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Item No 05:-

17/00168/FUL (CD.9513/A)

**Lane House
Sawpits Lane
Lower Oddington
Gloucestershire
GL56 0US**

Item No 05:-

**Extension and alteration to existing property, including demolition of existing
garage at
Lane House
Sawpits Lane Lower Oddington**

Full Application 17/00168/FUL (CD.9513/A)	
Applicant:	Mr Peter Hartely
Agent:	The DMD Group
Case Officer:	Alison Williams
Ward Member(s):	Councillor Julian Beale
Committee Date:	12th April 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and impact on AONB and Conservation Area
- (b) Impact on neighbouring amenity

Reasons for Referral:

The application was deferred at the March Planning Committee for a panel members site visits to allow assessment of the proposals in relation to their impact on the Conservation Area and neighbouring listed buildings.

Councillor Julian Beale has requested that the application be considered at Planning Committee for the following reason: "I believe that the proposal, both in size and design, risks to have a severe adverse impact on the immediate surroundings in the conservation area".

1. Site Description:

Lane House comprises a simple, modest building, with a main frontage of early-19th century date, with, unusually, a (painted) brick façade, with stone dressings. To the rear is a modest wing, and on the southern end a large modern and somewhat unsympathetic single-storey extension with a first-floor balcony and external spiral stair.

The house sits at the end of Sawpits Lane, but is so positioned that the southern end is comparatively well screened from a distance, whereas the northern end clearly terminates the view along much of the length of the lane.

The front range is, characteristically for the early 19th century, a simple geometric box with a shallow, hipped blue-slate roof. In views along Sawpits Lane, this is apparent, particularly as there are glimpses along the northern side of the building to the open space beyond.

2. Relevant Planning History:

15/03512/FUL - Proposed two storey extension and enlarge front porch - refused 14.12.2015

3. Planning Policies:

NPPF National Planning Policy Framework
LPR15 Conservation Areas
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Development

4. Observations of Consultees:

Conservation Officer - No objections subject to conditions

5. View of Town/Parish Council:

Oddington Parish Council - Objections

The Parish Council originally raised no observations subject to the views of neighbours.

A further response was received on the 16th February raising objection in relation to

- i) the design and materials of the proposals
- ii) the impact on the Conservation Area
- iii) impact on the neighbouring amenity of Goat House and the Old Bakehouse
- iv) overdevelopment of the site.

6. Other Representations:

2 third party objections have been received in relation to Goat House raising the following concerns:

- i) loss of privacy in relation to Goat House
- ii) Design and impact on the Conservation Area
- iii) exposure of the original brickwork
- iv) over development

7. Applicant's Supporting Information:

Design and Access Statement

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

The proposals seek to demolish the existing garage to the north of the building.

The proposals seek to replace the existing side extension with balcony above and external staircase with a single storey extension with balcony above. The existing extension is a bay shape extending 3.3m from the southern elevation and 5.95m in width and is 2.7m in height with a 1m high ballustrade to the balconied area above (total height of 3.7m). There is also an external spiral staircase. This would be replaced by a contemporary designed single storey extension. This would extend 3.3m from the southern elevation (the same as existing) and would be 8.375m in width (2.425m wider than existing). The extension would have a canopied overhang which would extend 1m past the southern elevation. The proposed extension would measure 3.7m to the top of the glass balustrade the same as existing. A 1.7m high privacy screen is proposed on the western elevation of the balcony so that views are directed over the applicants own garden an away from Goat House.

The existing extension is constructed in painted brick. The proposed extension being contemporary in design would be predominantly glazed on the southern elevation with Corten (a

weathered steel) to the balcony edge and western pillar. The rear (western elevation) would be rendered.

An infill two storey extension is proposed on the rear elevation. This would extend in line with the northern elevation of the property (4.15m) and the western elevation (4m). This would have a gabled pitched roof set down from the ridge of the main house and the adjacent rear extension. In addition it is proposed to install two additional windows at the first floor level and two at ground floor on the western elevation to match the existing. The rear of the property would then be finished in render rather than painted brick as it is currently.

On the front (eastern) elevation the existing porch would be replaced with a more vernacular porch. A first floor and ground floor window would be installed and the paint from the brickwork removed on the front and northern elevation to reveal the original red brick.

(a) Design and impact on AONB and Conservation Area

Lane House lies within the Oddington 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.

There are also historic unlisted buildings and structures affected by the proposed development that, whilst forming part of the larger designated heritage asset of the conservation area, are also identified as non-designated heritage assets in their own right.

Section 12 of the National Planning Policy Framework requires 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 should be weighed against the public benefits of those works.

Paragraph 115 of the National Planning Policy Framework attaches great weight to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Paragraph 135 of the National Planning Policy Framework advises that the effect of an application on the significance of a non-designated heritage asset 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.

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. 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.

Lane House comprises a charming, modest building, with a main frontage of probably early-19th century date, with, unusually, a (painted) brick façade, with stone dressings; to the rear is a modest wing, and on the southern end a large modern and somewhat unsympathetic single-storey extension with a first-floor balcony and external spiral stair.

The house sits at the end of Sawpits Lane, but is so positioned that the southern end is comparatively well screened from a distance, whereas the northern end clearly terminated the view along much of the length of the lane.

The front range is, characteristically for the early 19th century, a simple geometric box with a shallow, hipped blue-slate roof; in views along Sawpits Lane, this is apparent, particularly as there are glimpses along the northern side of the building to the open space beyond. There is a modern pre-fabricated garage in this area, but it is modest in scale, and set clear of the main building, thus not compromising the legibility of the form of the building.

The proposed front (east) elevation would be reworked to achieve a more symmetrical appearance, and to add a porch; however the design is appropriate to the age and generic character of this elevation, and the design of the porch has been subject to negotiation, and is based closely upon an historic prototype of appropriate age. Nonetheless, the proposal would, subject to appropriate detailing, not harm the significance of the house or of the surrounding conservation area. It is also proposed to remove the modern paintwork, and reveal the historic red brickwork, which would be a significance enhancement.

The side (south) elevation currently has a deeply unsympathetic single-storey extension (with balcony above) which neither complements the style of the house, nor constitutes high-quality design in its own right. The proposal is to replace this with a new extension that is full-width, but which projects out as far as the existing and balcony above. The design is boldly contemporary, heavily glazed, but with the solid elements clad in corten steel. This material will simultaneously read as contemporary, but would complement in both colour and texture the red brickwork of the parent building.

The proposed west elevation would have an additional, smaller gable added, and additional sash windows added, but these would be in keeping with the existing character of the building.

The proposed north elevation would see the addition of a two-storey element within the internal angle of the building. This is generally appropriate in character, although the design of the proposed French windows at ground floor is awkward and would benefit from further consideration. French windows at this date were slightly narrower (although they could have side-lights), and would have fewer subdivisions (usually each door would be a single pane of glass wide, and three or four long). However this is a minor detail which could be dealt with by way of a variation condition.

Overall the proposal would constitute an innovative new addition to a non-designated heritage asset, within a designated Conservation Area. The proposal, whilst distinct, by being single-storey would be subservient to the original building. It is considered that the use of corten steel

(which weathers to a reddish rust finish) would subtly reflect the original red brick of the property that would be revealed as part of these proposals. Consequently the significance of the building as a non-designated heritage asset would be sustained. The replacement of a low-quality, unexceptional extension with a subtle and high-quality, contemporary one, would preserve and potentially enhance the character and appearance of the conservation area, thereby also sustaining its significance. The proposal thereby accords with Sections 7 and 12 of the N.P.P.F. and Policy 15 and 42 of the Local Plan.

(b) Impact on Neighbouring Amenity

Goat House is a detached property located 40m to the south west of the application site. The property was formally a barn and was granted permission for conversion in 2006. The site plan shows that the garden to serve the barn conversion is located to the west of the barn and small area to the north. While it is noted that the owners of the property also own the paddocks that abut the application site these do not form part of the residential curtilage of Goat House and are in planning terms, considered agricultural land. As such the windows, proposed on the rear of the application property would not result in an adverse impact of the amenity of Goat House or their main amenity space.

A privacy screen at 1.7m in height is proposed on the western elevation of the balcony which would direct views over the applicants own garden rather than south west towards Goat House. In addition, given the separation distance is approximately 40m from the proposed replacement extension and balcony and Goat House it is considered that overlooking and loss of privacy would not result to Goat House having regard to Local Plan Policy 46.

The Old Bake House's northern boundary is located approximately 22m from the proposed side extension with a further 27m long garden. The existing side extension is greater in height and includes a balcony area and the existing side garden to Lane House would remain. It is considered that given the separation distance of 22m and positioning of the extension would have no greater impact on the amenity space of the Old Bake than existing.

As such the amenity of neighbouring properties would be maintained in accordance with Policy 46 of the Cotswold District Local Plan.

9. Conclusion:

The proposals would maintain the character and appearance of the Conservation Area and would not result in harm to neighbouring amenity. As such the proposals are recommended for approval.

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):

A05-16-01, A05-16-01A, A05-16-03 REV 01, A05-16-04 REV 01, A05-16-05 REV 02, A05-16-06, A05-16-07 REV 01, A05-16-08

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.

Prior to the construction of any external wall of the development hereby approved, a sample panel of render of at least one metre square in size showing its proposed texture and colour 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 windows and doors except those in the single storey extension, shall be of timber construction 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.

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.

Prior to the first occupation of the development hereby permitted, the windows and doors, shall be finished in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be permanently retained in the approved colour unless otherwise 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.

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 new external joinery; the proposed new porch; the single-storey extension; specification and method statement for the removal of the paint from the brickwork; shall 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.

The disturbed brickwork on the front (east) elevation shall be made good to match the existing in terms of brick size, colour, texture and bond, and mortar mix, colour, texture and pointing technique.

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 brick colour, bonding, method of pointing and mix, colour and texture of mortar has been 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. The panel shall be retained on site until the completion of the 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.

Notwithstanding the approved drawing, the French window on the north elevation shall not be installed until details have been submitted to and 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.

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Lane House Sawpits Lane Lower Oddington Glos

Scale: 1:1250

Organisation: Cotswold District Council

Department:

Date: 24/02/2017



COTSWOLD
DISTRICT COUNCIL



Site Location Plan



SAWPITS LANE

Lane End

Beresford

Rose Cottage

The Fox (PH)

Sunnyside

The Mews House

The Old Forge

The Coachmans House

Goat House

Vic's Cottage

Daisy Cottage

Twinkle Toes

The Old Bake House

Odd House

Harts Cott

Dunags

Foden Lodge

Foden House

The Cottage

Old Corner Cottage

Michaelmas Daisy

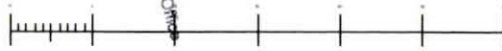
129.7m

Green Farm Cottage

The Forge Barn

The

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No warranty is made by
Ordnance Survey as to the
accuracy or completeness of
the information shown on
this map.



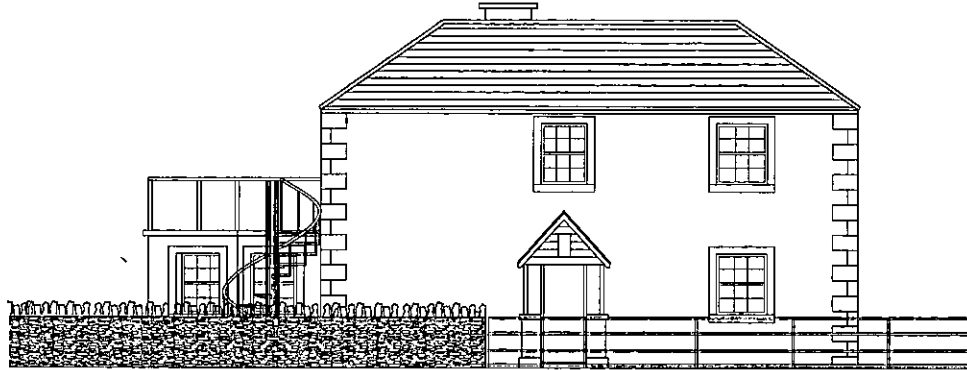
Lane End



Proposed Site Layout

Beresford

80



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

81

SY	NO. 1	WALL FINISH	EXTERIOR	EIF
SY	NO. 2	ROOF FINISH	EXTERIOR	EIF
SY	NO. 3	ROOF FINISH	INTERIOR	EIF
SY	NO. 4	CEILING FINISH	INTERIOR	EIF

NOTES
 Lane Head,
 Saxon Lane,
 Ogdensburg.

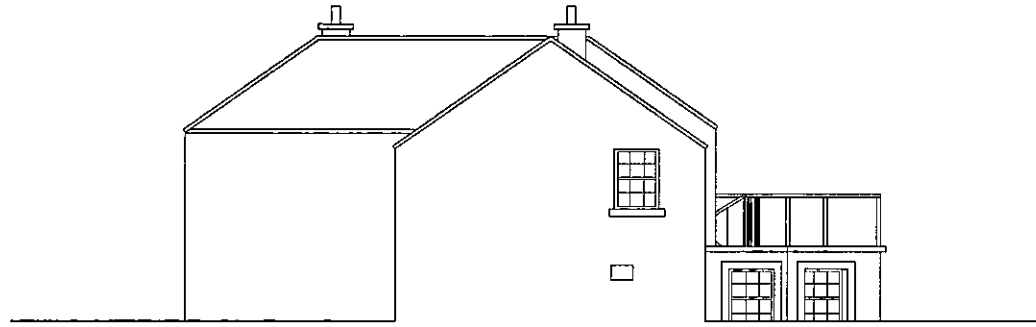
CLIENT
 Mr and Mrs Harley

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
 This drawing shall be used in accordance with the provisions of the Act and Regulations of the Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA). The user of this drawing shall be responsible for obtaining the necessary permits and approvals from the appropriate agencies. The user shall also be responsible for providing the necessary information to the appropriate agencies.



Existing and Proposed Front Elevations

NO.	REVISION	DATE	BY	CHK'D
1	ISSUED	12-12-18	DP	DP
2	REVISED	12-18-18	DP	DP
3	REVISED	12-18-18	DP	DP
4	REVISED	12-18-18	DP	DP
5	REVISED	12-18-18	DP	DP



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

NO.	REV.	DATE	REVISIONS	BY

Client
Lane Hoed,
Sawpit Lane,
Otdington.

Client
Mr and Mrs Hartley

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

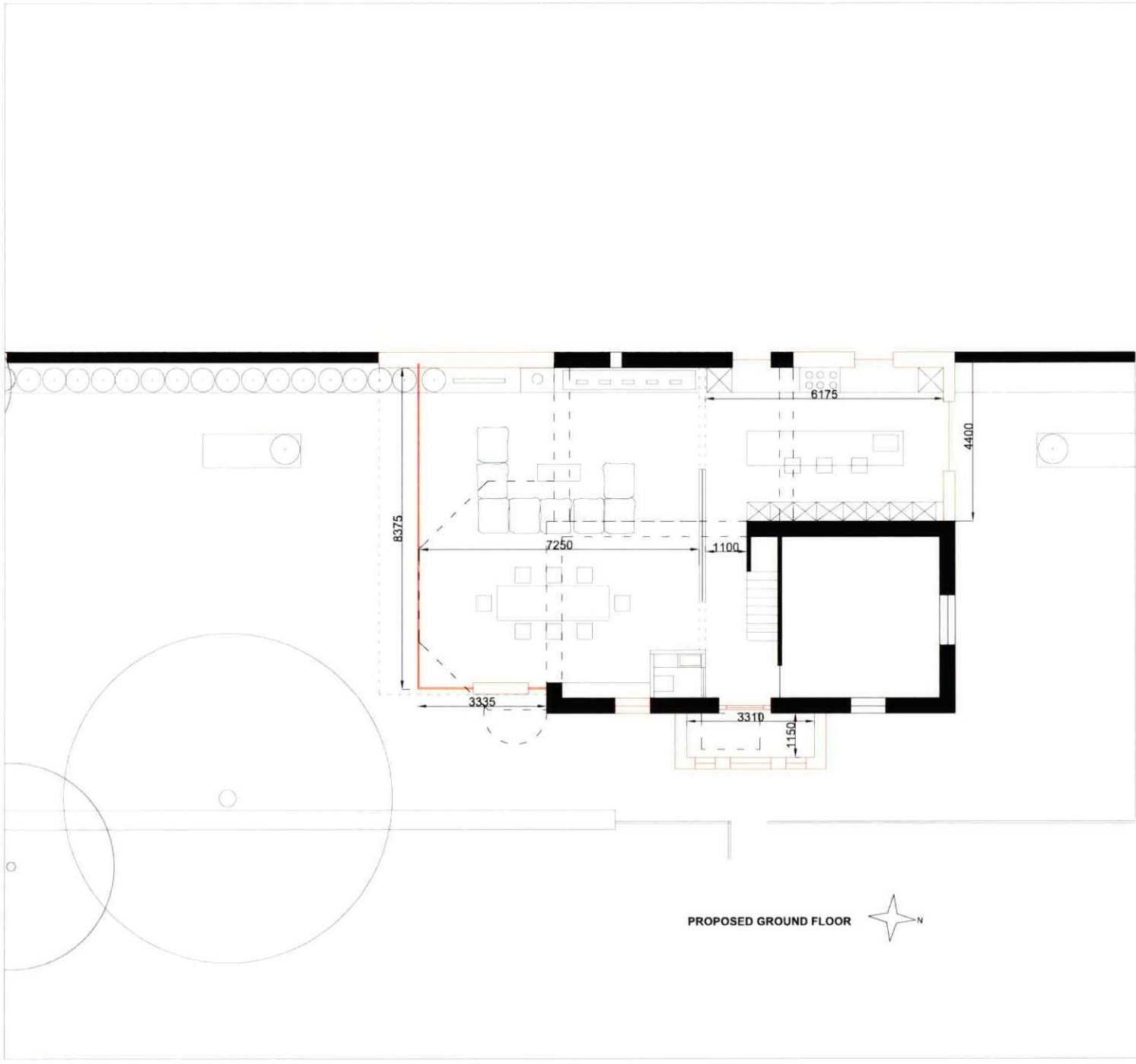
NOTICE TO THE CONTRACTOR
The DMD Group
CONSTRUCTION MANAGEMENT
CONSULTANTS & PROPERTY MANAGERS
It is the contractor's responsibility to ensure that all work is carried out in accordance with the relevant health and safety legislation and to comply with the relevant codes of practice.

The DMD Group
CONSTRUCTION MANAGEMENT
CONSULTANTS & PROPERTY MANAGERS
EST. 1996
www.dmdgroup.co.uk

Description
Existing and Proposed Rear Elevations

DRAFTING		CHECKED BY		SCALE	
DATE	BY	DATE	BY	TYPE	SCALE
COMPANY NAME		CLIENT NAME		PROJECT NO.	
DMD		Lane Hoed		123	
PROJECT NO.		DATE		SCALE	

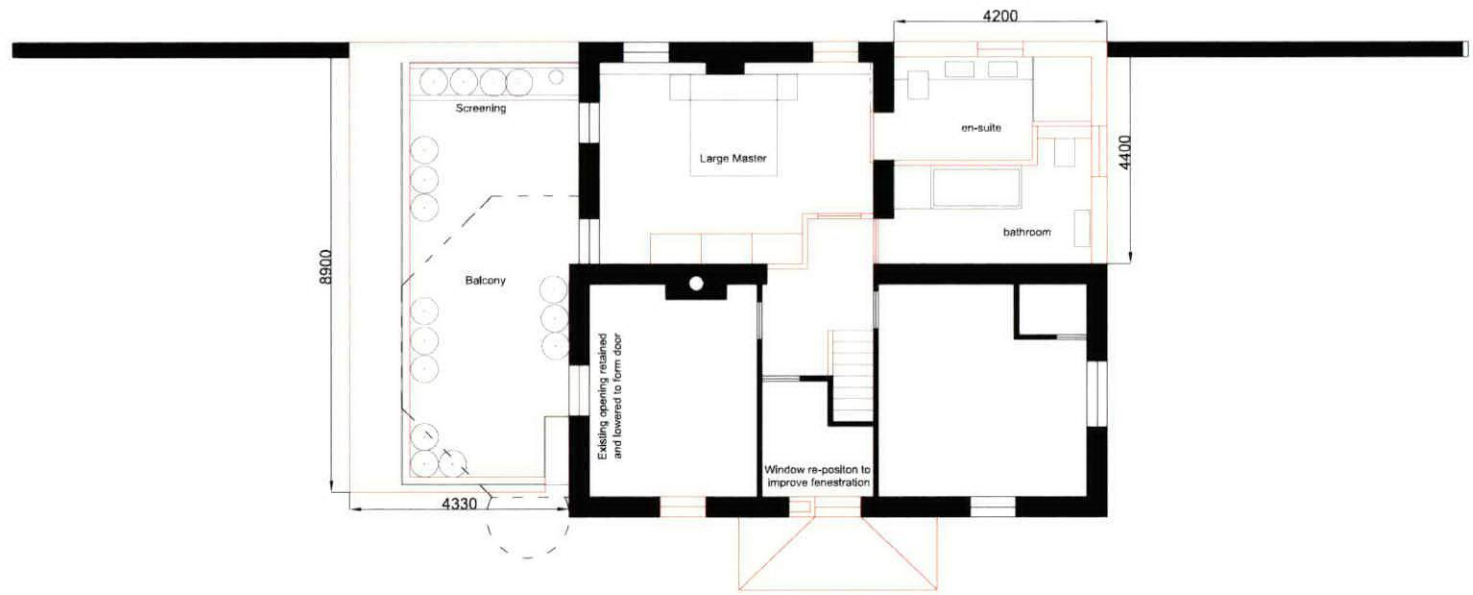
83



PROPOSED GROUND FLOOR



<p style="text-align: right;">85</p>			
<p style="text-align: right;">Lamp Wood, South Gate, Oldington.</p>			
<p style="text-align: right;">Mr and Mrs Herley</p>			
<p style="text-align: right;">DMD ARCHITECTURAL CONSULTANTS</p>			
<p style="text-align: right;">115, High Street, Oldington, Kent, ME19 6ET</p>			
<p style="text-align: right;">Tel: 01843 214100 Fax: 01843 214101</p>			
<p style="text-align: right;">www.dmdgroup.co.uk</p>			
<p style="text-align: right;">Proposed No. 2</p>			
<p style="text-align: right;">Proposed Ground Floor Plan</p>			
DATE:	SCALE:	DATE:	SCALE:
DATE:	SCALE:	DATE:	SCALE:
DMD			



PROPOSED FIRST FLOOR

NO.	DESCRIPTION	DATE	BY

Site Name
 Street Name
 City/Town

Client Name
 Mr and Mrs Harley

Site Reference Number
 (SAR) 1234567890
 Project Reference Number
 (PRN) 0987654321
 Date: 12/31/2024
 Scale: 1:100

DMD CONSULTING ARCHITECTS
 CONSULTING ARCHITECTS & PROPERTY MANAGERS
 1500 10th Street SW, Suite 100
 Victoria, BC V8W 2E3
 TEL: 250-383-4444
 WWW.DMDGROUP.COM

Project Title
 Proposed First Floor Plan

NO.	DESCRIPTION	DATE	BY