

Item No 16:-

16/04343/FUL (CT.4936/1/C)

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

Item No 16:-

**Extension to the south elevation and partial loft conversion, including a roof dormer to the front and increasing a section of the main ridge height to match the existing
at The Close
The Croft Fairford**

Full Application 16/04343/FUL (CT.4936/1/C)	
Applicant:	Ms H G Josefina Price
Agent:	Corinium Architectural Services
Case Officer:	Scott Britnell
Ward Member(s):	Councillor Abigail Beccle
Committee Date:	14th December 2016
RECOMMENDATION:	PERMIT

Main Issues:

The impact of the proposed development upon: -

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

Reasons for Referral:

Councillor Beccle has referred this matter to the Planning Committee for the following reasons: -

"When this application was considered at Planning Committee previously, it was refused due to the impact on the surrounding listed buildings within the conservation area of Fairford. The Committee also agreed that they would prefer to see an increase in the footprint of the building rather than any increase to the height.

Whilst the applicant has made changes to the application, which will slightly decrease that impact, I don't believe the changes give enough consideration to the buildings location or to the Committees previous comments.

I would therefore, like this application to appear before the Planning Committee again. I don't think a site visit is required, as they have already seen it.

I would very much like the Committees opinion as to whether or not the changes proposed are significant enough.

Again, my reasons are "impact on surrounding listed buildings within a conservation area".

1. Site Description:

The Close is an unlisted detached bungalow occupying an unusual location, surrounded by other dwellings and has no obvious street frontage. The property is accessed from the Croft to the north via a driveway running between Croft Cottage and Linden House, the latter of which is 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 (all to the

south). The application site is not in the Cotswold Area of Outstanding Natural Beauty but is within the Fairford Conservation Area.

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.

16/01839/FUL Demolition of existing conservatory and bay window, first floor extension and re-modelling and partial loft conversion: Refused 20 September 2016 for the following reasons: -

“By virtue of its location in close proximity to the listed building, its height and scale, the proposed development would harm the setting of Linden House and when viewed from within the conservation area, would fail to preserve the character and appearance of the locality. The significance of the designated heritage assets would be diminished and whilst the level of harm would be less than substantial in the context of Paragraph 134 of the NPPF, it would nevertheless be considerable and it is considered that the public benefits that would accrue from the proposed development would not outweigh this harm. The proposals are therefore contrary to Sections 66(1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the provisions of Section 12 of the NPPF and Policies 15 and 42 of the Cotswold District Local Plan.”

3. Planning Policies:

LPR15 Conservation Areas

LPR18 Development within Development Boundaries

LPR42 Cotswold Design Code

LPR46 Privacy & Gardens in Residential Development

NPPF National Planning Policy Framework

4. Observations of Consultees:

Conservation Officer:

Comments have been incorporated into the Officer's Assessment but in brief the proposals are supported, subject to the following conditions: -

- Roof and walls materials to match existing
- All new external joinery should be constructed of timber
- All new windows to be recessed by 75mm minimum
- No bargeboards or fascias
- Design details of window external doors and rooflights (including scaled cross sections were applicable)

5. View of Town/Parish Council:

No comments received at the time of preparing this report.

6. Other Representations:

An objection has been received from the occupants of the neighbouring property at Linden House. The grounds of objection are summarised below. A copy of the full comments can be viewed on the Council's web-site or by contacting the case officer.

1. The impacts on the surrounding listed buildings within the conservation area
2. The insertion of 2 windows within the kitchen would result in an invasion upon our privacy

The above matters are addressed in the Case Officer's Assessment.

7. Applicant's Supporting Information:

Design and Access Statement, Heritage Statement, Response to objection dated 25 November 2016. These documents can be viewed on the Council's web-site or by contacting the case officer.

8. Officer's Assessment:

Proposals

This application seeks planning permission for an extension of the living accommodation to the south elevation, including the raising of a section of the roof to effectively facilitate a first floor, and a roof dormer to the front.

(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 the development 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 appearance. The design, form and scale of the proposals, both the extensions to the south elevation and the roof works, are acceptable.

The fenestration and doors are appropriately designed, scaled and configured. The application form indicates that the windows would be finished in timber, which would improve the appearance of the current UPVC windows, and would be secured through condition. A condition would also require that they be recessed by 75mm to ensure that their appearance is sympathetic; this requirement shall also be applied to new external doors. 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, if approved, would be assimilated successfully with the existing building.

Two sun pipes are indicated upon the north elevation to provide light into the new first floor landing area. These are acceptable in principle, but given the sensitive location of the host property full details would be required by condition. Roof lights are also proposed, which would be required by condition to sit flush within their host roof slope. In addition, full details of the rooflights, as well as the windows and doors would be required to ensure that their design and detailing are sympathetic to the host building and its sensitive surroundings. For the same reason a condition would be attached to any planning permission that no bargeboards or fascias should be installed.

Subject to the above planning conditions the proposals are acceptable. The impact upon the character of the host property would be positive, improving its current poor form and haphazard 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 however 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. Local Planning Policy 15 is also relevant in the assessment of these proposals.

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.

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 raising in height of the south section of the main roof, due to the gabled extension, and the other extensions to the south of the building would be visible from within the garden of Linden House and would be viewed in conjunction with the southern part of Linden House.

It is considered that the form of the extended and raised section of the building would not be contrary to the character of the area. In addition, the section of the bungalow closest to, and facing, the listed Linden House would not be raised under this application. The proposals therefore would not 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 would be visible in conjunction with the proposed two storey principle elevation of The Close. The altered bungalow

would, however, appear as a modest traditional cottage within the context of this yard. Provided design details are controlled through condition, to be appropriate to the historic setting, the proposals would not impact negatively upon the character of the yard or the hierarchy of Linden House within the group of buildings around it.

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 roof and the extension works would not have a negative impact upon the character or appearance of the conservation area and in addition would be barely perceivable from the public realm.

In terms of the reason for refusal attached to planning application 16/01839/FUL, the proposals assessed herein are considered to overcome those concerns. They would result in a more compact and less intrusive development than was previously applied for.

The proposals comply 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.

(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 by these proposals. 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 to Linden House.

The west facing wing of The Close runs in a north to south orientation, away from Linden House. The section of roof to be raised is on the opposite side of the property (it is in fact the roof of the gabled extension to the south elevation) and will match the higher, existing ridge line. It is adjudged that this would not result in an unacceptable sense of overbearing or enclosure given the relationship between the two properties.

The gardens of Linden House are significant, wrapping around and extending beyond the east boundary of the application site. While the proposals would be visible from the garden at Linden House, it is sufficiently separated and the roof would pitch away. In addition the height, scale and massing of the flat roof and gable extensions are such that the proposals would not result in significant overbearing or a sense of enclosure upon the neighbouring garden.

While Linden House sits due north of The Close, any overshadowing impacts resulting from these proposals would likely fall upon the host property itself and would not extend significantly to Linden House or its gardens.

There are two windows proposed at ground floor within the north elevation, which is the closest part of the host property to the most private outdoor space benefitting Linden House. These windows are subject to point 2 of the objection letter from the occupants of that dwelling. A

review of the site history has not revealed any conditions removing permitted development rights for new windows to The Close and so the LPA has no control over those proposed as part of these works.

To the west there are 2 windows at first floor shown on the proposed elevation. The dormer window would serve a bedroom, while the second would serve a bathroom. Both would look out over the front garden of the application site and would not serve principle living areas. 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.

To serve bedroom 4, a window would be inserted into the south elevation at first floor. 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.

Three rooflights are proposed and these would be located in positions that would not afford views over any neighbouring property.

Given the unusual 'landlocked' position of the application, officers consider that it is reasonable and necessary to remove permitted development rights for further first floor windows and roof lights. 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 significant adverse impacts or harm to the living conditions for occupants of neighbouring and nearby properties. The application therefore 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 P date stamped 7 November 2016

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

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, windows and external doors 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, windows and external doors shall 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 new rooflights shall be of a design which, when installed, shall not project forward of the roof slope in which the rooflights are located.

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

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.

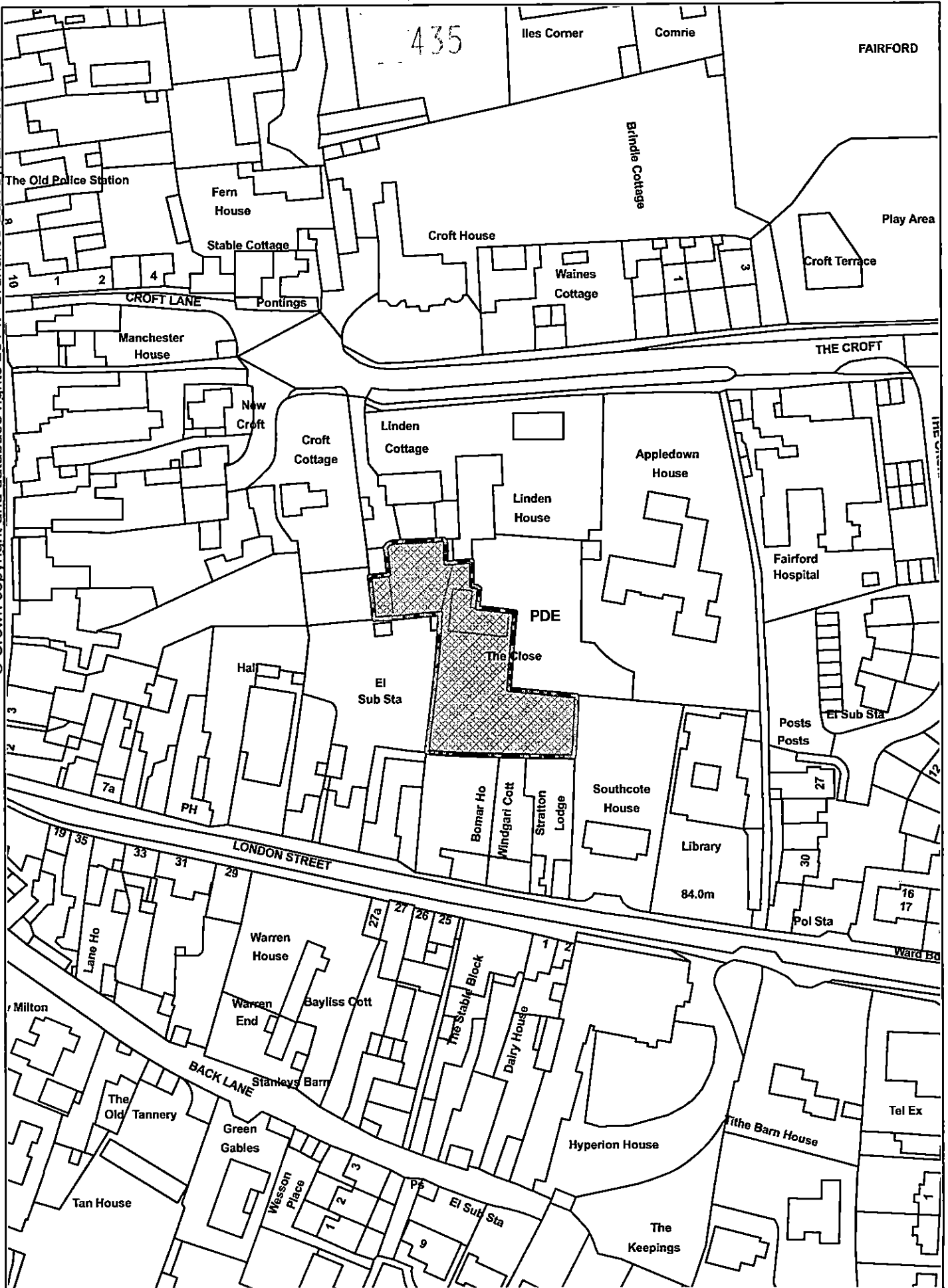
The sun pipes shall not be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

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

All external doors and windows shall be recessed by a minimum of 75mm into the external walls of the building. The windows shall also be of timber construction 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 Policies 15 and 42.



The Close Fairford
Organisation: Cotswold District Council
Department:

Date: 30/11/2016 Scale: 1:1250



