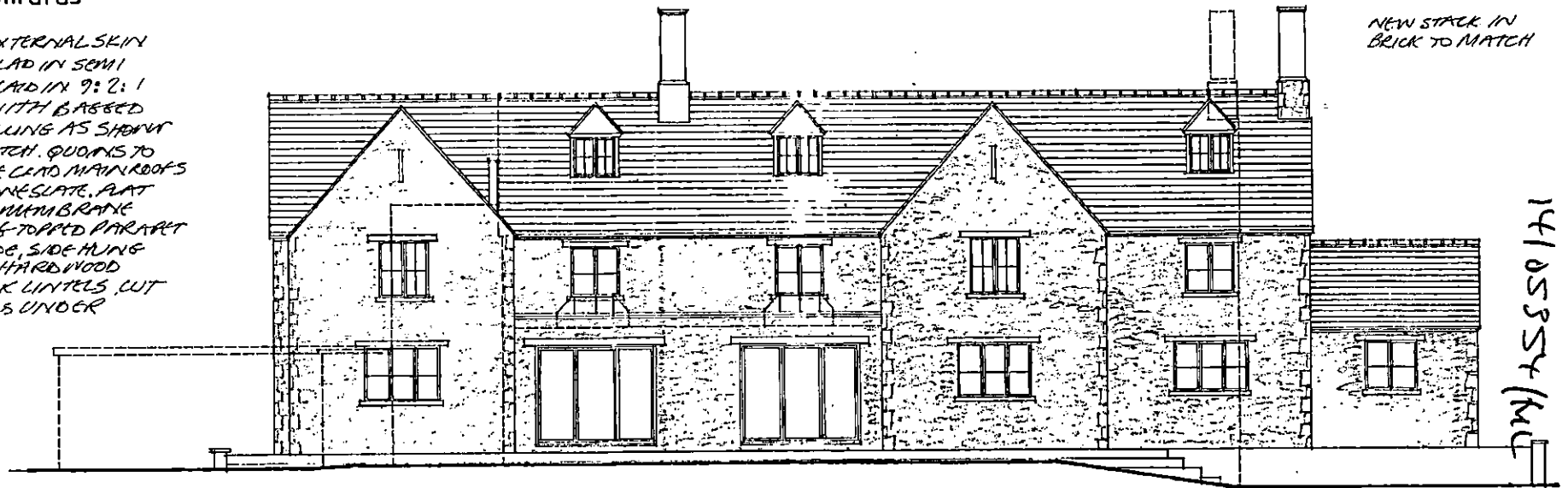
124

0 1 2 3 4 5m

notes:

STRIP OFF EX. BRICK EXTERNAL SKIN
FROM BUILDING, RE-CLAD IN SEMI
DRESSED LIMESTONE LARD IN 9:2:1
LIME MORTAR MIX WITH BAGGED
JOINTS, CRAFTED OVERLINE AS SHOWN
IN MATERIALS TO MATCH. QUOINS TO
EXTERNAL CORNERS. RE-CLAD MAIN ROOFS
IN RECONSTITUTED STONE SLATE. FLAT
ROOFS IN SINGLE PLY MEMBRANE
BEHIND STONE COPING-TOPPED PARAPET
WALLS. PORCH MADE, SIDE HUNG
CASEMENT PAINTED HARDWOOD
WINDOWS LINDER OAK LINTELS BUT
NATURAL STONE CILLIUS UNDER

NEW STACK IN
BRICK TO MATCH



south

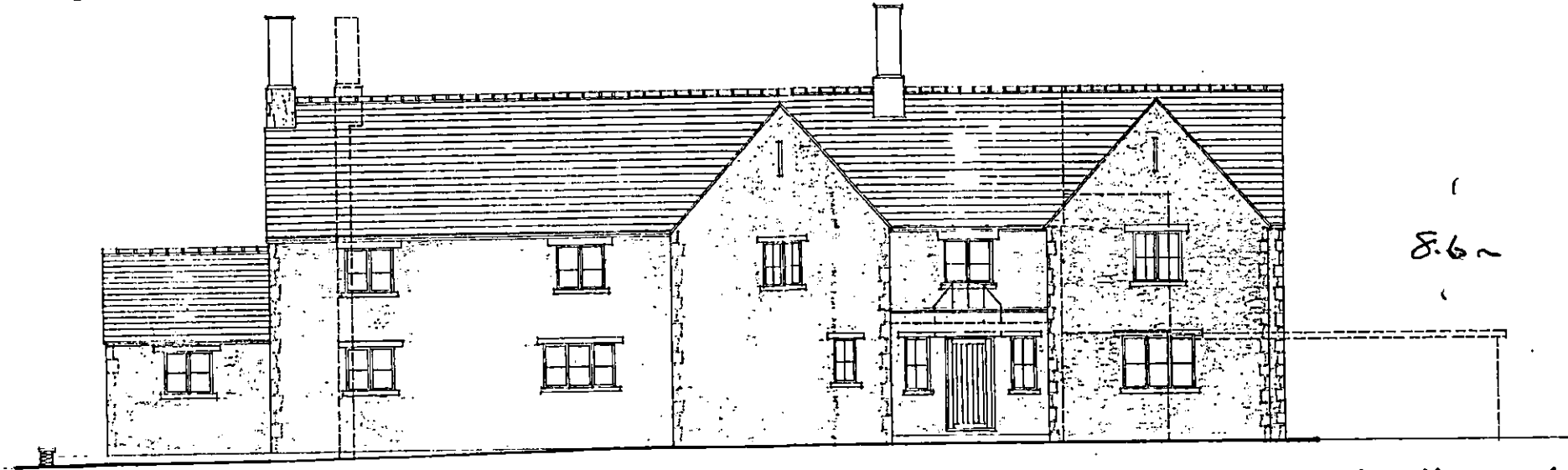
GLAZED SCREENS IN BLACK
ANODISED ALUMINIUM FRAMES

14/05/97 (KIC)

APPROVED EXTENSION

SEVERN HOUSE, UPPER ODDINGTON, GLOS.
dwelling as proposed

046-14-06

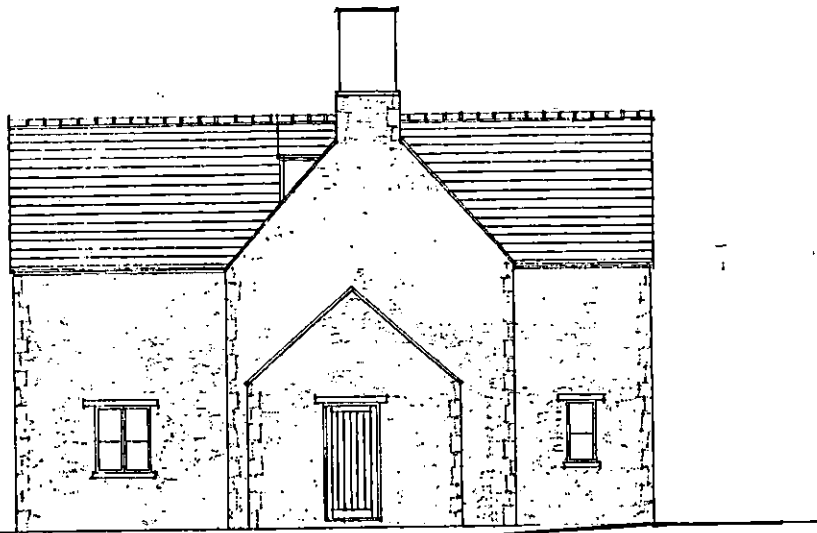


8.6m

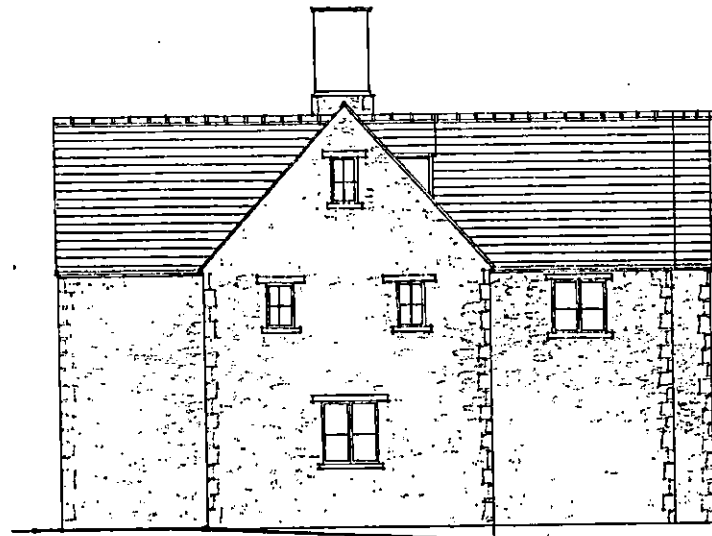
125

north

elevations 1:100
0 1 2 3 4 5m at a3

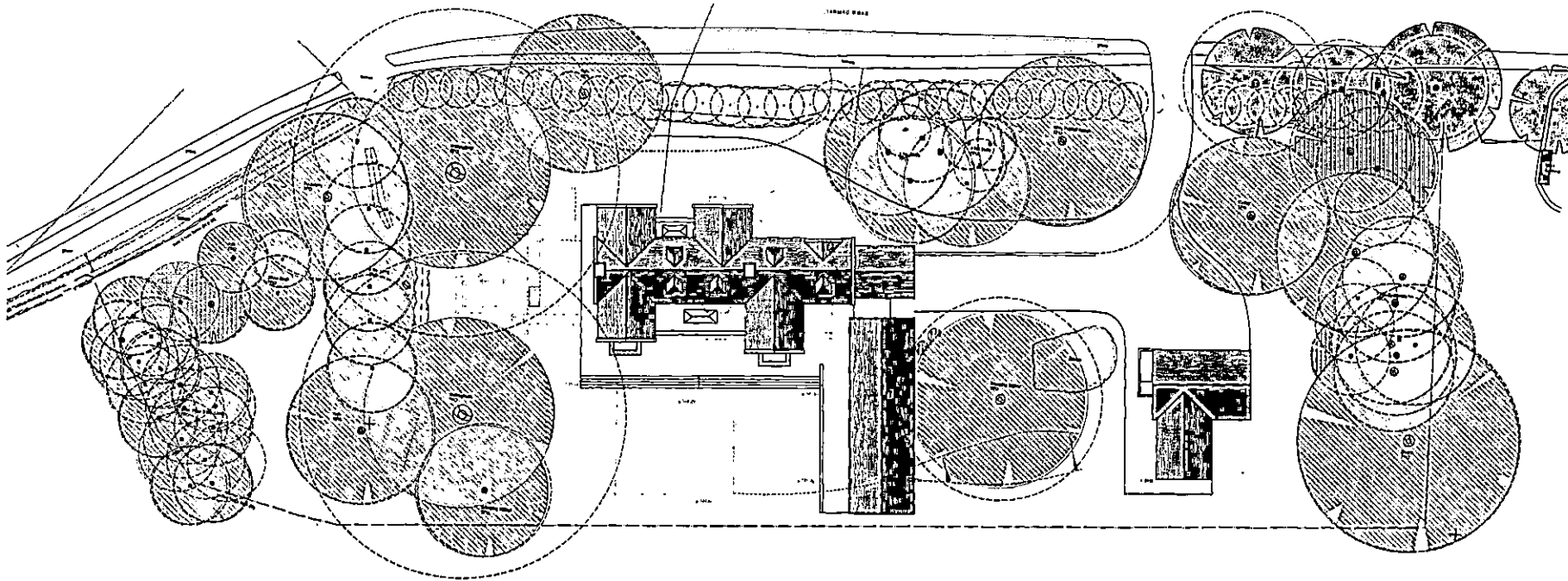


east



west

APPROVED
EXTENSIONS
14/05/24/AM
SCT



- General Notes:**
1. This drawing is to be read in conjunction with other consultants drawings
 2. Check site conditions prior to commencement of work
 3. Discrepancies must be reported directly to the Architect
 4. Do not scale off drawing, use figured dimensions only
 5. This drawing may be issued in colour, and may be a non-standard paper size



THIS SURVEY WAS UNDERTAKEN BY MIDLAND SURVEY LTD, SOUTHAM, WARWICKSHIRE
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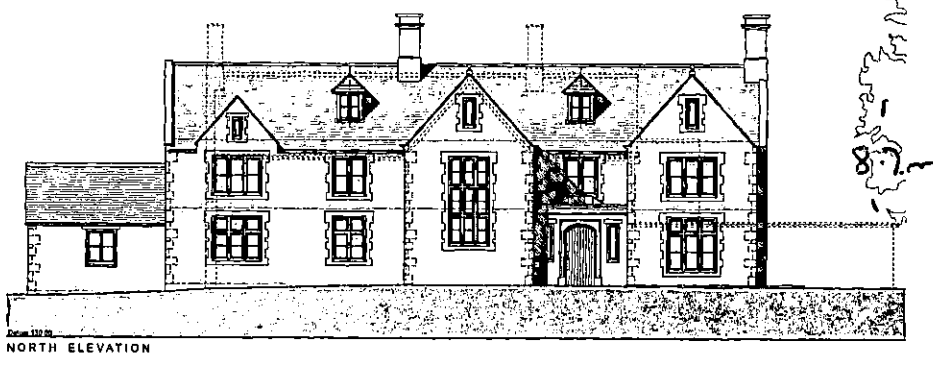
126

6.	14.02.15	Amendment of planting scheme	1/12/15
A.	15.05.15	Planning notes	2/14/15
Rev	Date	Notes	Drawn
Scale: 1:200 @ A1			
<p>Client: Mrs Gasham</p> <p>Project Address: Seven Holes, Upper Diddington, OX20 5J1</p> <p>Project Description: Implementation planning</p> <p>Drawing Title: Proposed Site Plan</p> <p>Drawing No. 2076.100</p>			
Rev.			B

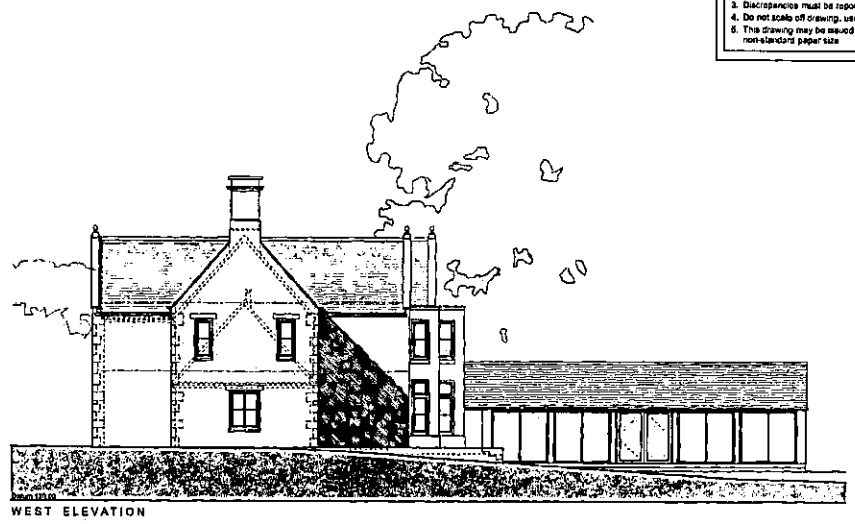
PLANTING LAYOUT

General Notes:

1. This drawing is to be read in conjunction with other consultants drawings
2. Check site conditions prior to commencement of work
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4. Do not scale off drawing, use figured dimensions only
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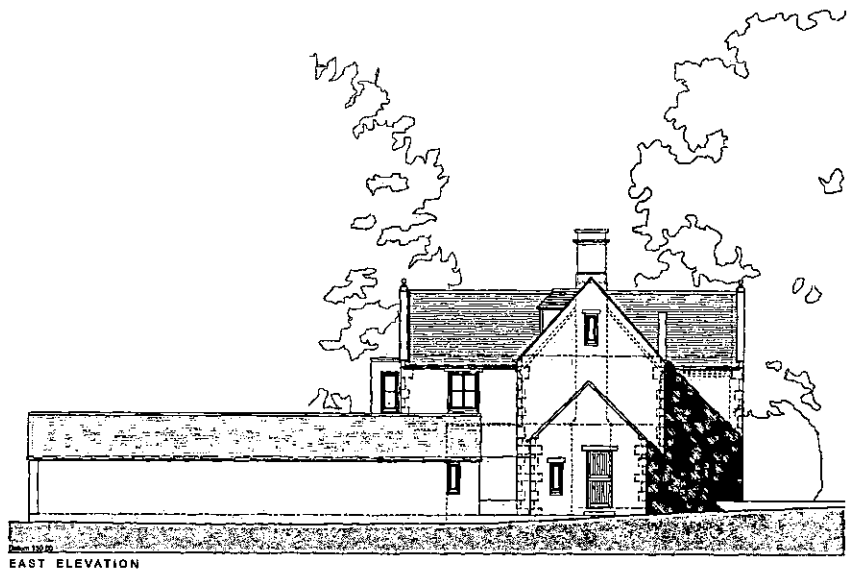
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

127

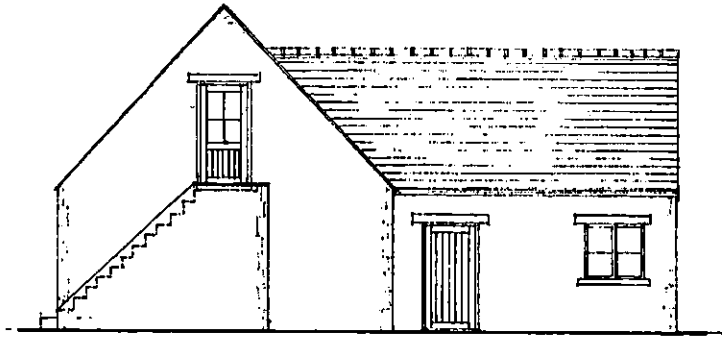
Proposed
Elevations

Rev	Description	Author	Check
0	18/03/16	Architect's Plotting	PLS
1	19/06/16	Planning Issue	PLS
2	1/08/16	Issue	Drawn
Scale: 1:100 @ A1			
DA Serial Number: 01-11			
Client: Mrs. Cadden Site Name: A Dowl Street, Carmarthen, Carmarthen, SA31 2JF Project Address: South House, Upper Gwynn, GLEB GPP Project Description: Rehabilitation Building Drawing Title: Proposed Elevations Drawing No: 2076.120 Rev: B			

Proposed

SEVERN HOUSE, UPPER ODDINGTON, GLOS.
proposed outbuilding

046.14.08
a
REVISIONS ADDED,
REMOVED
04 FEB 15

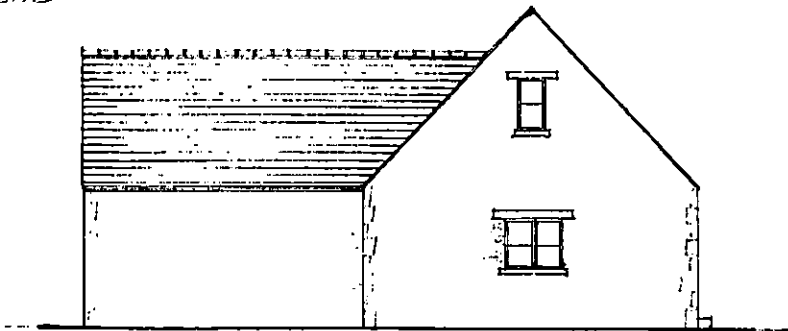


west

notes:

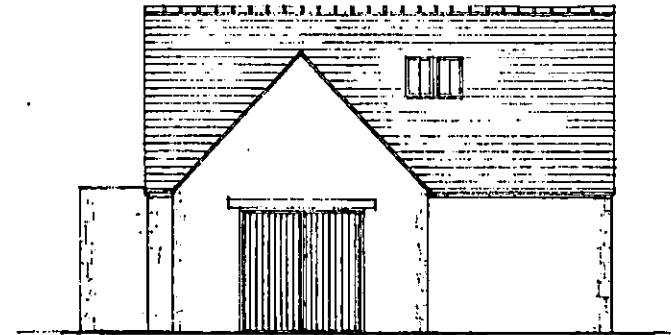
OUTBUILDING IN NATURAL
STONE TO MATCH PRESENT
DWELLING. SMALL PLAIN
COTSWOLD TILES TO ROOF.
BLACK ANODISED ALUMINIUM
RAIN WATER GOODS, BLACK
CONSERVATION ROOFLIGHTS

PAINTED, SIDE TRUSS TIMBER
WINDOWS UNDER OAK LINTELS
WITH CUT STONE CILLS



east
elevations 1:100

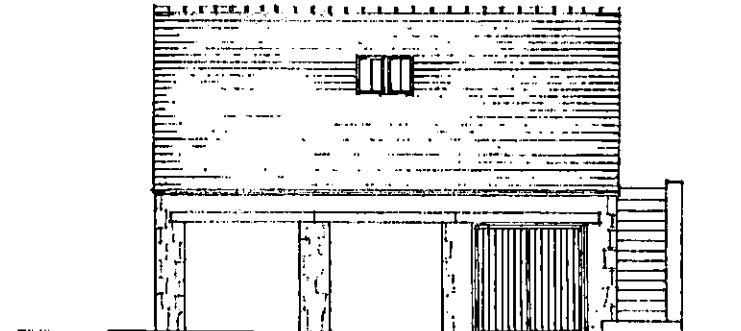
0 1 2 3 4 5m at a3



south

EXTERNAL DOORS IN VERTICAL
BOARDS AS SHOWN

128

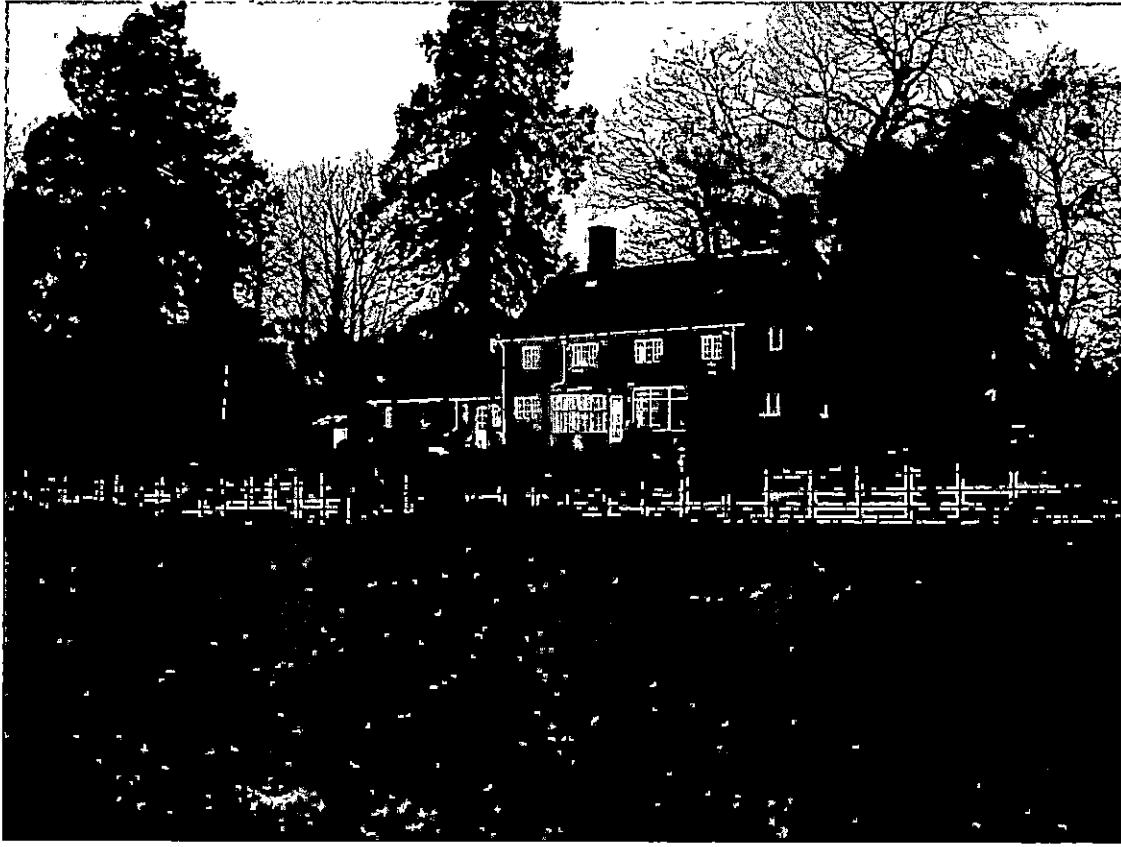


north



View from road



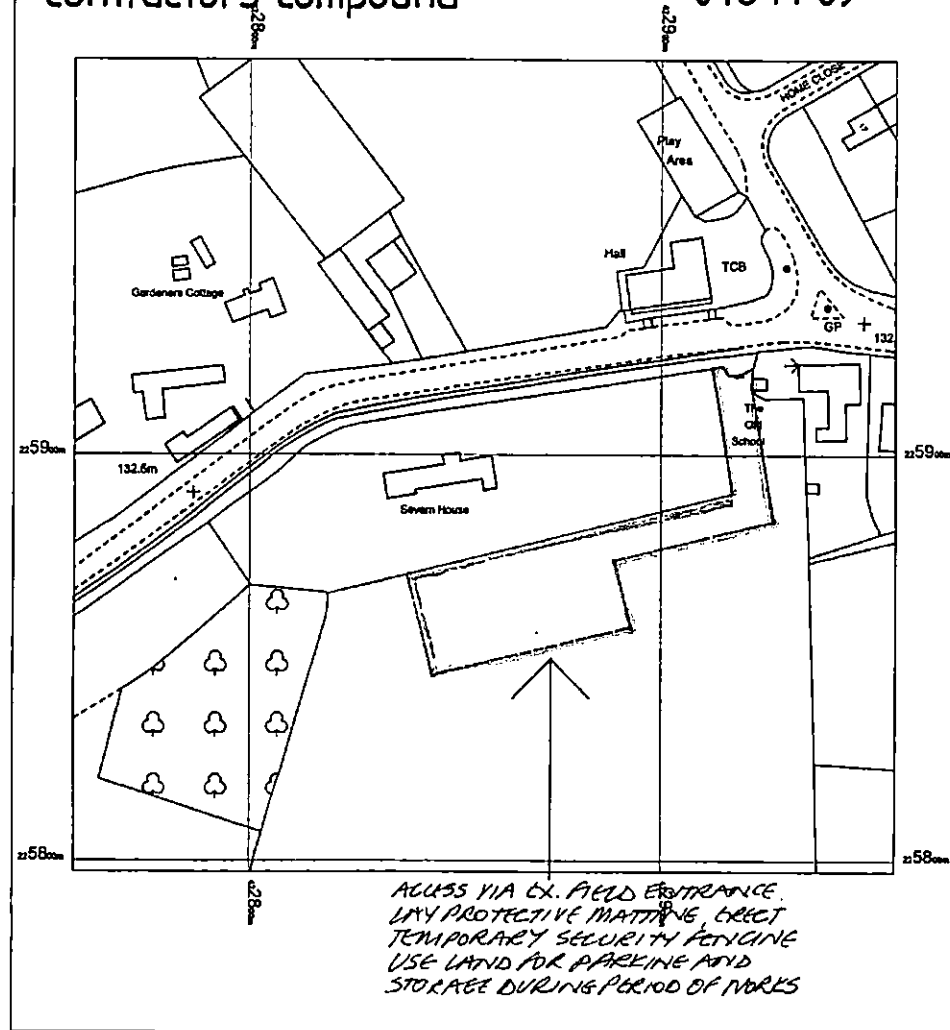


View from Public Right of Way to rear (south) of site



SEVERN HOUSE, UPPER ODDINGTON, GLOS.
contractors compound

04.6.14.09



ACCESS VIA EX. FIELD ENTRANCE.
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TEMPORARY SECURITY FENCING
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