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Item No 09:-

16/02138/REM (CT.3452/D)

**Land At 7 Empire Villas
Ashton Road
Siddington
Cirencester
Gloucestershire
GL7 6HB**

Erection of one detached dwelling (reserved matters application pursuant to the outline permission ref: 15/04480/OUT) at Land At 7 Empire Villas Ashton Road Siddington Cirencester Gloucestershire GL7 6HB

Approval of Reserved Matters 16/02138/REM (CT.3452/D)	
Applicant:	Mr B Louer
Agent:	Ken Fowler BDS
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Shaun Parsons
Committee Date:	14th September 2016
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Appearance
- (b) Landscaping
- (c) Layout
- (d) Scale

Reasons for Referral:

Cllr Shaun Parsons has referred this application to be determined by the Planning and Licensing Committee for the following reasons:

- The proposed dwelling is much too large for the size of plot, and certainly not in keeping with the village scape at this location within Siddington.
- The design of the dwelling is significantly out of keeping with the neighbouring properties.
- The proposed dwelling remains too close to 2 Park Way and will result in loss of light and privacy to that property.
- The planning committee has already given consent to the entrance to the site. However I remain very concerned that the entrance is unsuitable at an already congested and potentially dangerous junction.

1. Site Description:

The site consists of a corner plot where Ashton Road and Park Way intersect in the village of Siddington. To the north of the site adjacent to Ashton Road there is a terrace of four dwellings and to the west there is a series of semi-detached former Council houses that line the north side of Park Way. On the opposite side of Ashton Road to where the site is located there is a bus stop and a post office.

2. Relevant Planning History:

15/04480/OUT: Outline application for the erection of one detached dwelling (all matters reserved except access). Permitted, February 2016

3. Planning Policies:

NPPF National Planning Policy Framework
LPR19 Develop outside Development Boundaries
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:

5. View of Parish Council:

Siddington Parish Council object to the proposal for the following reasons:

1. The design of the dwelling is out of keeping with the neighbouring properties.
2. The proposed dwelling is too large for the size of the plot.
3. The proposed dwelling is too close to the neighbouring dwelling at 2 Park Way and will result in loss of light and privacy to that property.
4. Vehicle access to the property is unsuitable at an already congested and dangerous junction.

6. Other Representations:

Two local residents objected to the initial Reserved Matters proposal for the following reasons:

- Size of the new dwelling in relation to the size of the plot
- Overlooking/ privacy loss
- Light restriction
- Noise from new occupants of the proposed dwelling

However, no objections were received from local residents to the revised drawings.

7. Applicant's Supporting Information:

None.

8. Officer's Assessment:

Background and Proposed Development

This application is to seek approval of matters that were reserved for further consideration when the preceding outline application was permitted. The permission of the outline application confirmed that the principle of the development and the vehicular access were acceptable. The reserved matters for determination are appearance, landscaping, layout and scale, each of which will be assessed in turn below. It is important to note that access details were approved at the outline stage.

At the request of the case officer the applicant submitted a revision to the proposal, for which third parties were re-consulted. The revision was to the orientation of the dwelling and this was requested for two reasons. Firstly, re-orientating the dwelling so that it faces south was more in keeping with the pattern of the street scene to match the dwellings on Park Way which also face south. Secondly, it was considered re-orientating the dwelling would ameliorate the impact on neighbouring dwellings in terms of light restriction and overlooking.

(a) Appearance

Cotswold District Local Plan Policy 42 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. Section 7 of the NPPF 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.

The dwelling would have two storeys and would consist of a main two up two down section with a projecting wing to the rear. The main section of the dwelling would house the living and dining areas and two en-suite bedrooms above. The projecting wing would contain the kitchen at ground floor level and a third bedroom above. The total floor area of the dwelling would be approximately 140 sq.m.

The dwellings in Siddington have been built at different time periods and therefore a mix of building materials can be seen around the village. There is also range of materials within the immediate vicinity of the dwelling. Numbers 1-7 Empire Villas were built with roughcast render; the row of terraced dwellings that face Empire Villas on the opposite side of Ashton Road were built with red brick; the dwellings on Park Way are predominantly smoothcast render and other dwellings nearby have been constructed with artificial stone. It is therefore reasonable to maintain that the village does not conform to a particular house design.

The proposed dwelling is to be constructed with roughcast render to match those at Empire Villas immediately to the north of the site. There is no objection to this in principle providing a satisfactory render can be secured via condition. The additional materials including the plain concrete roof tiles are also considered to be satisfactory in this particular location and the overall appearance of the dwelling in terms of its size and symmetry of fenestration is acceptable.

It is considered that the appearance of the proposed dwelling is compliant with the design guidance contained within NPPF Section 7 and Local Plan Policy 42.

(b) Landscaping

The site has been cleared of a number of trees that were previously on site. The conifer hedge on the eastern boundary with Ashton Road has been retained to help retain privacy for the future occupiers of the dwelling. No additional landscaping has been proposed neither is it considered to be required for this particular site.

Siddington is a village located approximately one mile to the south of Cirencester and is considered to be semi-rural, i.e. it is not part of the urban area of Cirencester and is not within the AONB. The site is located on the intersection of two roads which contain a variety of dwellings. It is considered unnecessary to 'screen' the development from public view with a scheme of landscaping. The retention of the conifers at the applicant's discretion is considered to be sufficient in this particular case.

(c) Layout

The proposed layout for the dwelling has been revised during the course of this application following feedback from the case officer. The initial layout showed the dwelling facing north towards 7 Empire Villas; however this meant the west elevation would have had an overbearing impact on the rear garden of 2 Park Way (although not an overlooking issue because of the obscure glazed first floor side window). Also, it would have resulted in two bedroom windows on the principal elevation looking directly towards 7 Empire Villas.

The dwelling was re-orientated so that it would face south in the same direction as 2 Park Way, and it would be moved further south in the plot so that it is more parallel with 2 Park Way, thereby overcoming the overbearing issue to this property. The window serving the third bedroom to the rear of the proposed dwelling would face towards the side elevation of 7 Empire Villas on which there are two secondary windows at first floor level at a distance of approximately 9 metres. This rear-to-side relationship with 7 Empire Villas is considered to be less harmful than the initial rear-to-side relationship the proposed dwelling would have had with 2 Park Way (and front-to-side relationship with 7 Empire Villas) because it reduces the opportunity for overlooking and it reduces the overbearing impact. The third bedroom would only face secondary windows of 7

Empire Villas and this property is also within the applicant's ownership. Any future occupier of either property would be purchasing on a 'caveat emptor' (buyer beware) basis.

The revised layout is also considered to be an improvement in terms of its appearance within the street scene. The initial layout had the dwelling with its back to the street; whereas now it would face the street at a similar angle to the dwellings on Park Way. It is therefore judged that the revised layout is acceptable in design terms and in terms of protecting the amenity of neighbouring residents. The proposal accords with the guidance contained within Section 7 of the NPPF and Local Plan Policies 42 and 46.

(d) Scale

The outline permission was conditioned so that the dwelling is to have a maximum of two storeys and the drawings show that this has been adhered to. The dwelling is of a similar height to its neighbours and it would be constructed on a similar sized plot and would benefit from a similar amount of amenity space. The scale of the development is considered to be appropriate for the site and its surroundings.

9. Conclusion:

The outline permission established the principle of erecting a dwelling at this site was acceptable and the detailed vehicular access was also approved at that stage. An assessment of the reserved matters has found that the revised scheme requested by the case officer is also acceptable in terms of its appearance, landscaping, layout and scale. The proposal is therefore recommended for approval in accordance with Cotswold District Local Plan Policies 19, 38, 39, 42, 45 and 46 in addition to the relevant guidance contained within the National Planning Policy Framework.

10. Proposed conditions:

The development hereby approved shall be implemented in accordance with the following drawing numbers: 23125/5/2015 REV D and 2351/1/2016 REV E.

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 render of at least one metre square in size showing its proposed texture and colour 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.

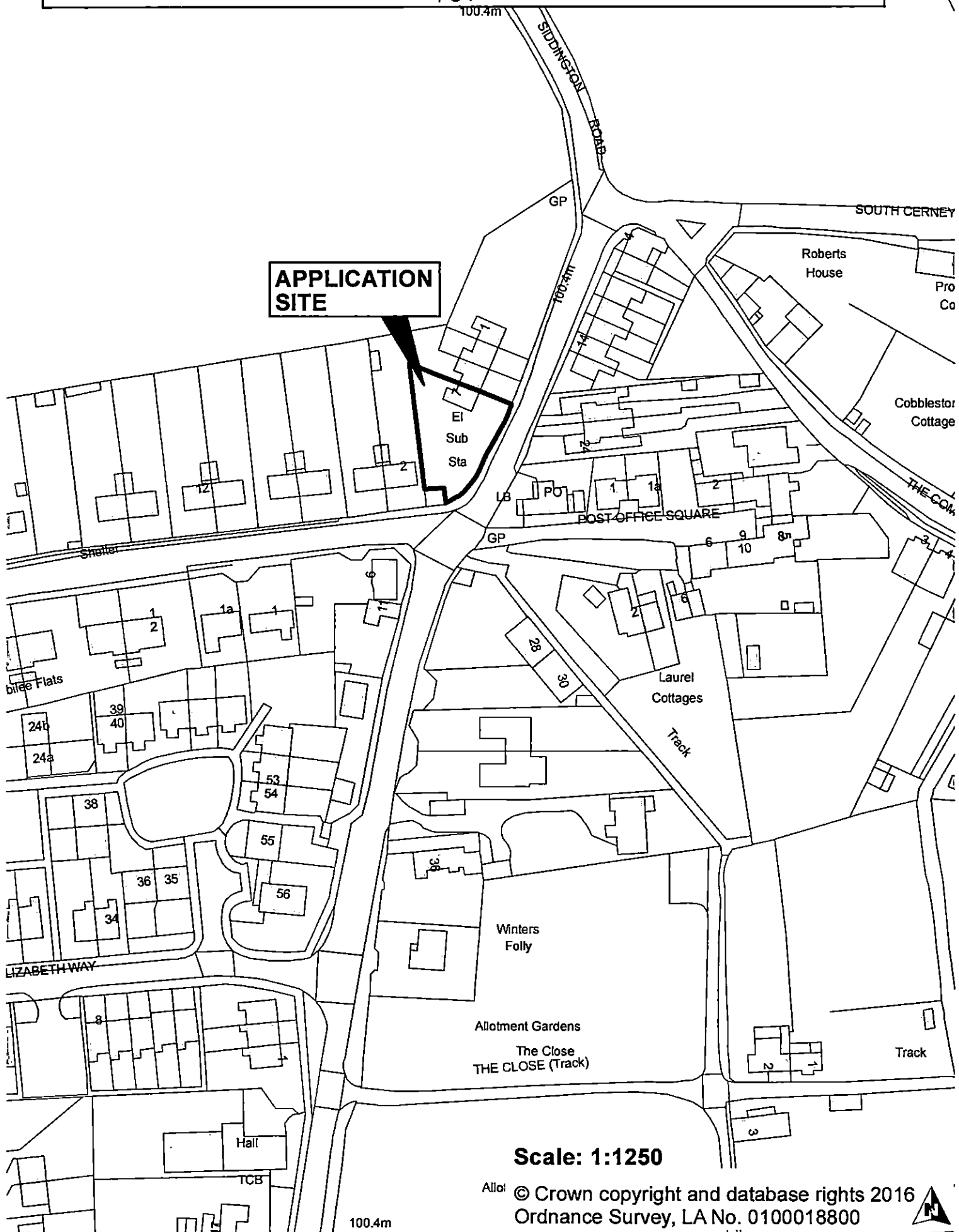
Reason: To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure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

Land at 7 Empire Villas, Ashton Road, Siddington

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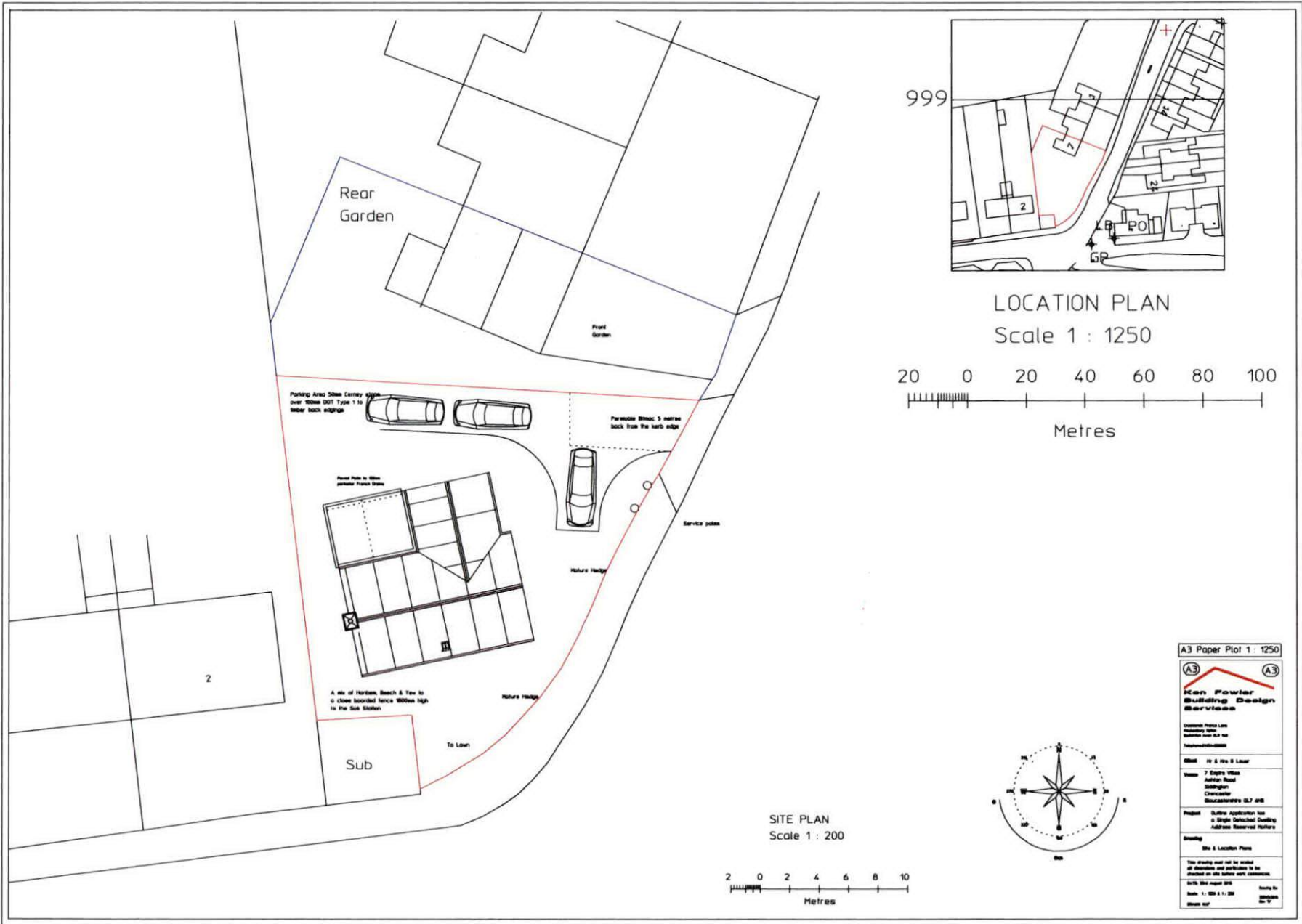
APPLICATION SITE



Scale: 1:1250

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Ordnance Survey, LA No. 0100018800





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A3 Paper Plot 1 : 1250

A3 **A3**

Kerry Fowler
Building Design Services

Registered Professional
Residential Planning
Architectural Services
15/01/2018

Client Mr & Mrs B Lewis

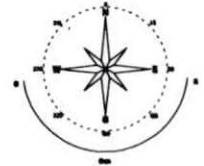
Value 7 Digit Value
Aurora Road
Bridgton
Christchurch
Dunedin 817 #88

Project Subdivision Application for a Single Detached Dwelling
Address: Riverside Heights

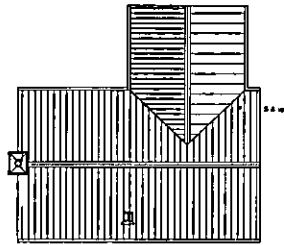
Working Site & Location Plans

This drawing set will be issued at intervals and particular to be checked on site before work commences.
With this report only.

Scale: 1: 200 & 1: 1250
Date: 15/01/2018
Sheet No: 1/1



(For Town & Country Planning Purposes Only)



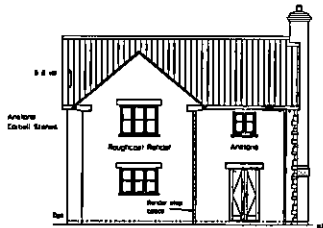
ROOF PLAN

Finishes

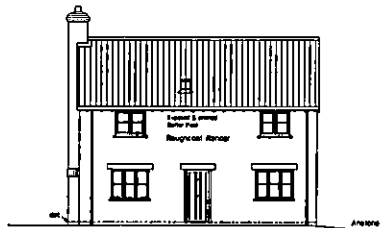
- Roof: Redland 49 Tile colour Antique Red
- Walls: Forticrete Anstone colour Buff to an approved sample
- Band course, as above
- Forticrete Architectural lintels over Windows & Doors
- Forticrete, Stopped Gills to windows
- Roughcast render to Stainless steel beads.
- Windows uPVC casements, colour WHITE

Cast Rain Water Goods

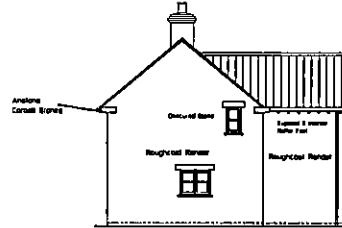
Flashings in Code 4 lead



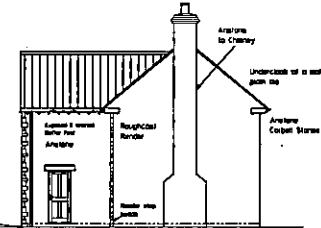
REAR ELEVATION North



FRONT ELEVATION South

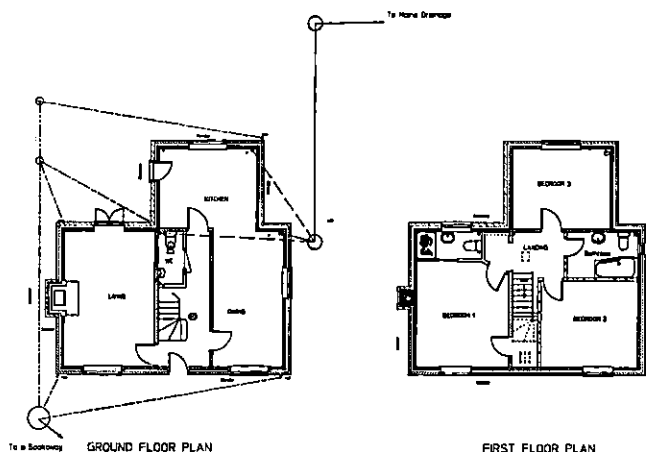


East ELEVATION West



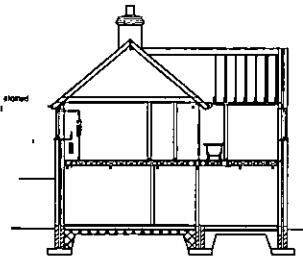
SIDE ELEVATION West

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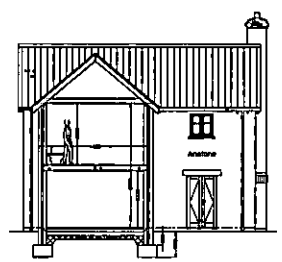


GROUND FLOOR PLAN

FIRST FLOOR PLAN



A TYPICAL SECTION



TYPICAL SECTION

Kan Fowier Building Design Services

Crosswells Prince Lane
Peckhamby Lane
Bosworth Avon CV8 3W
Telephone 01454 28299

Client: Mr & Mrs D Lough

Vendor: 7 Empire Villas
Ashton Road
Siddington
Oxfordshire GL7 5HD

Project: Single Detached Dwelling
Addressing: Reserved Matters

Drawing: Plans, Elevations & Sections

This drawing must not be accepted
all dimensions and particulars to be
checked on site before work commences

DATE: 28 August 2015 Drawing No:
Scale: 1:100 100/1000
DRAWN BY: BII

