

Item No 10:-

16/03886/FUL (CT.0516/C)

**Glebe Cottage
Notch Road
Winstone
Gloucestershire
GL7 7JU**

Item No 10:-**Proposed garden room (amendment to planning permission 15/05367/FUL for proposed extensions and alterations) at Glebe Cottage Notch Road Winstone Gloucestershire GL7 7JU**

Full Application 16/03886/FUL (CT.0516/C)	
Applicant:	
Agent:	Abberley Design Limited
Case Officer:	Joanne Reeves
Ward Member(s):	Councillor Nicholas Parsons
Committee Date:	9th November 2016
RECOMMENDATION:	PERMIT subject to conditions

Main Issues:

- (a) Principle of Development
- (b) Scale and Design
- (c) Residential Amenity
- (d) Cotswold AONB

Reasons for Referral:

The application is brought before the Planning Committee in accordance with the Council's adopted scheme of delegation as the applicant is a serving elected Member of Cotswold District Council.

1. Site Description:

The property to which this application relates is known as "Glebe Cottage". Glebe Cottage is located on the eastern edge of the village of Winstone. Whilst Winstone is not a settlement that benefits from an adopted development boundary, it does have a Conservation Area. Having regard to the proposals map of the adopted Cotswold District Local Plan 2001-2011, it is noted that Glebe Cottage is not located within, or adjacent to, the Conservation Area boundary. The cottage and its residential curtilage are, however, located within the Cotswold Area of Outstanding Natural Beauty (AONB).

Glebe Cottage is not a listed building and forms part of a row of modern detached dwellings built in large plots to the north and south of Notch Road. Having been built in the 1950s, Glebe Cottage is of modern construction and is not considered a non-designated heritage asset in the context of Section 12 of the National Planning Policy Framework (NPPF).

A Public Right of Way (PROW) runs the length of the western boundary of the site. The PROW provides a connection between Notch Road to the north and Croft Farm to the south. Croft Farmhouse and its associated barns are Grade II listed, however there is little visual connection between the two and Officers are satisfied that the proposal will not impact on the setting of the listed buildings. Furthermore, the proposal comprises alterations to an existing residential dwelling, and is therefore consistent with the existing use and character of the site.

2. Relevant Planning History:

15/05367/FUL Proposed extensions and alterations. Permitted 15/02/2016.

3. Planning Policies:

LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve
 NPPF National Planning Policy Framework

4. Observations of Consultees:

None consulted.

5. View of Town/Parish Council:

Winstone Parish Council has "no objections".

6. Other Representations:

None received to date.

7. Applicant's Supporting Information:

Design and Access Statement.
 Site Location Plan.
 "As Approved" Plans (15/05367/FUL).
 Proposed Plans.

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

Planning permission was approved earlier this year to extend and alter Glebe Cottage (Ref: 15/05367/FUL). The approved works principally consisted of an extension to the rear and side of the main dwelling over two storeys, and provided for a new kitchen/dining room, hall, utility and additional bedroom.

The current application seeks to amend planning permission 15/05367/FUL by adding a garden room.

(a) Principle of development

The proposed garden room would extend off the rear wall of the original dwelling and a wall forming a side elevation (east) of the recently approved two storey extension. As the principle of extending the dwelling has already been established, and planning permission 15/05367/FUL implemented, the acceptability of the amended proposal will depend on its compliance with the relevant local and national planning policies.

(b) Scale and design

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 the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity materials and craftsmanship.

Paragraph 56 of Section 7 the NPPF highlights the importance the Government attaches to "good design"; considering it to be a key aspect of sustainable development, which is indivisible from good planning, and should contribute positively to making places better for people.

As discussed above, the site already benefits from planning permission for the erection of a two storey extension to the rear and side of the existing dwelling. This extension has been designed

in a manner that is considered visually subservient to and in keeping with the scale and character of the existing dwelling. Its location primarily to the rear of the dwelling is also considered appropriate. Whilst the approved extension, once built, would be visible from public vantage points, and in particular on the approach from the east along North Road, the stepped roof design has reduced its overall scale and massing and as such resulted in a subservient addition. This in turn has lessened its visual impact. A mature hedgerow will provide screening when viewed from the PROW to the west, and is shown as being retained on the submitted plans. Moreover, those elements that would be visible are considered to be of a scale, design and massing that is appropriate to the existing dwelling, and its wider setting.

The construction of the approved extension, together with the re-facing of the original dwelling in natural stone, is also considered to be an enhancement.

The proposed garden room would be located to the rear of the original dwelling and extend off the east facing side elevation of the approved two storey rear extension. It would have a simple lean-to design and comprise a timber framed structure under a concrete tiled roof (to match the previously approved and existing). It would have an external footprint of less than 10.5 square metres. Accordingly, its scale and design is considered proportionate to and in keeping with the scale and character of the existing dwelling and that of the two storey extension to which it would also be attached. As such, the proposed development is considered to accord with the objectives of Local Plan Policy 42 and Section 7 of the NPPF.

(c) Residential amenity

Local Plan Policy 46 states that "the design and layout of new residential development, including change of use, sub-division and extensions to existing dwellings, should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight and adequate private outdoor living space".

Furthermore, a core planning principle of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

The plot size of the existing dwelling is considered large enough to accommodate both the approved two storey extension and the proposed garden room without appearing cramped or overdeveloped.

With regards to potential loss of privacy and/or overbearing impact, it is noted that there are no first floor windows in the side elevation of the neighbouring property to the west ("Stockenbury"), which sits slightly forward in its plot to the host dwelling. In addition, the only upper floor window in the side elevation of the approved two storey extension would serve an en-suite. For these reasons, the approved two storey extension was not considered to give rise to an unacceptable level of overlooking or loss of privacy. Furthermore, given the side-on relationship between the properties, the scale of the extension and the separation provided by the PROW, the extension would not "loom" or overbear.

The proposed garden room's location to the east side of the approved two storey extension would prevent it from having a detrimental impact on the private amenity space or outlook of the occupants of "Stockenbury" to the west, from which it would be largely hidden.

In view of the above, officers are satisfied that the proposed development would not have an adverse impact on the amenities currently enjoyed by the occupants of neighbouring residential land, and would therefore accord with the requirements of Local Plan Policy 46 and paragraph 17 of the NPPF.

(d) Cotswold AONB

The application site is located within the Cotswold Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that the relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

Paragraph 17 of the NPPF states that the planning should recognise "the intrinsic character and beauty of the countryside", and paragraph 109 that the planning system should contribute to and enhance the local and natural environment by protecting and enhancing valued landscapes. Paragraph 115 states that great weight should be given to conserving and landscape and scenic beauty in Areas of Outstanding Natural Beauty.

As a result of its domestic setting, subservient design and close relationship to the existing built form, the two storey extension would not represent an unacceptable encroachment into the open countryside. As such, there would be no adverse impact on the character or setting of the Cotswold AONB. Similarly, given its scale and design, the visual impact of the proposed garden room would also be minimal.

Conclusion

In conclusion, the design, scale and massing of the proposed development is considered to be appropriate to the existing dwelling, the site and its context and would not have an unacceptable impact on the landscape character or scenic beauty of the AONB. The development is therefore considered to accord with the objectives of Local Plan Policy 42 and paragraph 115 of the NPPF. Similarly, the development is also considered acceptable having regard to Local Plan Policy 46 and paragraph 17 of the NPPF in that it would not have a detrimental impact on the amenities currently enjoyed by the occupants of neighbouring land, and in particular the occupants of "Stockenbury" to the west.

10. Proposed conditions:

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (Drawing No. 3/7/2015 - SLP) and Proposed Plans (Drawing No. 3/7/2015/8).

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

3. The materials to be used for all new roof structures hereby permitted, including the proposed dormer windows, shall match those used in the existing building.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42 and paragraph 115 of the National Planning Policy Framework, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

4. All door and window frames shall be recessed to match the existing door and window frames in the existing 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 Policy 42 and paragraph 115 of the National Planning Policy Framework.

5. 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 Policy 42 and paragraph 115 of the National Planning Policy Framework.

6. The external windows and doors shall be painted/finished in a colour that accords with the Cotswold Design Code and shall thereafter be permanently retained in the approved colour/finish. If an alternative colour/finish is to be used then this shall be first submitted to and approved in writing by the Local Planning Authority. The approved colour/finish shall thereafter be permanently retained as approved.

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 and paragraph 115 of the National Planning Policy Framework. The Cotswold Design Code sets out a number of colours appropriate for window and doors finishes in the Cotswolds.

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NOTES

NOTE: THESE PLANS ARE TO BE USED IN CONNECTION WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT FOR THE CONSTRUCTION OF THE WORK.

1. ALL WORK TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.

2. ALL MATERIALS TO BE OF THE BEST QUALITY AND TO BE APPROVED BY THE ARCHITECT.

3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME.

4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.

5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.

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SCALE: 1/4" = 1'-0"

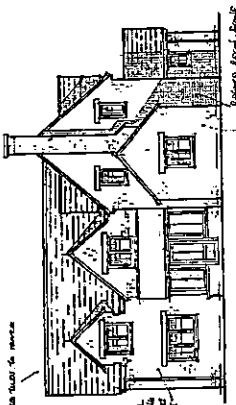
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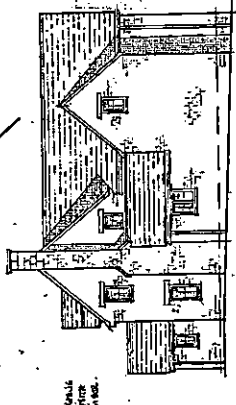
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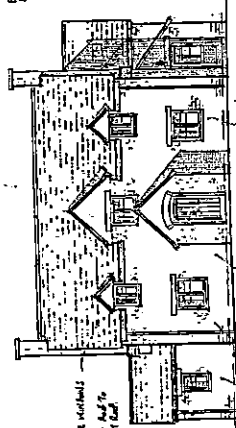
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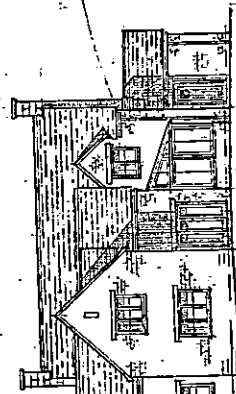
Proposed East Elevation



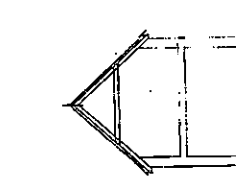
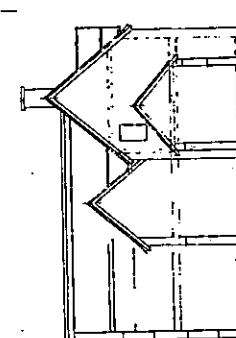
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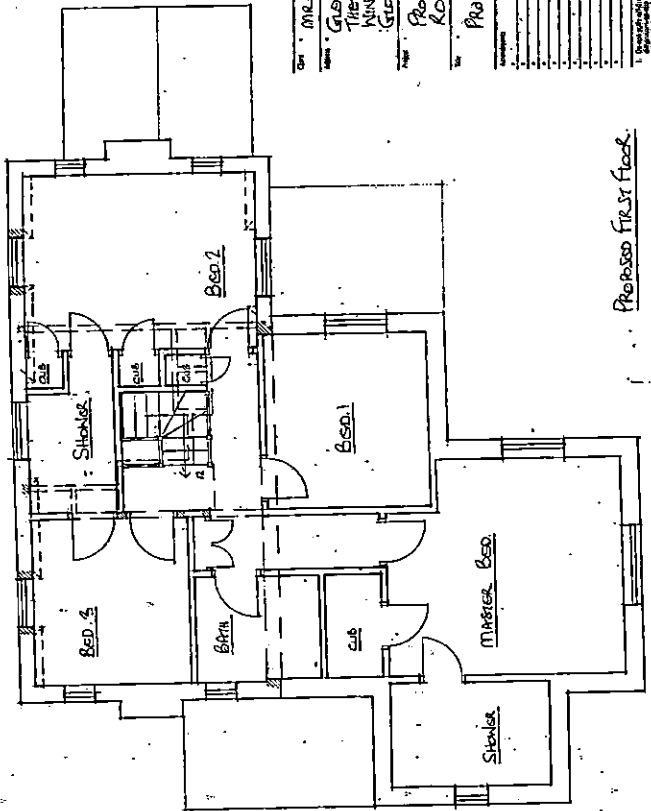
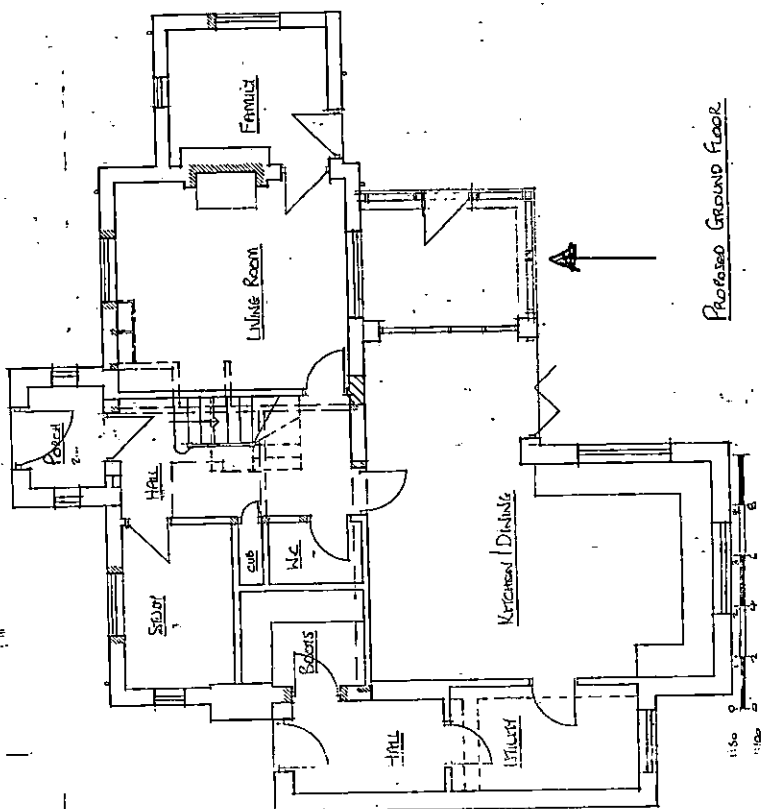
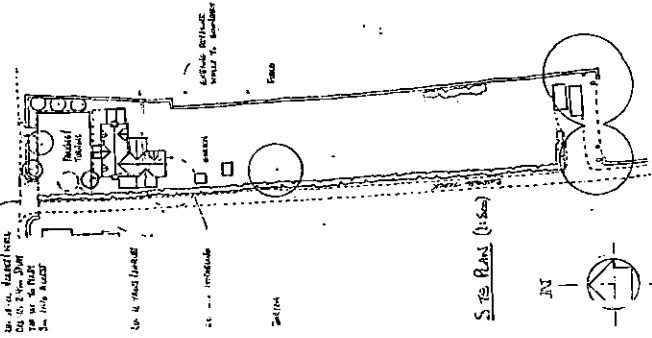
Proposed North Elevation



Proposed South Elevation



PROPOSED GARDEN ROOM



Mr. & Mrs. S. Parsons
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Proposed Garden Room

Proposed Plans

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