

Item No 03:-

16/04953/FUL (CD.9627/A)

**Doyles Cottage
Southrop
Gloucestershire
GL7 3NU**

**Two storey extension to the northern elevation and erection of detached outbuilding with external staircase and ancillary accommodation above at
Doyles Cottage
Southrop**

Full Application 16/04953/FUL (CD.9627/A)	
Applicant:	Mr Christopher Moughton
Agent:	Falconer & Gilbert Scott Architects
Case Officer:	Andrew Moody
Ward Member(s):	Councillor Ray Theodoulou
Committee Date:	12th April 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and impact upon heritage assets
- (b) Residential amenity

Reasons for Referral:

Clr Theodoulou has requested that the application be referred for the following reason: -

In view of the local objections to this application I would prefer that it go to the Planning Committee.

1. Site Description:

Doyles Cottage is a non-listed building within the Southrop Conservation Area, that dates from the 19th Century. The main part of the dwelling is two storeys in height, being constructed from natural stone with stone slate roof tiles, and includes cast-iron, diamond-pane casement windows. At the western end of the building is a single storey element with a mono-pitched roof.

The site is also within the Cotswolds AONB.

2. Relevant Planning History:

16/01602/FUL: Alterations and extensions to existing dwelling together with erection of outbuilding and other associated ancillary development. Withdrawn 14.06.2016

3. Planning Policies:

- NPPF National Planning Policy Framework
- LPR15 Conservation Areas
- LPR19 Development outside Development Boundaries
- LPR38 Accessibility to & within New Development
- LPR39 Parking Provision
- LPR42 Cotswold Design Code
- LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Conservation Officer: No objection subject to conditions

5. View of Town/Parish Council:

Southrop Parish Council decided to object to this application. Whilst there were no objections to the extension of the main cottage it was felt that the studio/garage would be a substantial, part residential new build in the Southrop Conservation Area and AONB, on a site where we understand no building previously existed. That it would be overbearing on a neighbour, breach their privacy and blight the outlook towards listed houses, as well as creating parking/access problems. Further, there is already a garage on site so the construction of two more seems unnecessary for such a small cottage.

Southrop Parish Council would also like to point out that there are several incorrect statements in the planning application:-

Question 7. There are several trees on Leachfield House's land which are within falling distance of the proposed studio/garage.

Question 8. Existing parking arrangements would be affected by the construction of the proposed new studio/garage (including the log store-see para 2.1 of the Design and Access Statement).

Question 10. "Can the site be seen from a public ...footpath...?" has been incorrectly answered "No"; both of the proposed two storey developments are substantial structures which would be clearly visible from the public footpath which runs along the applicant's and Leachfield House's eastern boundary.

6. Other Representations:

A total of 4 representations objecting to the application have been received, raising the following concerns: -

- Adverse impact upon the conservation area and setting of listed buildings nearby and appear incongruous
- Extension would impact upon proportions of the dwelling
- Harm caused to heritage asset not outweighed by public benefits
- Objection to the outbuilding which will be overbearing
- Property is highly visible from the public right of way to the south-west
- Outbuilding seems excessive
- Impact upon outlook from property
- No objection to extension, but object to outbuilding
- Leachfield House is at a lower level than proposed outbuilding
- Impact upon views
- Poor access and turning within the site
- Building could be turned into a separate dwelling

1 letter in support has been submitted, making the following comments: -

- Leachfield House was granted where there had been farm buildings, with the developer increasing the footprint and removing trees that would have provided screening between the dwelling and Doyles Cottage
- Other properties nearby have been altered without affecting the views from the public right of way
- Only Doyles Cottage has remained unaltered
- The outbuilding is modest enough to not affect the footpath and its users

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

(a) Design and impact upon heritage assets

Doyles Cottage lies within close proximity to, and within the setting of three listed buildings: Ivy Cottage; Keble Cottage; and Wadham Cottage, all of which are Grade II listed. In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Whilst it is not listed, it is an unaltered example of an early-mid 19th century, understated but nevertheless picturesquely composed cottage, reflective of the architectural trend of the era as exemplified in the works of architects such as Nash and Repton (and may possibly have originally been associated with the nearby school, which was built in 1850 by Wadham College, and which appears to have similar stonework). As such is considered to be a non-designated heritage asset.

Paragraph 135 of the National Planning Policy Framework advises that the effect of an application on the significance of non-designated heritage assets should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The building also lies within the Southrop 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 area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Section 12 of the National Planning Policy Framework (NPPF) states 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 133 states that where a proposed development will lead to substantial harm applications should be refused unless it is demonstrated that that harm is necessary to achieve substantial public benefits.

Paragraph 134 states that where a development proposal 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.

Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area;

establish a strong sense of place, creating attractive and comfortable places; and respond to local character and history, reflecting the identity of the surroundings and materials, whilst not stifling innovation. Paragraph 60 states that local distinctiveness should be promoted or reinforced and Paragraph 61 that connections between people and places, with the integration of new development into the built and historic environment.

Policy 15 of the Cotswold District Local Plan states that development within or affecting a conservation area must preserve or enhance the character or appearance of the area as a whole, or any part of that area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of the area, would not be permitted. But development may be permitted if it can be demonstrated that the proposals can help an area to remain alive and prosperous, without compromising its character or appearance. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution. Finally, it states that although minor householder development is likely to be acceptable proposals that cumulatively adversely affect an area may not be permitted, that reinstatement or enhancement of historic features (such as boundary walls) will be sought, and that new dwellings or other substantial structures (especially those covering more than one plot) are unlikely to be acceptable.

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 adopted Cotswold Design Code advises that: "All extensions should be in scale and character with the building to which they are added." (Page 10)

Doyles Cottage comprises a very attractive model 19th Century cottage, which survives substantially intact with cast-iron, diamond-pattern casements, internal features, and side offshoot. Whilst the building was not listed, on the basis that the roof structure, which was not inspected, was allegedly modern, it unquestionably constitutes a non-designated heritage asset, and a particularly good one, with significance resting in its intactness, its plan-form, the bold east gable, and the little altered offshoot complete with the brick chimney (a feature of such offshoots which were often originally washhouses).

The cottage lies on the northern edge of the conservation area, with the modern Leachfield House located to the north. The cottage does enjoy an open, rural aspect to the north-east, from where it is clearly visible from a public right of way.

Whilst the cottage does lie within the setting of several listed buildings to the south, given its orientation, the proposed works would not affect the setting of these listed buildings, nor harm their significance.

With regard to the proposed extension, the cottage is very modest in scale, despite its good detailing, and currently has only two bedrooms at first floor, with a ground-floor bathroom. The proposal is to create a bathroom at first floor.

All elevations of the cottage are highly sensitive for differing reasons. The eastern gable is architecturally of high quality, and visually distinctive and prominent from the public right of way. The west gable, with the single-storey, lean-to roofed offshoot is also very sensitive. Whilst this was the functional, 'back' of the cottage, the external intactness and lack of alteration is remarkable, and is of considerable significance in terms of representing and understanding how such 19th-century cottages actually functioned, and the lives of their occupants.

Whilst the north elevation is visually prominent, it has less architectural distinctiveness than the east, and less historical value than the west end of the cottage. There, although still highly sensitive, it is the least sensitive elevation of the building.

The proposal attempts to minimise the adverse impact upon this elevation by taking the form of a very modest first-floor extension, over a marginally-enlarged porch. Whilst this would alter the appearance of the building, its fundamental character and significance would be sustained, as would the contribution that it makes to the character and appearance of the conservation area.

The principle of a cottage of this type having an outbuilding is entirely appropriate; cottages such as this commonly had functional, ancillary structures. Given the nature of the site, the potential locations for such a structure are limited. The proposed location in the north-west corner of the site is the most practical in terms of access, and would not come between the cottage and the key views to and from the south-east. Furthermore, ancillary, quasi-agricultural structures were characteristic features of the edges of settlements, marking the gradual transition from the more dense settlement centres, to the rural countryside beyond.

Although traditional outbuildings were more typically single-storey, the addition of an upper floor does take pressure off the house and reduces the need for larger extensions to it, which would be harmful in principle, and timber garages with useable space above are not uncommon additions within the curtilage of cottages.

The structure will be visible from the public right of way to the north-east, and therefore would impact upon views into the conservation area, and its setting as a designated heritage asset.

However, the building will read as a modest structure, clad in oak weather-boarding which will be left to silver. From the public right of way the structure will be seen between lying between Doyles Cottage and Leachfield House, and would thereby not be seen as a structure projecting out into the open countryside, but as an outbuilding sitting between an historic cottage, and a substantial house. Given its light-weight construction it will clearly read as an ancillary structure.

The character of this area of this part of the conservation area, and the immediately adjacent land is of a rural, edge-of-settlement area, and this contributes positively to the significance of the asset. The proposed outbuilding would not harm this character, and arguably may even reinforce it. Consequently the character, appearance, setting and significance of the conservation area would be sustained. The proposal would therefore accord with Sections 7 and 12 of the NPPF, and Policies 15 and 42 of the Local Plan.

(b) Residential amenity

Concerns have been raised regarding the impact of the proposed outbuilding upon the amenities currently enjoyed by occupants of Leachfield House.

Whilst these concerns are noted, the design of the outbuilding has been amended to move the external staircase to the opposite side from that originally proposed, which would remove the risk of overlooking across the front garden of this neighbouring property.

It should also be noted that the proposed outbuilding is directly in front of the garage to Leachfield House. There is a ground floor utility window to the side of the garage, however this is a small window that is set back behind the eaves.

On balance, therefore, it is not considered that there would be any material impact upon the amenities currently enjoyed by occupants of the property to the north, particularly considering the amendment to the design of the outbuilding. The development is, therefore, considered to accord with the requirements of Local Plan Policy 5, and the NPPF.

9. Conclusion:

The proposal is considered to accord with the policies in the Development Plan and the NPPF, which are not outweighed by other material planning considerations.

The recommendation is for planning permission to be granted.

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 numbers: 1636-01-A; 03 and 04A.

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 Policies 15 and 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.

New external stonework shall be of the same stone type, colour and sizes as existing stonework and coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall match that used for the external walling of the existing building and shall be permanently 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.

Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar 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 and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 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.

All proposed mullioned windows or stone window surrounds shall be constructed in natural Cotswold stone and shall be permanently retained as such thereafter.

Reason: To safeguard the character of the development in accordance with Cotswold District Local Plan Policies 15 and 42.

All door and window frames shall be recessed to match the existing door and window frames in the existing building and shall be permanently 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.

No external woodwork shall be installed in the development hereby approved, until a sample of the external woodwork finished in the proposed colour has first been submitted to and approved in writing by the Local Planning Authority. The external woodwork shall be finished fully in accordance with the approved details within one month of its installation and shall be retained as such thereafter unless a similar alternative is first agreed 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 Policies 15 and 42. The colour of the finish of the external woodwork will have a material effect on the appearance of the proposed development.

The oak shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently 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.

New rainwater goods shall be of cast iron construction or a substitute which has been approved in writing by the Local Planning Authority and shall be permanently 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.

No wires, plumbing or pipework other than those shown on the approved plans shall be fixed on the external elevations of the 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 Policies 15 and 42.

The design and details of all external windows, doors on the extension and the outbuilding; and the stairs, handrail and dormer on the outbuilding shall be submitted to and approved in writing by the Local Planning Authority prior to these being installed/inserted/constructed in the development hereby approved.

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.

The proposed new bathroom window shall be fitted with a single-glazed, cast metal, diamond-pattern casement, to match those elsewhere on the building, and shall be permanently maintained thereafter.

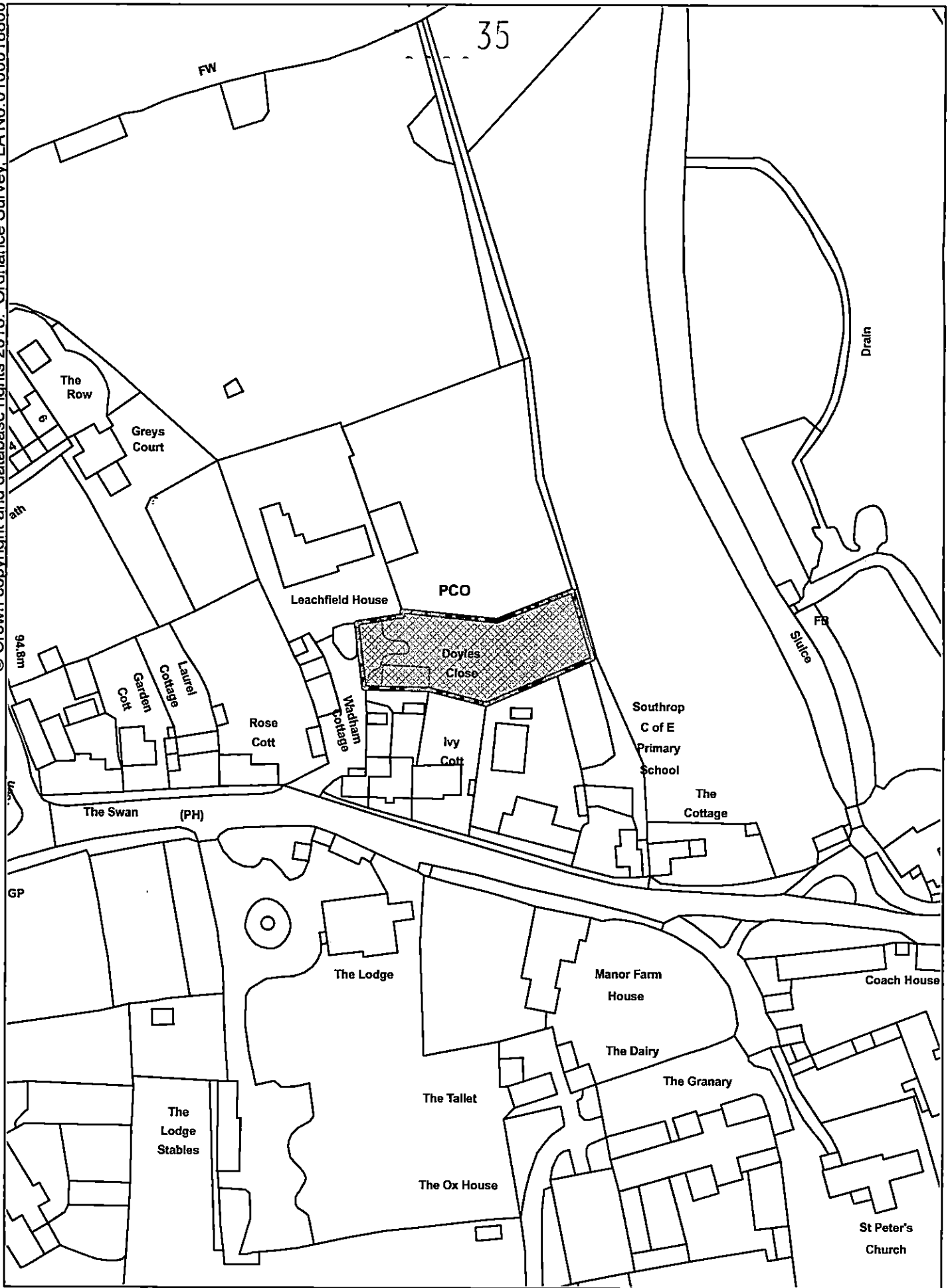
Reason: To ensure that the character of the non-designated heritage asset is sustained, in accordance with Section 12 of the NPPF.

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 windows, dormer windows or rooflights shall be inserted in the outbuilding hereby approved, 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 and paragraph 17 of the NPPF.

The outbuilding shall only be used/occupied for purposes incidental to the residential use of the dwelling currently known as Doyles Cottage.

Reason: An additional separate unit of accommodation would not be permitted in this location because of the impact of the subdivision of the plot upon the character and appearance of the conservation area, in addition to the amenities of existing and future occupants of the development, in accordance with Cotswold District Local Plan Policies 15 and 46, and paragraph 17 and Section 12 of the NPPF.



Doyle's Cottage Southrop Glos

Organisation: Cotswold District Council

Department:

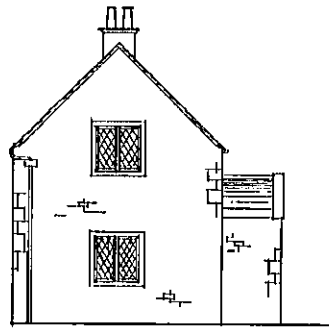
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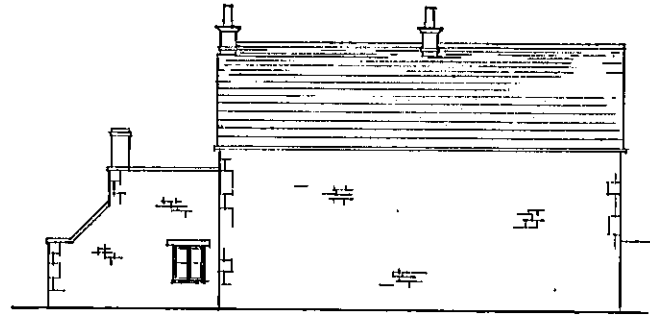


COTSWOLD
DISTRICT COUNCIL

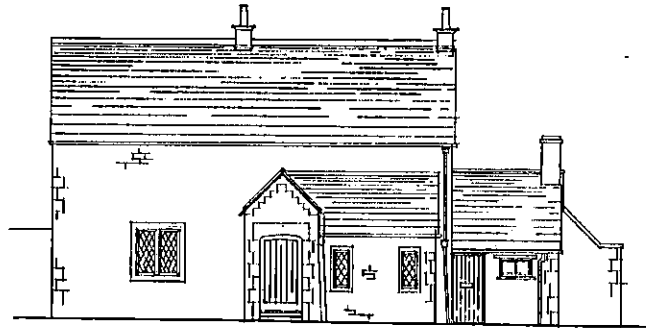




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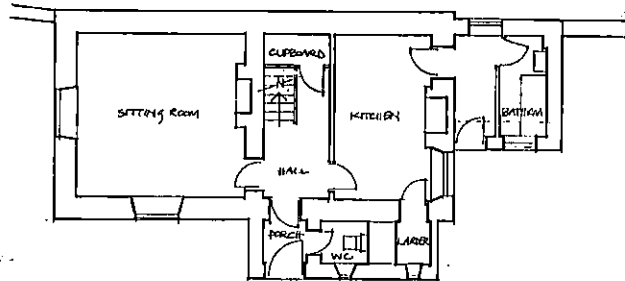
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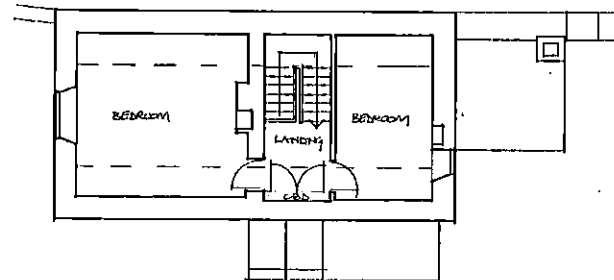
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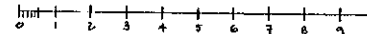
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GROUND FLOOR



FIRST FLOOR



Notes:
All dimensions must be checked on site and not scaled from this drawing.

No.	Date	Revisions

No. Date Revisions



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Job Title
**DOYLES COTTAGE
SOUTHROP**

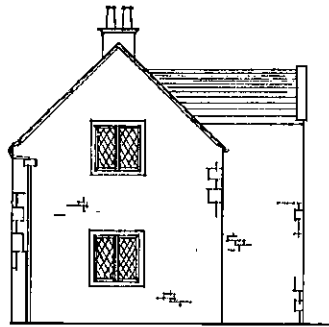
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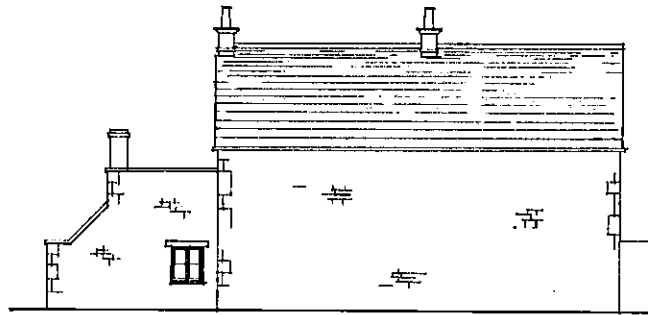
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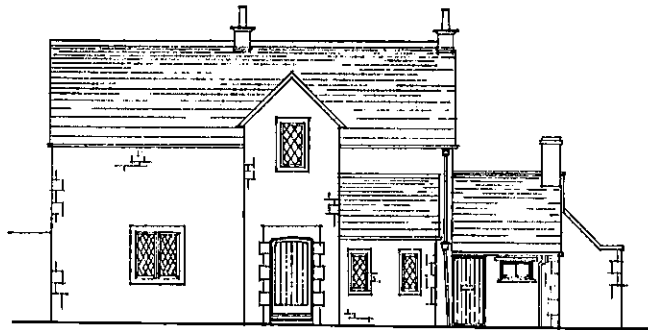
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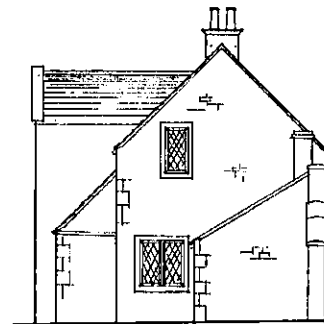
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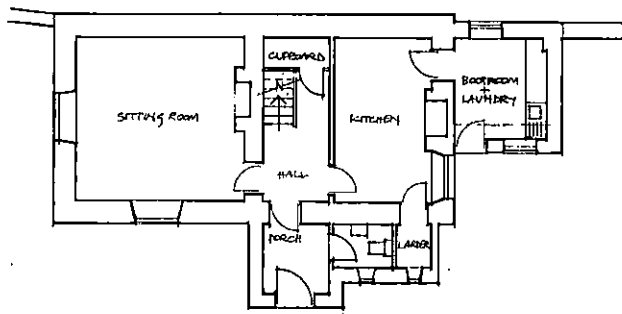
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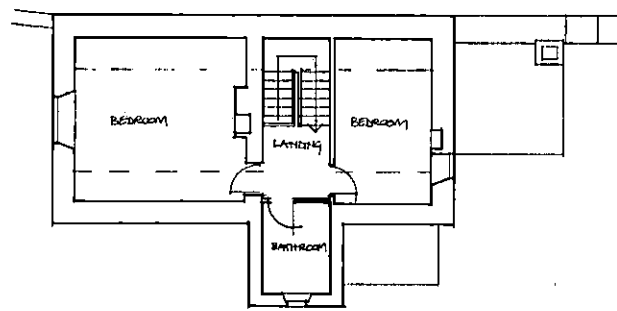
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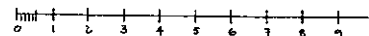
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No.	Date	Revisions



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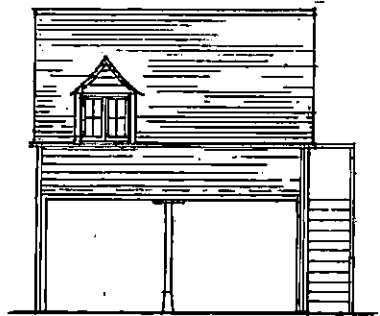
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SOUTHROP

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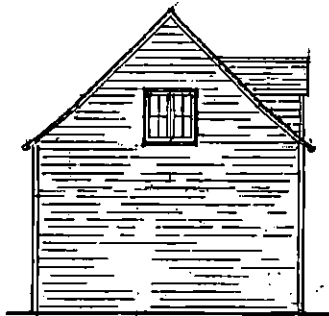
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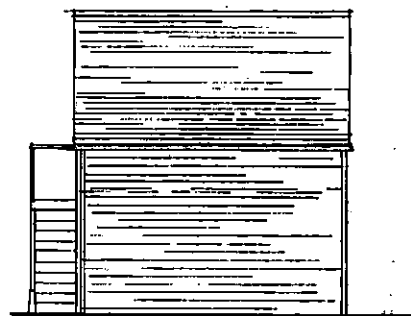
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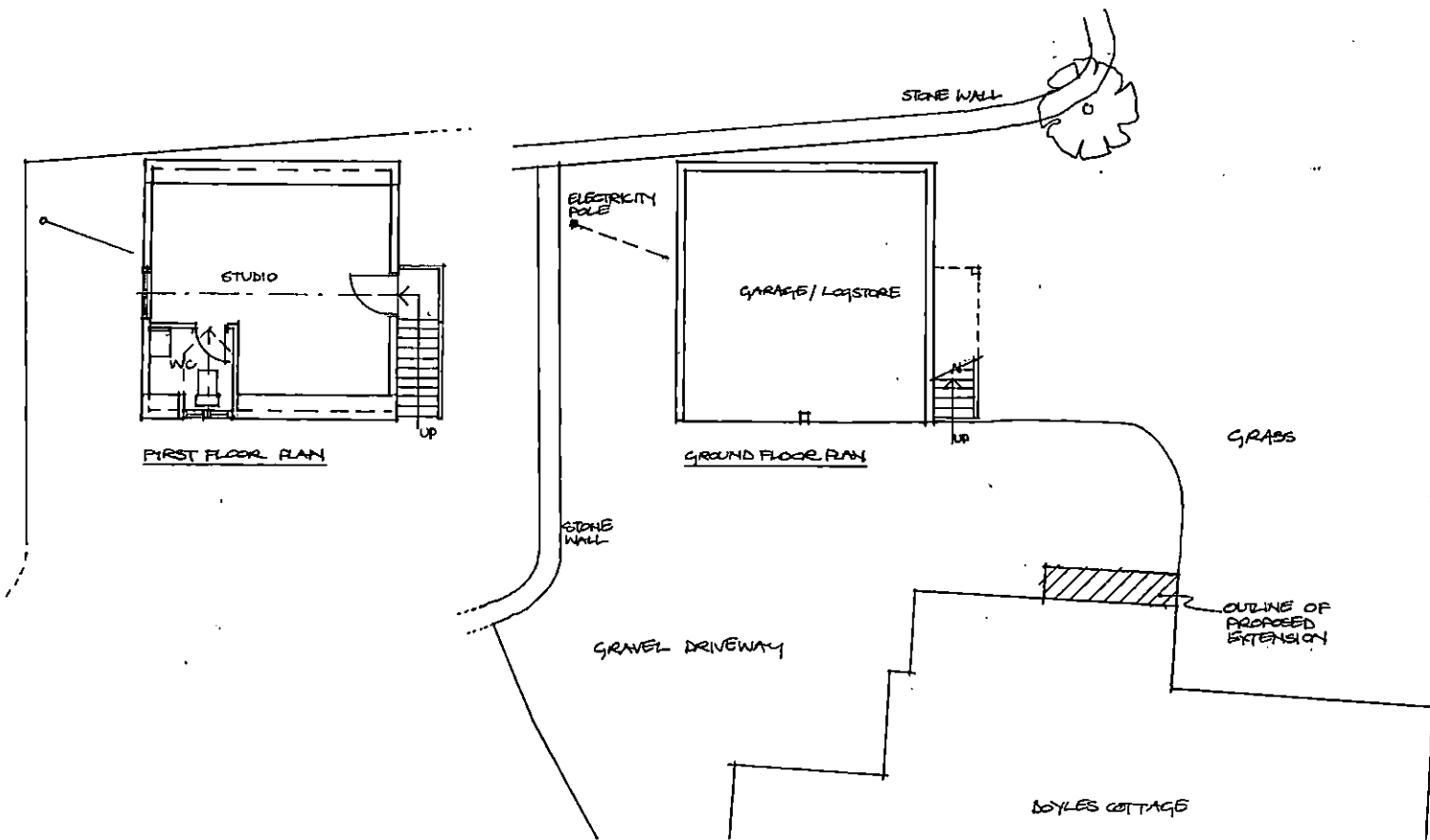


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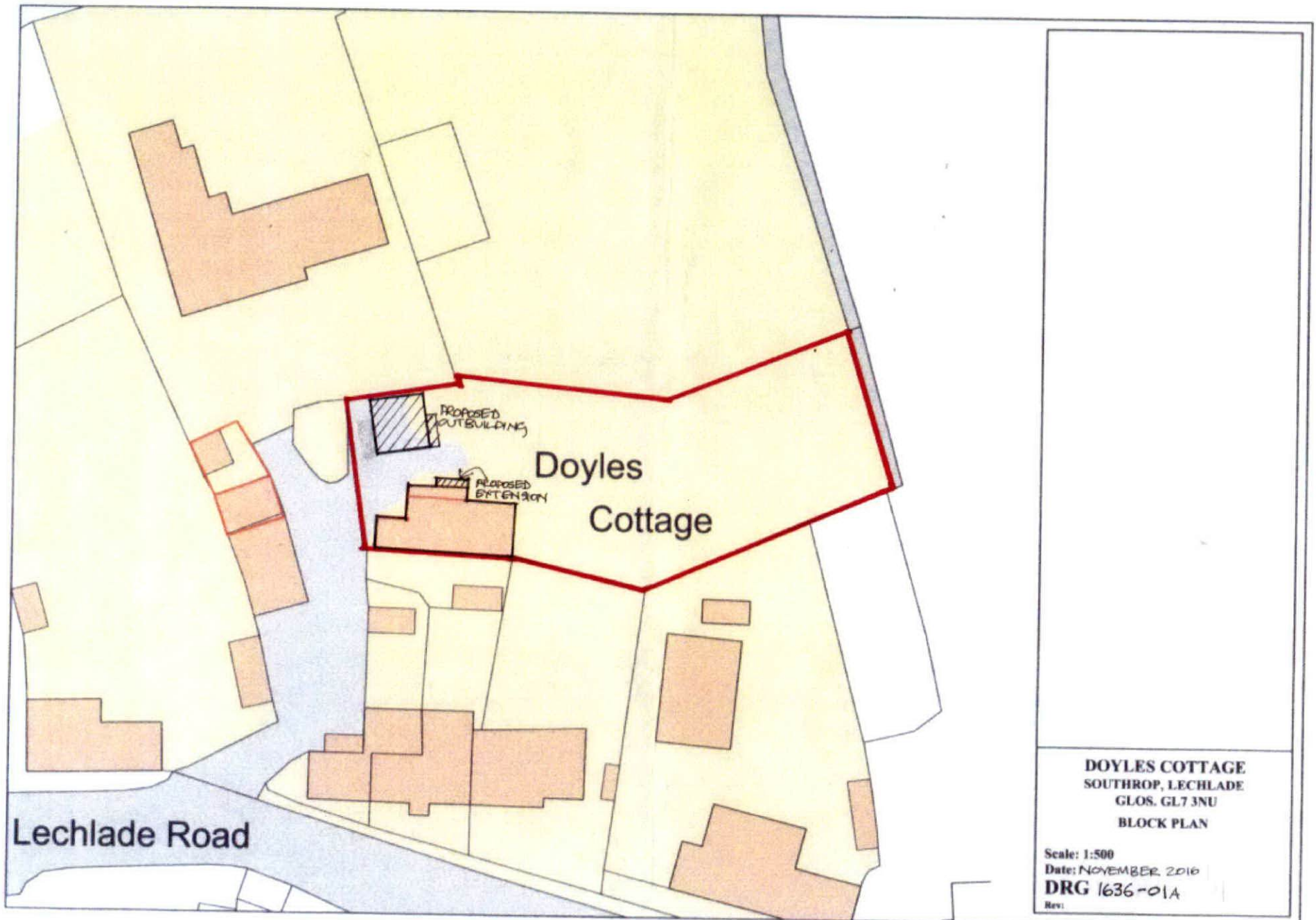


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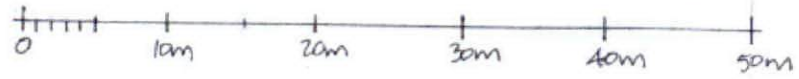
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DOYLES COTTAGE
SOUTHROP, LECHLADE
GLOS. GL7 3NU
BLOCK PLAN

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