

CS.2240/7/J - Parish Council Representation

**BOURTON-ON-THE-WATER PARISH COUNCIL**

The George Moore Community Centre  
Moore Road  
Bourton on the Water  
Glos GL54 2AZ

**Submission to CDC Planning (Reg) Committee Meeting**  
**Wednesday 8<sup>th</sup> March 2017**

**Re: 16/02784/FUL 150 Roman Way, Bourton on the Water,  
Erection of one dwelling on the end of an existing terrace**

The Council trusts that the Committee site visit has enabled a good understanding of the various obstacles to development in respect of the above. The Council would reiterate its objection to the application on various grounds, primarily relating to concerns regarding the street scene and parking issues.

This development will differ significantly from the existing street scene in terms of the positioning of the dwelling in relation to the Station Rd boundary (a photo is provided). The new house will present a side elevation which encroaches well beyond the existing built line, and into the existing open space. The residential and Care Homes properties which comprise the surrounding street scene have all deliberately been set back from Station Rd to produce a clear, un-built buffer between those properties and the road itself. This main entrance into the village experiences high volumes of traffic at most times of the day, including heavy vehicles, local buses and large numbers of visitor coaches (over 6,000 pa in each direction). The need for a green buffer is therefore evident.

The current lack of maintenance of the existing open space is a red herring. It is not relevant to this application and the creation of a new dwelling would not, in any event resolve this entirely as there would still remain a piece of land whose ownership and responsibility for maintenance remained unclear. This issue needs to be tackled independently of the application.

Parking will be a problem regardless as to whether off-street parking is provided or not. If there is no on-site parking, as currently proposed, vehicles will be obliged to park on-street in an area where parking is already at a premium, and where there is considerable extra traffic congestion at the beginning and end of the school day (the school entrance is located opposite). If incorporated into the design, then vehicles would be required to exit close to this very busy junction with poor sight lines and inadequate space to turn cars on-site so they can exit safely in a forward direction.

There was a recent accident at this corner during the morning school run as a result of high volumes of traffic trying to manoeuvre in, out and around the school entrance in a congested space. It is inappropriate to introduce more permanent parking requirements at this location when traffic safety issues are evident.

The location is simply unsuitable for an additional dwelling to be created.

Cllr Robert Hadley



CD. 2729/T - Parish Council Representation

**BOURTON-ON-THE-WATER PARISH COUNCIL**

The George Moore Community Centre  
Moore Road  
Bourton on the Water  
Glos GL54 2AZ

**Re: Submission to CDC Planning (Reg) Committee Meeting, 8<sup>th</sup> March 2017  
16/0501/FUL Former Salmonsbury House, Station Rd, Bourton on the Water,  
Realignment of supermarket service yard exit**

On behalf of Bourton Parish Council I would like to speak in support of the Planning Application regarding the delivery vehicle exit onto Station Road.

The substance of the Parish Council's argument is covered in the following bullet points:

- There are grave concerns for the safety of vehicles travelling east along Station Road;
- The road narrows exactly at this exit point, such that it is impossible for two lorries or coaches to pass each other (a photo has been provided);
- Approximately 6,000 coaches per year pass in each direction at this point;
- Since the original application was submitted, over 300 more dwellings have passed the planning stage - about half are already built, with corresponding additional traffic movements;
- There are very real concerns for the safety of all pedestrians using the only pavement at this point on Station Road;
- All pavements from the Fosse Way traffic lights to site B.32, the Co-op / Countrywide site, exceed the required 1.8 metre width. From B.32 to the pedestrian crossing opposite the pedestrian entrance to the store, the pavement has a minimum width of 0.9 metres;
- Site B.32, the existing Co-op / Countrywide site, is earmarked for development as a retail park, so there will be many more pedestrian movements using the sole pedestrian route between the new Co-Op store and site B.32;

On acquiring the former Hospital site next door, the Parish Council entered into discussions with the Co-Op's architects regarding improvements to the exit. This was in October 2014, three months after the original planning application.

The benefits of these improvements are many fold, including:

- Creation of an improved road width by granting an easement over the Council's newly acquired land;
- Agreement to remove a 2 metre high and 2 metre wide hedge to improve sight lines; this has been done, and a low dry stone wall has been built;
- Within the proposed plan, the Co-op has agreed to re-build the Highway Soak-away which is currently blocked, resulting in stagnant water pooling on and adjacent to the highway for several days after each rainfall;

- This Soak-away is the responsibility of a cash-strapped Glos. Highways Department, whose only alternative would be to dig up Parish land next to the Beech Tree, to install the same at their expense; this proposal therefore alleviates the public purse;
- An opportunity to restore the pavement on the north side of Station Rd to at least 1.2 metres.
- The Co-op has promised to plant large replacement trees on their site in a more appropriate position;

The only down side to the approval this application is the loss of a less than attractive tree which, due to its position so close to the carriageway, has an unnaturally high lift to the crown to allow coaches and trucks to pass underneath.

- The trunk currently stands within 0.6 metre of the carriageway;
- Removing the tree removes any danger of storm damaged branches falling in the road;
- There are already 3 mature trees on the North side of Station Road, at a safe distance from the carriage way.

Please support this application for the many benefits it will bring to the safety of road users and the residents of Bourton.

Bryan Sumner  
Chairman Bourton Parish Council







# W. 9513/A - Objector's Representations

## Comments for Planning Application 17/00168/FUL

Lane House, Sawpits Lane, Lower Oddington, GL56 0US

Extension and alteration to existing property

Objection – Timothy and Gabriella Tose – Old Bake House Oddington

Following on from our online Objection published 15<sup>th</sup> Feb 2017 we have the following comments and details to provide in support our objection to the current proposals

Objection due to design and impact on privacy.

This is the current view we have from the rear of our Grade II listed property. The existing extension blends into the house construction and the first floor balcony area is relatively small and access is restricted via one door



This will be the view with the new extension, the solid design will stand out especially with the dominant steel fascia and the expanse of glass. The new balustrade above the steel is not clearly shown on the proposed plans. The extension is approximately twice the size as the current one



Impact on Conservation Area

Walking along the main village road the current west and south elevations of Lane House are clearly visible

This photo below is taken by the arrow marked 'significant approaches' on the Oddington Conservation map

The proposed white rendered wall (West/ rear), the modern corten steel fascia and first floor balustrading to the south extension will clash with the local Cotswold village landscape





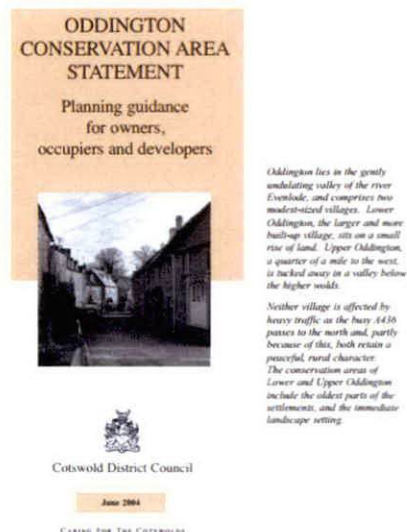
The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that

'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area'

Similarly the Oddington Conservation Area Statement (June 2004) clearly states within the Design Guidance that

1. Any works carried out need to preserve or enhance the character and appearance of the area
2. Extensions should reflect the pattern of building in Oddington, especially in scale and proportion
3. Materials should be in accordance with those traditionally used and should retain a similar mix

Excerpt included below



## DESIGN GUIDANCE

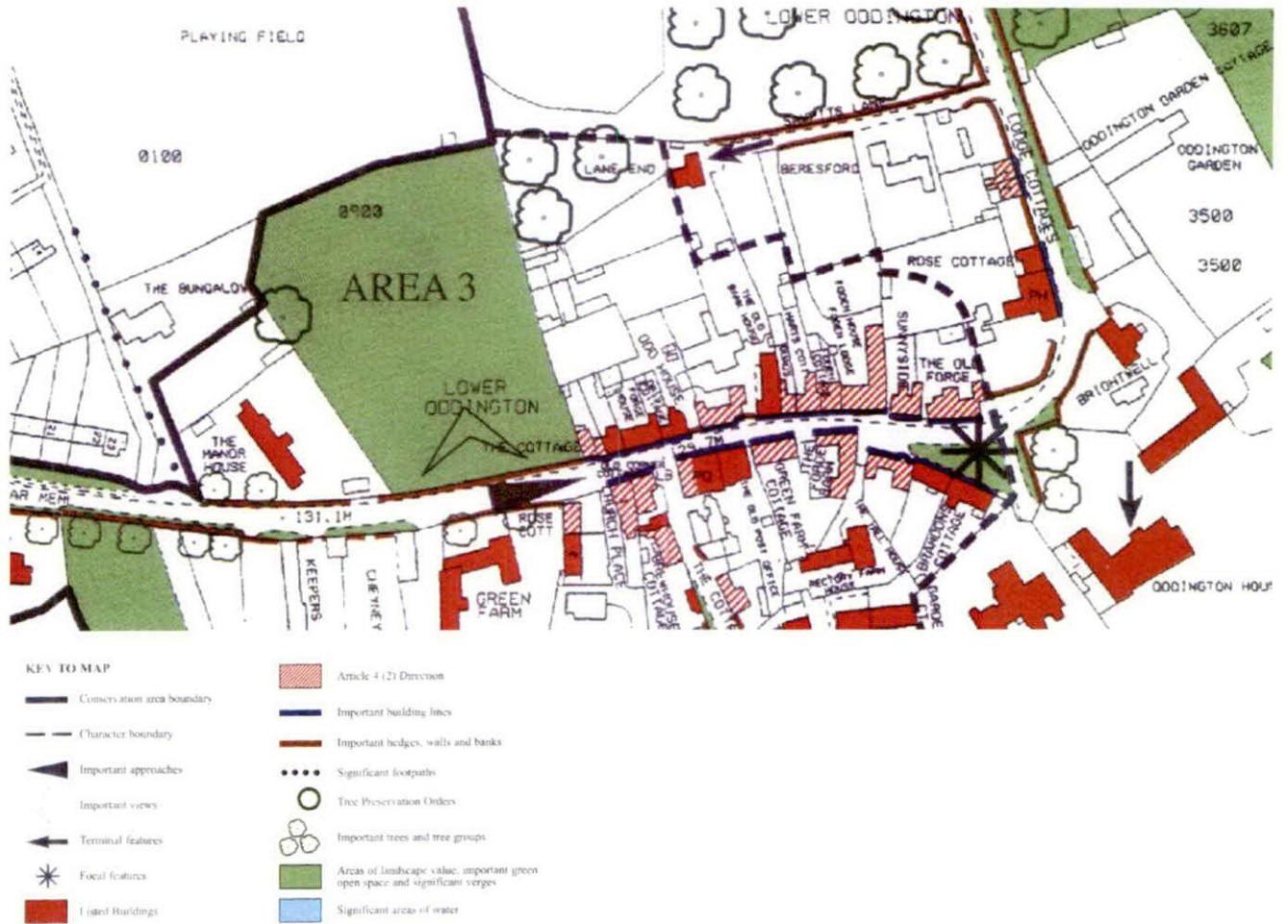
The designation of the conservation area is not intended to prevent change, especially that which would enhance the character of the area, and ensure Oddington's continued desirability as a place to reside. However, the scope for new development within the conservation area is limited.

The general design guidance for any work requiring planning permission in the conservation area is that the character and appearance of the area should be preserved or enhanced. In particular:

- New buildings or extensions should reflect the general pattern of building in Oddington, especially in scale and proportion, although there is scope for some architectural invention provided that this echoes Oddington's architecture.
- Materials should be in accordance with those traditionally used in the particular part of the conservation area, and should maintain a similar mix. Extensions to buildings should be in materials that are sympathetic to the existing building.



The accompanying map to the Oddington Conservation Area Statement (June 2004) shows that Lane House appears to be Listed



## W. 6115/K - Objector's Representations

Mr. Chairman and District Councillors, thank you for giving me the opportunity to speak at today's meeting.

My name is Jocelyn Rathbone, owner of The Stable, the property most directly affected by the proposed extension at Willow House. My concerns about these plans are NOT personal and I have no problem with my neighbours replacing their old conservatory *per se* - BUT would like the extension to be in proportion and respectful of the impact on my property and the neighbourhood.

1. This proposal is one of a series of extensions made over the years, with a cumulative and irreversible impact on neighbouring properties and the heritage of the area. This large side extension has an adverse impact on the prevailing vernacular (NPPF etc).
2. The proposal reduces light and sun to my adjacent property due to a combination of size, position and change of materials.
3. The Parish Council has expressed concern about the height of the extension, that it appears to over-dominate my property, and consider it intrusive in nature given the very close proximity of the two dwellings.
4. Regarding the Case Officer's assessment of the scale and design:

I contend that the height, length, size and design of the extension is NOT proportionate/in keeping with the wider setting - including my own property.

The front elevation has been drawn in such a way that it hides the fact that the proposed extension doubles the width of Willow House - yet extensions are meant to be **subservient** to the existing house.

5. The proportions of the proposed extension are significant - especially the length and width. The plans show the **length will be more than double** that of the existing glazed structure.

In terms of its scale versus the existing glazed structure - the proposed development is a far more substantial extension.

6. The external footprint of the extension will be nearly **DOUBLE** the size of the existing conservatory and the **roof area will be**

**TRIPLED.** Yet, Local Plan Policy 42 states that "**excessive bulk should be avoided**".

7. It is stated that the height of the eaves will be 2.2 metres above ground level BUT it is the continuous ridge height of 4.1 metres that I believe is excessive and will make the extension overbearing.

8. The Case Officer states that the 45-degree angle on the vertical and horizontal plane will not be broken. However, having taken advice from an architect and as you will hopefully have seen on the drawing I submitted, when a 45 degree line is taken from the centre of the window of my sitting room, it is clear the extension does break the rule on the horizontal plane. The result will be loss of sun in the winter and a view from the sitting room of a long blank wall.

### **To conclude**

I truly value this area and my family has been associated with Bourton on the Water for 100 years. I feel the area should be cherished and new developments should respect the existing heritage.

Given the number of extensions and additions to Willow House over the years, I would respectfully ask the Committee to request a modification of these plans so the extension is reduced in height, length and scale, will *not* be so overbearing or, have such an impact on my property.

Historically, plans for a garage at Willow House have been refused twice in the past, as have plans for an extension/erection of a conservatory. Planning permission was subsequently granted which leads me to believe that changes HAD to be made to the proposed plans to make them acceptable.

That is what I ask of you today, in order to prevent un-neighbourly over-development. Thank you for your time.



# CD.6115/K - Applicant's Representations

Committee Meeting 8th March 2017

Reference 16/05271/FUL

Comments from Applicant, Ms Theresa Herbert-Davis  
and Architect Mr Alan McColm

I have been a local person all my life, and went to primary school in Bourton. I have submitted this planning application out of necessity, to replace an inherited, leaking and ill fitting double conservatory and to create a downstairs office.

My comments seek to correct statements made by the objectors by giving factual measurements and information, and they follow on from those of 9th February to the Planning Officer.

1) The proposed extension is single storey. The ridge height is deliberately designed at 4.1 metres, to match the roof line of the original house. The existing conservatory is 3.5 metres in height. There is a difference of only 0.6 metres in height between the existing and the proposed.

The objectors claim that this 0.6 metres is "noticeably greater in height", "overly dominating everything surrounding it" and "overbearing"

In addition, they claim that a single storey building of this "bulk and scale" will create "a loss of light....and over-domination", "the scale and nature is excessive" and "its potential size will dwarf The Stable". These comments seem unjustified in the light of the facts.

2) The highest point of the proposed extension is over 2 metres **further away** from the boundary with The Stable, than the highest point of the existing conservatory.

3) The existing conservatory is 6.4 metres wide. The proposed has the same width initially, but quickly narrows to 4.4 metres for its entirety. Most of the proposed structure is significantly **further** away from The Stable than the existing. This was intentional and discussed with the objectors on 10th and 14th December, before plans were even finalised or submitted. Their objections that it has "extensive width" "looks incongruous" and is "exceptionally close proximity...to the boundary of The Stable" appear unjustified.

4) The existing conservatory has an overall roof area of 25m<sup>2</sup>. The proposed has an overall roof area of 53m<sup>2</sup>. This does not constitute a "tripling of the roof area" as claimed in the objections.

5) This 14 year old conservatory has glass along the entire 'side on' elevation to The Stable. No objection has been made about this. The proposed extension has just one small ground floor window on this elevation (to match all existing windows in the house) and is completely hidden from The Stable by a 6 foot fence and thick hedge, plus one roof velux ( to match all existing) at a height of over 3 metres at its lowest point, which cannot be accessed from floor level.

The objections that The Stable "will suffer a loss of privacy" and the proposed extension is "overlooking The Stable to an unacceptable degree" are untrue. Indeed, it is not overlooking it to any degree at all.

\* Time elapsed here

6) The existing and proposed extensions are to the side of Willow House, facing into its own garden. This side of the garden is edged with another 6 foot fence, behind which is the private drive and land of Lyncroft Farm. This area is **not** "facing The Stable and its main aspect" nor does it "directly affect its main aspect and main living areas".

7) The Stable is a second home not a primary residence and is visited only a few weekends a year.

8) Historically, Willow House was granted permission for its 2 storey rear extension in 1979. This extension was not built out to the side boundary with The Stable but left a significant gap. The erection of a garage to the side of The Stable, was however built right on to the boundary of Willow House, leaving no gap whatsoever, and then this garage was converted into the main living room of The Stable today. It could be argued that it is **this** addition that has created the "close proximity" objected to many times, and "materially changed the relationship between the two dwellings".