

Item No 08:-

16/04656/FUL (CD.2518/G)

**Greenfields
Little Rissington
Cheltenham
Gloucestershire
GL54 2NA**

Item No 08:-

Proposed replacement outbuilding at Greenfields Little Rissington Cheltenham Gloucestershire

Full Application 16/04656/FUL (CD.2518/G)	
Applicant:	Mr Mark MacKenzie-Charrington
Agent:	
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Mark MacKenzie-Charrington
Committee Date:	11th January 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Impact on the Setting of the Listed Building and Cotswold AONB
- (b) Impact on neighbouring living conditions

Reasons for Referral:

The applicant is a District Councillor, Cllr Mark MacKenzie-Charrington.

1. Site Description:

Greenfields is a grade II listed building. The site lies just outside the village of Little Rissington. The property also sits within the Cotswold Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

No relevant planning history

3. Planning Policies:

LPR19 Develop outside Development Boundaries
 NPPF National Planning Policy Framework
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer - included within the officer assessment

5. View of Parish Council:

No comments at time of writing report

6. Other Representations:

No representations submitted at time of writing report

7. Applicant's Supporting Information:

Design and Access statement

8. Officer's Assessment:

Proposals

The application is for a proposed replacement domestic outbuilding. The design of the building is simple and linear in form, with a pitched roof and would be of timber construction.

(a) Impact on the setting of the listed building and Cotswold AONB

Greenfields is a Grade II Listed Building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving its setting, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works.

Policy 42 of the Local Plan 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.

The existing structure is of no special interest, and is in a poor condition set away from the listed property. There are no objections in principle to an outbuilding in this location or to the form and scale of proposed outbuilding. The new outbuilding would appear functional and in-keeping within this domestic setting.

Horizontal timber boarding is proposed as the cladding treatment to the walls, which would be considered appropriate, subject to a sympathetic finish, which can be conditioned. The proposed roofing material is a green mineralised felt, whilst this is not a traditional roof covering. It is commonly permitted on small standard domestic sheds within the gardens of listed buildings, taking this into account given the size and siting of the outbuilding it is considered that the proposed structure would preserve the setting of the listed building, sustaining its significance as a designated heritage asset, and meeting the general requirements for high quality design.

The site is within an Area of Outstanding Natural Beauty, where Paragraph 115 of the NPPF requires consideration of conserving landscape and scenic beauty. When taking into consideration the existing boundary treatments in proximity to the site, the overall size of the building and the low ridge height of the building the erection of the new outbuilding would not have an adverse effect upon the landscape quality or visual amenities of the area.

(b) Impact on neighbouring living condition.

Policy 46 of the local plan states that development will only be permitted if the proposal provides adequate space around residential dwellings so to ensure reasonable privacy, daylight and adequate private outdoor living space.

The property is set in isolation away from neighbouring properties. The application is for a replacement low key garden outbuilding within the curtilage of the property, having assessed the details of the application it is considered given the size, siting and design of the proposed outbuilding, the proposal would not give rise to any adverse impact on the living conditions of

neighbouring properties. The scheme therefore accords with Policy 46 of the Local Plan, and Section 7 of the NPPF regarding amenity issues.

Conclusion.

For the above reasons it is considered that proposed replacement outbuilding, with appropriate conditions, would preserve the setting of the listed building. This would sustain the significance of the designated heritage assets. It is therefore considered that the application in this form would meet the requirements of Sections 66(1) of the Planning (LBCA) Act 1990, Section 12 of the NPPF, and Policies 42 and 46 of the Local Plan.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

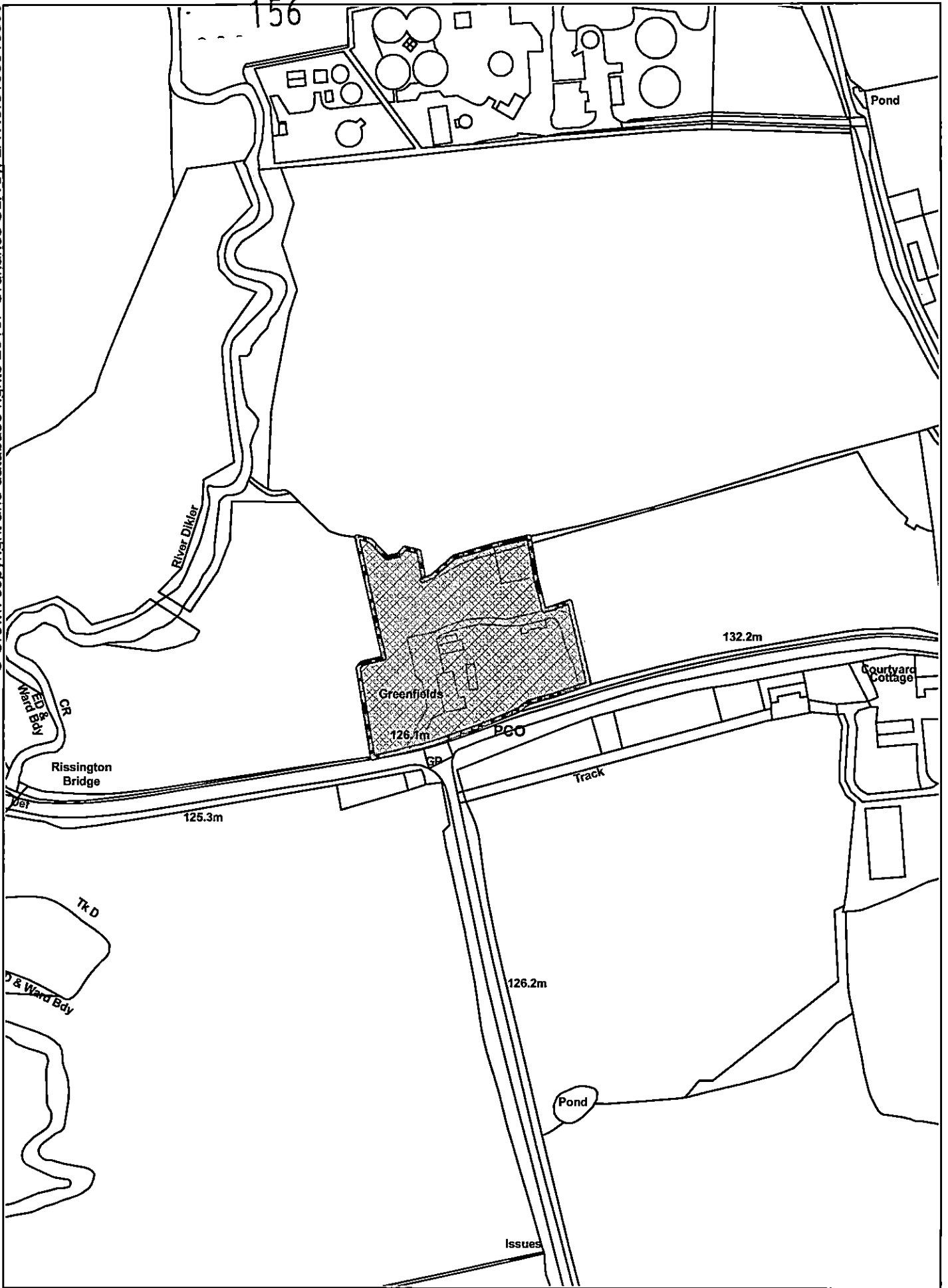
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 34/69305 and the site location and block plan received on the 18th 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.

External timberwork and joinery shall be left untreated to silver, unless details of an alternative finish are submitted to and approved 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 42.



COTSWOLD
DISTRICT COUNCIL

Greenfields Little Rissington

Organisation: Cotswold District Council

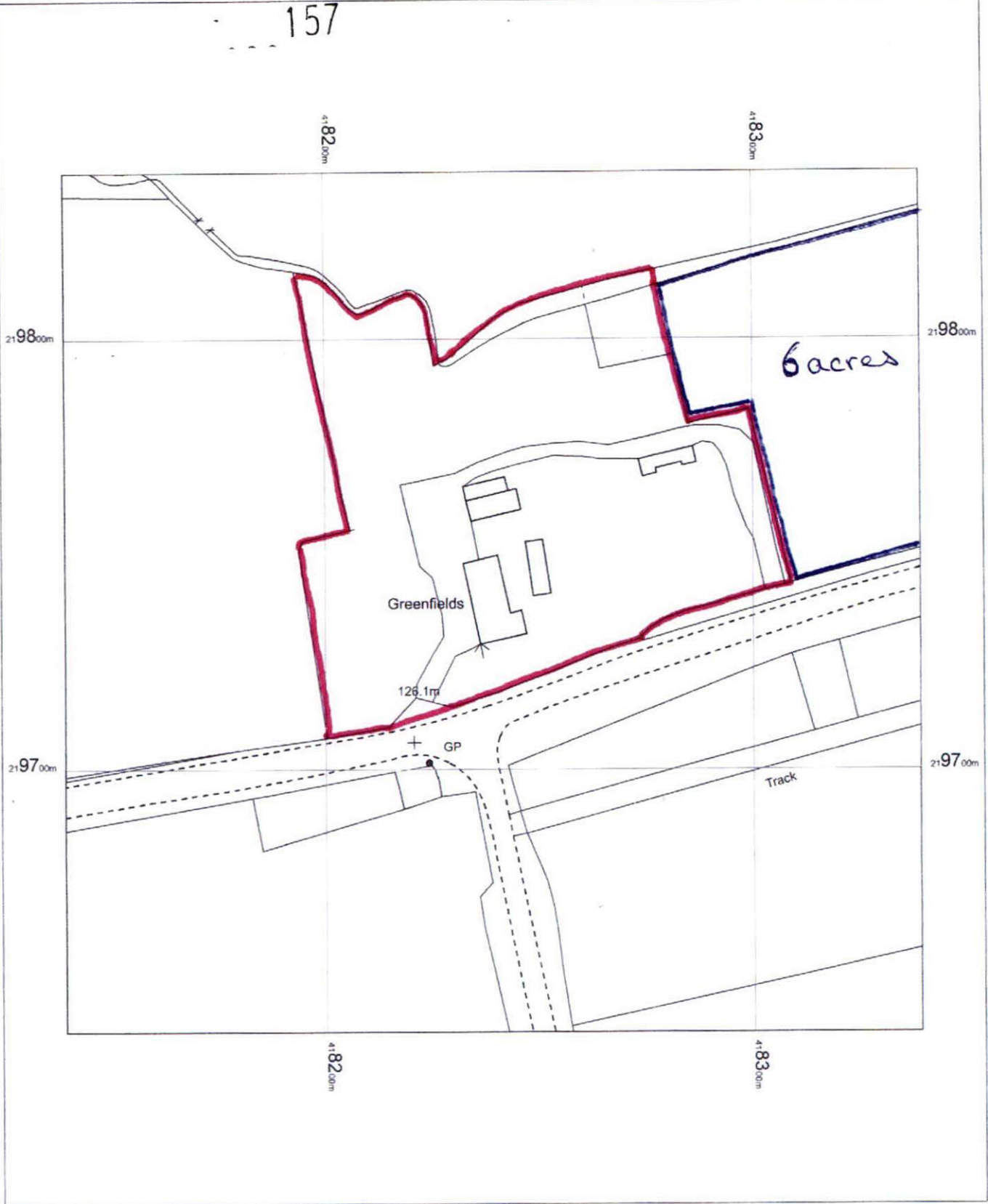
Department:

Date: 22/12/2016

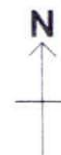
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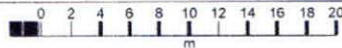
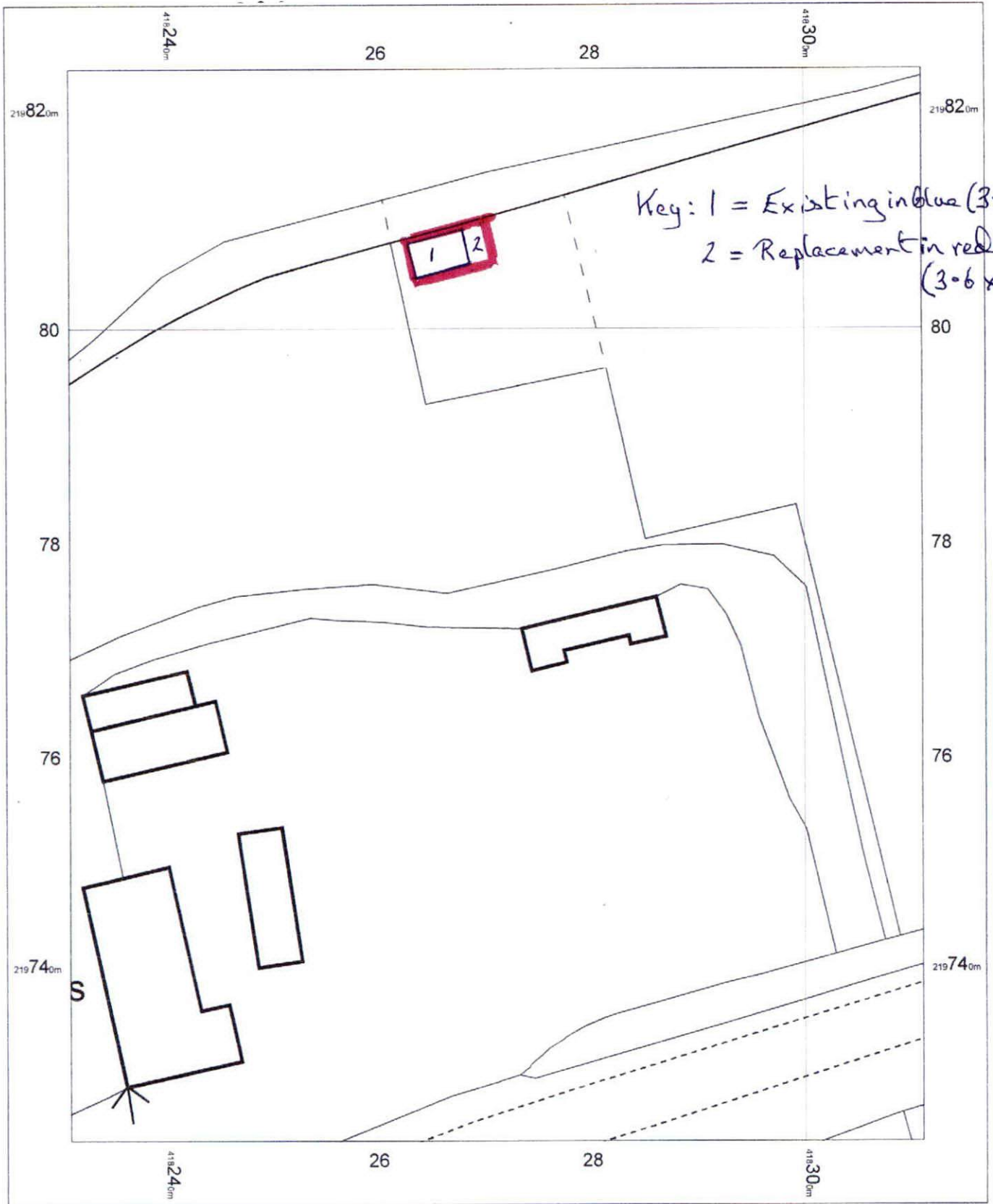
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158 Greenfields

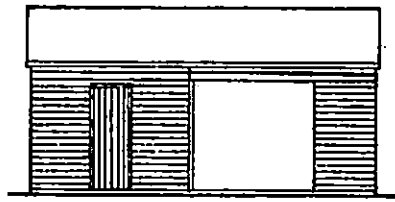


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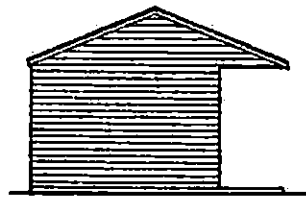
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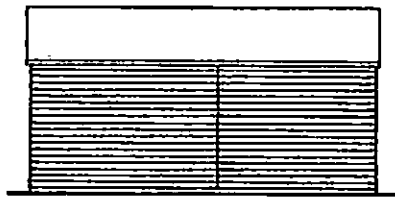




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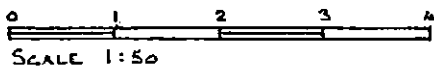
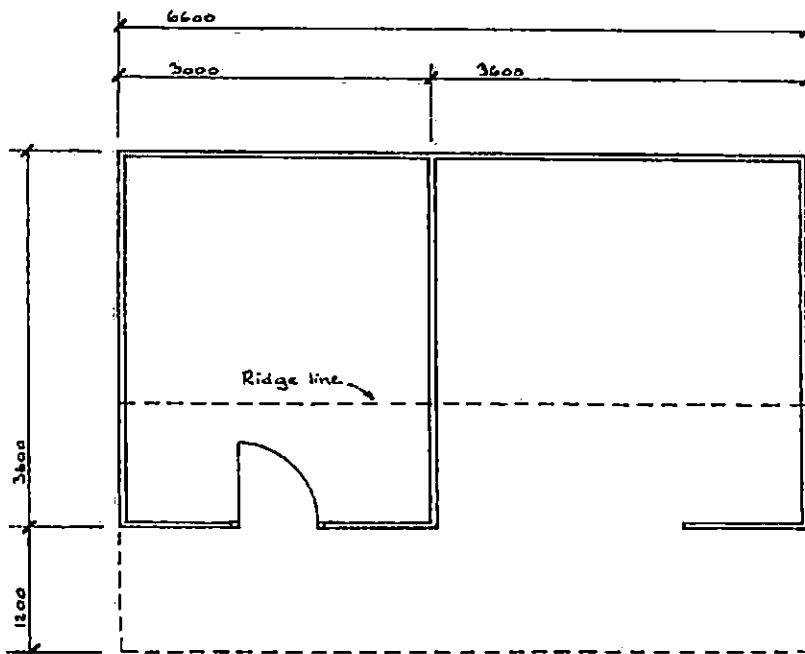
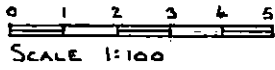
L.H. FLANK



REAR



R.H. FLANK



PASSMORES			
Client: MR. M. MACKENTIE - CHARLESTON		Drawg. No: 30/69305	
Scale: 1/50	Date: 18.11.14	Drawn: R.J.R.	Checked: SS
See overleaf for:		TYPICAL SECTION / TECHNICAL SPECIFICATION	