

PLANNING AND LICENSING COMMITTEE

12th April 2017

ADDITIONAL PAGES UPDATE

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LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

Additional Representations on Agenda Items	Pages 7 - 9
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PLANNING AND LICENSING COMMITTEE

12th APRIL 2017

ADDITIONAL PAGES ON AGENDA ITEMS

09	15/03100/FUL CD.8481/H	Letter from Framptons – Please see attached dated 11th April 2017.
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Our Ref: PJF/gp/PF/9548
(Please reply to Banbury office)

11th April 2017

Mr K Field
Development Manager
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

Dear Kevin

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND LICENSING COMMITTEE AGENDA, 12TH APRIL 2017
AGENDA ITEM (9): THE OLD QUARRY, BROADWELL**

I refer to the above item, which I understand has been prepared following the receipt of the Appellant's Statement of Case. It is of no surprise to my Client, Mr Gerard de Thame, that Mr Fox continues to hold the opinion that a functional need for a dwelling has been demonstrated by Mr Gilder.

The Planning Committee, when determining the planning application, heard contrary evidence from a specialist agricultural expert, and, in reaching a decision, concluded that a functional need for an isolated dwelling had not been demonstrated.

I am concerned that Members are now being asked to review their decision-taking without any form of consultation with interested parties, including my Client, and fundamentally without an opportunity to receive written submissions on the issue of essential need, or the normal oral submissions at a Planning Committee. I believe those submissions were of particular assistance to Members when forming their planning judgement on this application.

In my opinion, having regard to the position taken by Mr Fox on this application, it would be appropriate for the LPA prior to any judgement being made on the substance of the Appellant's Statement of Case:

- 1) To request from the Planning Inspectorate a further period of time to prepare a response to the Appellant's Statement of Case – having regard to the amount of information that has been produced, and the claimed changes in planning circumstances. Within this period of time a second opinion may be obtained from a suitably qualified agricultural expert. As the Hearing is not scheduled until September, it seems to me that a request may reasonably be made for a six week extension. I will be so inviting an extension of time on behalf of my Client.

enquiries@framptons-planning.com
www.framptons-planning.com

Oriel House, 42 North Bar, Banbury,
Oxfordshire. OX16 0TH

Aylesford House, 72 Clarendon Street,
Leamington Spa, Warwickshire, CV32 4PE

Oxford – Area Office, 4 Staplehurst Office Centre,
Weston on the Green, Bicester, Oxfordshire, OX25 3QU

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Agenda Item 9 15/03/00/FUL ed:08/04/11.

- 2) To return this matter to the Committee at the Committee in June, and to receive oral submissions on behalf of the Objector.

Members will then be able to undertake a balanced planning judgement, and determine whether the Appellant has or has not justified the retention of this unauthorised dwelling on the basis it is essential to serve the operational needs of the lairage activity at The Old Quarry.

I request that this correspondence is brought to the attention of the Planning Committee when this item is introduced.

Yours sincerely

Peter J Frampton

CC: Gerard de Thame

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Agenda Item 9. 15/03/00/FUL CD.8481/H.

PLANNING AND LICENSING COMMITTEE

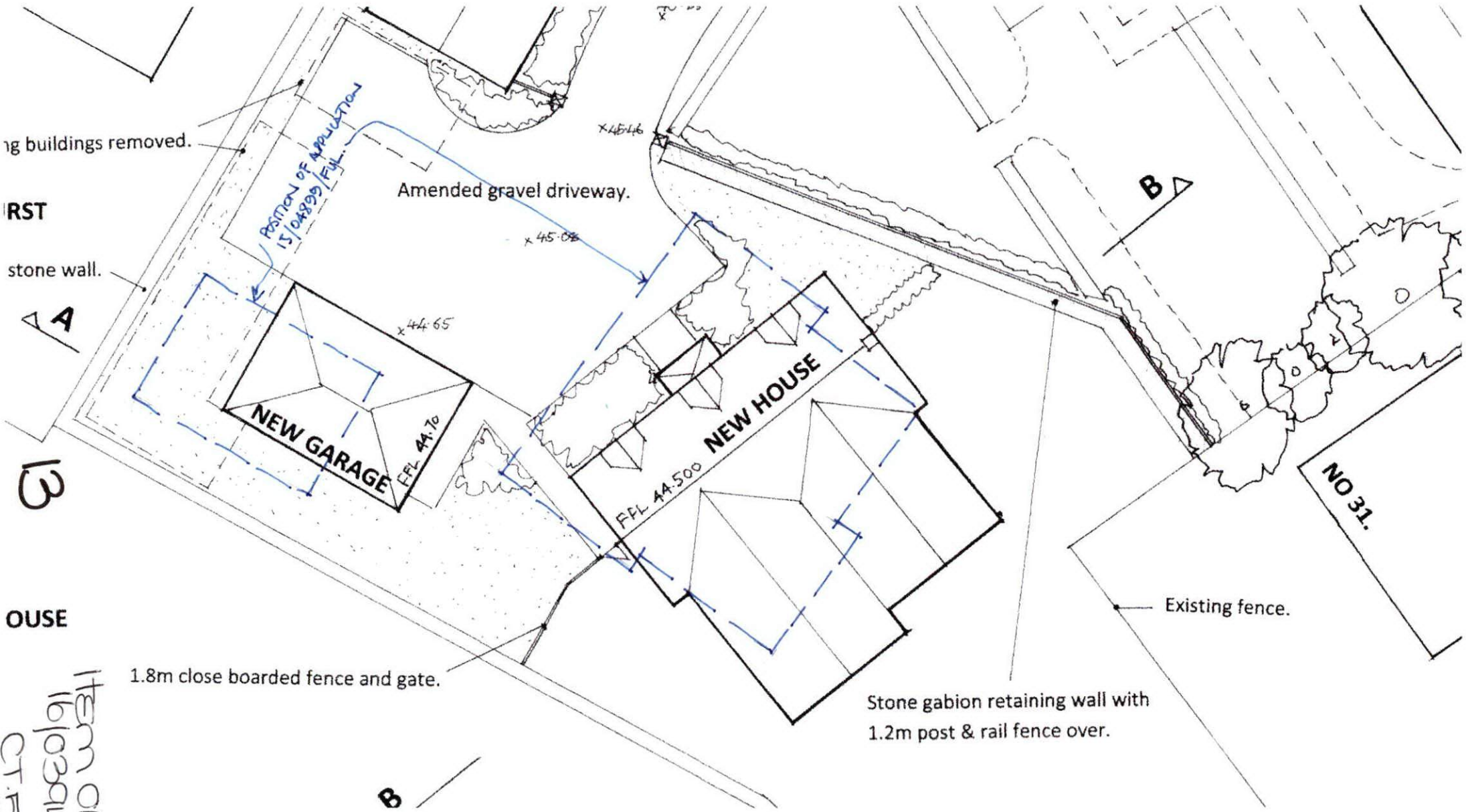
12th APRIL 2017

ADDITIONAL PAGES ON SCHEDULE ITEMS

Item	Ref. No	Content
04	16/03924/FUL CT.5679/D	<p>Letter and plan from the agent sent to all members of the Planning and Licensing Committee -</p> <p>Further letter of objection from an existing objector – Please see attached dated 10th April 2017.</p>
05	17/00168/FUL CD.9513/A	<p>Further objection from an existing objector – Please see attached dated 10th April 2017.</p>
06	16/04427/FUL CT.1645/G	<p>The application recommendation has changed to remove the need for the application to be referred to the Secretary of State. The application is now recommended for Permit. Whilst Historic England does not support the application they also do not object to it, in addition, referral to the Secretary of State would only be required for listed building applications only.</p> <p>Within the 4th Paragraph on page 91 of the schedule there is a change in reference to the section within the Planning (Listed Building and Conservation Areas) Act 1990, the paragraph has been changed and should read -</p> <p>The Church of St Saviour is a Grade II* Listed Building and other nearby buildings in New Church Street (Nos. 19-23 and No.25 on the same side of the street and Nos. 2-10 and 12-20 opposite) are also listed at Grade II. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving their setting, in accordance with Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.</p> <p>A Further 2 letters of objection has been received reiterating the concerns raised over the increased use, size and design of the Dolphin Hall and the impact this would have on neighbouring living conditions in particular noise and light issues.</p> <p>Whilst the building would be increasing the size of the original building by 77% the use of the site and building would remain the same as the current use. No change of use would take place on the site.</p>

		<p>Whilst I appreciate that there have been a number of local concerns over the potential impact of the proposal on neighbouring living condition in particular increased levels of noise. There is no restriction on the site and having consulted with the Environmental Health Officer with regard to these concerns no mitigation or restriction is recommended and it is considered that the increase in size of the facility would not result in an adverse impact on neighbouring living conditions given the existing use of the site and that there would be no change of use of the site.</p>
07	16/03807/FUL CT.5231/B	<p><i>One additional letter of support for the application has been submitted setting out uniqueness of pub and difficulty to continue the use as a public House given other facilities within the area.</i></p> <p><i>2 further letters of objection have been submitted with reference to how the pub has been marketed and concern over the loss of the public house in particular the historic character of the pub and how this should not be lost.</i></p> <p><i>A review was submitted to remove the Red Lion from the list of Community Assets. Following the review, the decision was to overturn the original decision to list the property as an Asset of Community Value. A summary of the reasons for this decision are summarised below –</i></p> <p><i>'The Internal Review finds that the requirement contained in the Localism Act 2011 Section 88 (2)(b) is not satisfied. Upon review of the further evidence supplied by the appellant it is deemed that it is not "realistic" to think that there is a time in the next five years when there could be non-ancillary use of The Red Lion that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community. The decision is informed through what is known at the review date regarding the current planning context and following an assessment of the appeal papers submitted.</i></p> <p>The review also concludes that it is not realistic to think that the building could be used for any other use that would further the social wellbeing or social interests of the local community. This conclusion is founded on the location of the building and the physical constraints it presents, specifically by virtue of its status as a listed building.'</p>
10	16/05271/FUL CD.6115/K	<p>2 X Comments of Support from the owners of Bigstones Cottage – Please see attached dated 8th and 9th April 2017.</p>

		Additional Comment/Representations from Main Objector – Please see attached.
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Item 014.
 16/03/21/21/FUL
 CT. 5679110.

B

Subject: FW: 16/03924/FUL - The Old Barn, 33 Gloucester Road, Stratton, Cirencester - Planning Committee 12th April 2017
Attachments: Site Plan Sketch - Original & Proposed.pdf
Importance: High

From: Rob Ellis
Sent: 10 April 2017 18:00
To: Sue Coakley; Tina Stevenson; Mark MacKenzie-Charrington; Juliet Layton; Sue Jepson; Robin Hughes; Stephen Hirst; Mark Harris; David Fowles; Jenny Forde; Robert Dutton; Patrick Coleman; Alison Coggins; Ray Brassington; Tony Berry
Cc: Claire Baker
Subject: 16/03924/FUL - The Old Barn, 33 Gloucester Road, Stratton, Cirencester - Planning Committee 12th April 2017
Importance: High

Dear Members,

I write on behalf of the applicant for the above application, Partridge Homes (Cotswolds) Ltd, prior to the above application being heard at Planning Committee on 12th April 2017.

Members may recall that a previous application for a single dwelling on this site was considered at Planning Committee back in July 2016 (Ref - 15/04899/FUL). Since this time, the applicant has prepared a revised scheme, which specifically addresses the concerns previously raised by both members and the neighbours at Glebe House.

In summary, the key amendments to the previous scheme are as follows:

- The ground level on site will be reduced and as a result the floor level has been dropped from 45.15m to 44.50m (650mm lower);
- The proposed dwelling has been reduced in height. The eaves height has been reduced by 550mm and the ridge height of the new house is now 1200mm lower than the previous application. The proposals are not only lower in respect of Glebe House, but also the Old Barn;
- The garage building has been moved 3.2m further away from neighbouring properties (Glebe House/Stratton Hurst) and has been moved 1m further away from the boundary wall Glebe House;
- House has been moved 4m back into the plot and away from the Glebe House and Stratton Hurst;
- House has also been reoriented (twisted slightly) so there can be no overlooking of Glebe House;
- Any windows on the first floor facing Glebe House to be obscure glazed; and
- Boundary treatments on the shared boundary with Glebe House have also been improved and these are being secured via a covenant between the neighbours and the applicant, which will run with the land regardless of ownership.

The attached sketch plan indicates the amendments to the layout from the previous scheme.

As you will have seen within the application documentation, the applicant has worked closely with officers to provide any necessary additional documentation throughout the process. The applicant has also worked directly with the neighbour at Glebe House prior to the submission of the application and post submission to allay their previous concerns and as a result they have removed their objection to the proposals. The alterations made to the scheme are a direct consequence of these discussions. In summary, we consider that this scheme fully addresses the concerns raised previously. Officers have agreed with this and have recommended approval with a balanced and robust justification for supporting the proposals.

Within this context we would respectfully request that members agree with the officer recommendation in this instance and grant planning permission for the proposed development.

Many thanks.

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Peter and Marianne Whipp

Yours sincerely,

Having now read the Committee Report we are very concerned to see that these matters have not been given sufficient consideration. We would be extremely grateful if you would be kind enough to add this letter to the late list given to committee members.

Ref: 16/03924/FUL Demolition of existing outbuildings & erection of 1 no. dwelling, detached garage building, vehicular access, landscaping, parking and associated works at Old Barn, 33 Gloucester Road, Stratton, GL7 2LF.

Dear Mr Field

Mr. K. Field
Planning and Development Manager
Cotswold District Council
Trinity Road
Cirencester GL7 1PX

10TH APRIL 2017

COTSWOLD DISTRICT COUNCIL
11 APR 2017
Off Rec:
Ack:

Stratton Hurst
School Hill
Cirencester
GL7 2LS



Mr Kevin Field
Planning and Development Manager
Cotswold District Council
Trinity Road
Cirencester GL7 1PX

10th April 2017

Dear Mr Field.

Re: - 16/03924/FUL Demolition of existing outbuildings & Erection of 1 no. dwelling, detached garage Building, vehicular access, landscaping, parking and associated works at Old Barn, 33 Gloucester Road, Stratton, Cirencester, GL7 2LF.

We write further to our previous objection letter which we note has been very briefly summarised in the committee report to be considered at the 12th April Planning Committee meeting.

Having now had an opportunity to review the committee report we wish to add a few additional points of concern that we would like to bring to the Committee's attention.

Siting/Layout

It seems that officers are now content with the siting and layout of the proposal, we still consider that the imposition of a two storey dwelling on this site, in a backland location is inappropriate in the context of the site.

Residential amenity

We consider that the proposal will still have a significant impact on the residential amenity of the host property, The Old Barn. The planning committee report explains on page 50, the details of the extent of the proposed private amenity space which will be provided for the new dwelling and states that "a 21m deep amenity space retained by the Old Barn". We consider that although the committee report makes mention of the residential amenity issues it does not wholly address the Appeal Inspectors concerns.

In paragraph 19 page 4 of the appeal decision letter App/F11610/A/14/2212964 of the 2nd September 2014, the inspector raised some very specific issues "the new access, to serve the proposed new properties (as well as the existing) would run very close to the rear of the house. Although the retained garden would shield to some extent from the impact of the drive" the inspector goes on to state "Users of the garden would be subject to disturbance and to intrusion of their privacy, in spite of the proposed planting and stone wall. The effect of the drive at the constricted access point would be especially severe." Our emphasis

Whilst it is acknowledged that the parking area has been revised to try and lessen the impact on The Old Barn and slightly more garden now provided, the relationship of the new access road with The Old Barn's private amenity space remains as poor as it has been in each of the proposals in as much as the access road remains the same because there is no other option to deliver access to the proposed new dwelling!

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As such, although the garden may be slightly more expansive, the access road would effectively mean that, if this scheme is permitted, the vehicles of all occupiers and friends visiting the house at the bottom of the garden would do so via the access road. This new application has **not** addressed the issues of the loss of residential amenity to the garden of The Old Barn in any real respect. The enlarged garden cannot mitigate for the fact that vehicles will be passing along the entire length of one side of the limited usable garden area to The Old Barn, the proximity of the access road is something that the inspector agreed would be unacceptable with inevitable noise, disturbance and pollution.

This proposed situation therefore remains unchanged from the last application and appeal, and the inspectors comments therefore **still hold true**, yet this has not been given the level of scrutiny it warrants given the brevity of the issue.

Notwithstanding the above, there will also be severe adverse impact upon the environs of any future occupiers of The Old Barn, the immediate proximity of vehicles manoeuvring past The Old Barn itself will create an inappropriate and unacceptable provision. The Old Barn is sited at the road side of Gloucester Road, the private amenity space it currently benefits from is a tranquil oasis and some respite from the main road to its frontage. The impact that this proposal will create will effectively mean that the immediate environs for the host property will be drastically diminished. In order to develop this site the amenities of the host property in all respects are substantially undermined to such an extent that permitting this proposal and ignoring the inspector's comments would constitute a poor decision not worthy of the situation.

Access

The access remains unchanged and therefore the refusal reason as originally stated still applies:

'The Old Barn would also experience an unacceptable amount of noise and disturbance from vehicle movements associated with the new dwelling.'

The impact upon the neighbouring properties, in terms of car movement, in very close proximity to the existing Old Barn which has **not** changed. Due to the tight nature of the access and the relationship with the existing property, the access is constrained as can be seen in the photographs below and as such the applicants have been unable to mitigate the impact that the traffic will have upon the Old Barn. The current submission has failed to overcome this issue.

In addition the committee report states at page 50 that "An access road would be provided which will utilise the existing access to the site." However, no mention is made of the intensification of the use of the existing access, with an additional dwelling there will be an increased use of the access.

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Parking Provision for The Old Barn

When considering the layout plans attached to the committee report it is plain to see that there is limited parking provision for The Old Barn, just on the inside bend of the new road there appears to be only very limited parking provision, i.e. one parking space, although this is not designated as such on the site plan or landscaping plan. Indeed the site is so tight that one wonders how anyone living at The Old Barn with two cars, which is highly likely, would be able to park them and turn them around to leave the site in forward gear. No mention of this provision is mentioned in the officer's report.

Lastly, we note that the objections lodged by owners of The Glebe, Mr S Bawtree and Ms S C Gostling, have now been removed. A letter dated 9th March 2017 indicates that they understand that they have "an agreement in principal that a covenant will be entered into in order to ensure reasonable private amenities for the occupiers of Glebe House and its curtilage". They suggest that, when taken together with the amendments to the proposals incorporated in the application currently before the council, the application should satisfactorily protect the amenities for occupiers of Glebe House". Whilst a private agreement may have been reached between parties, a covenant does not, of itself add any real benefit in terms of reliance for planning, indeed it appears that the covenant has yet to be entered into and can be removed, as such it is irrelevant in respect of this decision.

Conclusion

We would respectfully suggest that the new proposal for one house is still wholly inappropriate and does not represent good planning and importantly fails to address in all respects the important issue of the adverse impact on residential amenity derived from the new access drive and its use upon The Old Barn and future occupiers and the very tightly constrained access both of which have been raised by the appeal inspector.

Yours faithfully

Peter & Marianne White
Stratton Hurst
School Hill
Cirencester GL7 2LS

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Item 04
16/03/24/FUL.
CT.567910.

Subject: FW: Comments for Planning Application 17/00168/FUL

From: Public Access
Sent: 10 April 2017 21:13
To: Alison Williams
Subject: Comments for Planning Application 17/00168/FUL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:13 PM on 10 Apr 2017 from Mr Timothy Tose.

Application Summary

Address: Lane House Sawpits Lane Lower Oddington Moreton-In-Marsh Gloucestershire GL56 0US
Proposal: Extension and alteration to existing property, including demolition of existing garage
Case Officer: Alison Williams
[Click for further information](#)

Customer Details

Name: Mr Timothy Tose
Email:
Address: Old Bake House Lower Oddington

Comments Details

Committer Type: Objection Comments
Stance: Customer objects to the Planning Application
Reasons for comment:
- Design
- Impact on Conservation Area
- Impact on Listed Building
Comments: Comments on 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, Lower Oddington

Following on from our other two objections and our comments made at the planning committee meeting dated 8th March 2017 we have the following further remarks to make in support our objection to the current proposals
Impact on Conservation Area

The proposed extension and alteration works are within 50 m of two listed buildings, A fact that was ignored on the application form; and is one of the standard

questions asked.

The Planning Officer should have picked this up.

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

Within the comments that were made by the adjudicator in the last appeal, when permission was refused, he enforced this by saying the proposed works added no enhancement to the Conservation Area and therefore should not be permitted.

Our argument is not that there shouldn't be an extension; but more importantly that it should be built to enhance the Conservation Area. Given the choice of modern materials and the modern architectural design this is not sympathetic and will stand out and diminish the current values and traditional appeal of this picturesque village.

We have adhered strictly to the planning rules and recently brought a derelict Grade 2 listed house back into use by conforming to these rules; and we would like the same approach to be applied to the surrounding houses, so the village environment is maintained within the Conservation Area.

Although comments have been made that this proposed extension isn't that visible, which we disagree with, it would set a poor precedent for further applications to be made using this as the example within the Oddington village.

From: Public Access
Sent: 08 April 2017 23:07
To: Joanne Reeves
Subject: Comments for Planning Application 16/05271/FUL

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Needs attention

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:06 PM on 08 Apr 2017 from Miss Melanie Gibson.

Application Summary

Address: Willow House Clapton Row Bourton-On-The-Water
Cheltenham Gloucestershire GL54 2DW

Proposal: Demolition of existing conservatory and erection of single storey side extension

Case Officer: Joanne Reeves

[Click for further information](#)

Customer Details

Name: Miss Melanie Gibson

Email:

Address: Bigstones Clapton Row Bourton on the Water

Comments Details

Commenter Type: Comments of Support

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Design

Comments: I, Melanie Gibson, co-owner of Bigstones wish to give full support to the planning application from Mrs Herbert-Davis, 16/05271/FUL.

I and my co-owner, Guy Rainer, bought Bigstones, as a second home, over a year ago after falling in love with the Cotswold charm of Clapton Row. The existing structure is visible from parts of our property and in my opinion is not in keeping with the look and feel of a traditional Cotswold village. Additionally, it is now in need of significant repair and has a negative impact on the neighbourhood.

The proposal to demolish this conservatory and replace it with a single storey structure will improve the overall

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look and feel of the area and will also improve the outlook from Bigstones.

It is disappointing that approval has not already been granted and I hope that the comments of support from the majority of the neighbourhood will lead the council to approve this application. I give this application full support, as it will not only improve Willow House, but also the charm of Clapton row and improve the outlook for the surrounding neighbours.

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16/05271 | Ful CO.6/15/K

From: Public Access
Sent: 09 April 2017 10:09
To: Joanne Reeves
Subject: Comments for Planning Application 16/05271/FUL

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Needs attention

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:08 AM on 09 Apr 2017 from Mr guy rainer.

Application Summary

Address: Willow House Clapton Row Bourton-On-The-Water
Cheltenham Gloucestershire GL54 2DW

Proposal: Demolition of existing conservatory and erection of single
storey side extension

Case Officer: Joanne Reeves

[Click for further information](#)

Customer Details

Name: Mr guy rainer
Email: —
Address: bigstones cottage clapton row bourton on the water

Comments Details

Commenter Type: Comments of Support

Stance: Customer made comments in support of the Planning Application

Reasons for comment: - Design

Comments: I, Guy Rainer, am the co-owner (with Melanie Gibson) of Bigstones Cottage, Clapton Row, Bourton on the Water. Our property is located directly opposite Willow House. Part of the existing structure, and the proposed new structure, is visible from our garden. After detailed study of the plans submitted by Mrs Herbert - Davis I write to express my support for the proposal.
The existing white PVC structure is out of keeping with the rest of Willow House, and the surrounding properties in Clapton Row. It is also currently in need of remedial repair.
I have no objections to its' replacement as proposed.
GUY RAINER

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CD.61151K.

**Planning application reference number 16/05271/FUL - Willow House,
Clapton Row, Bourton-on-the-Water, GL54 2DW**

In response to the 'Comments' made by the applicant at the CDC Planning Committee meeting on 8th March, I wish to make a few remarks and clarify some matters. As a supplementary point, I also attach two further images which are relevant to this planning application.

I should also reiterate that I have no problem with the applicant replacing her conservatory *per se* – but I do have concerns with the current application and the proposed extension. I also appreciate that there are comments of support for the application but, with respect, none of the people who have given their support will be anywhere near as directly affected as me by the proposed extension, given the close proximity of Willow House to The Stable

With regard to an aspect contained in **point 3**, there was little in the way of consultation from, or with, the applicant relating to this planning application. The applicant first mentioned her plans for replacing the existing conservatory on Saturday 10th December at a social event which she was hosting. With other neighbours and friends of the applicant present, I felt the circumstances were not appropriate for a proper discussion to take place on this important subject.

In addition, the plans which the applicant showed me were draft plans, the details of which understandably required some careful consideration and examination on my part. By the time the final plans were submitted and published on the CDC planning register on 20th December, the applicant had gone abroad for 2 and a half weeks returning a few days before the Case Officer carried out her site visit on 9th January.

As far as **point 4** is concerned, I commented previously that the proposed application would result in the roof area being tripled in size based on the factual material available at the time. The original plans and drawings that were submitted gave no details of the roof area of either the existing structure or the proposed extension other than the figures provided by the applicant's agent in the Water Management Statement:

'The conservatory has a roof area of 17 square metres. The proposed extension will have a roof area of 50 square metres. The additional roof area created by the proposed extension will be 33 square metres.'

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This particular Statement has **not** been amended since its original submission on 20th December.

As far as I am aware, the applicant's agent stated that the overall roof area of the existing conservatory to be 25 square metres for the first time in the new drawings published on 5th April. This contradicts his previous measurement of 17 square metres given in the Water Management Statement. The measurement given in the new drawing of 5th April of 53 square metres for the overall roof area of the proposed extension is (to my knowledge) the first time the architect has provided this particular figure. This also differs from his earlier figure of 50 square metres in the Water Management Statement published on 20th December.

In addition, there appears to be some doubt over ridge heights including a possible over-statement of the height of the existing ridge to achieve a new ridge height 600mm higher at 4.1 metres.

The marked-up drawings clearly show that the increase in height is more than 600mm. The existing ridge (not the finial) is much lower than the cill of the dormer window just adjacent. The new ridge height is shown at a height around *the head* of the dormer window, thereby suggesting that the actual increase in ridge height is 800/900mm.

With regard to **point 5** of the applicant's 'Comments', I have not made an objection to the 'side-on' elevation of the existing conservatory because its length is reasonable and proportionate, and being mainly a glazed and transparent structure it importantly allows a good degree of light to pass through it.

As far as **point 6** is concerned, as my property and Willow House are at right angles to each other, what is a 'side elevation' from Willow House's perspective is, in effect, a *front elevation to my property*. This, therefore, has an adverse effect on my main aspect.

Point 7 - I am at The Stable on a frequent basis and (for the record) I have been in residence at The Stable for approximately 100 days over the past 12 months while Samantha Cockerton has been there for about 80 days over the same period. The usage of The Stable is, with respect, irrelevant: it is the 'permanent' impact of the proposed extension on The Stable and the amenity it enjoys which is the issue and not the amount of time that I spend there.

Finally, **point 8** – the property Deeds clearly state that when my late mother bought what is now The Stable in 1973 she purchased a disused stable together with a parcel of land and an attached garage (see photograph attached).

After the necessary rebuilding works in 1974, the only alteration made to The Stable since then has been the conversion of the garage into a sitting room in 1987/8, with no change in the footprint or dimensions. Therefore, the garage which is now the sitting room is not, and cannot in any way be, the 'addition' argued by the applicant and is not a reason for or a cause of the relationship between the two dwellings being materially changed.

Apart from a small roof light, the sitting room's sole source of light is the window in the front elevation, to the side of which is the existing, far smaller glazed conservatory. According to this application, this will be superseded by a **long, continuous stone wall and tiled roof** that will be visible from my sitting room, living room, and other habitable rooms.

Apart from the Deeds and the picture below, I have other legal documents and photographs taken between 1973 and 1980 which support the above statement and provide evidence of the layout of this area and these two dwellings during this period.



On a separate point, my understanding of planning and design practice which is supported by the architects and planning consultants I've been in touch with, is that any addition or extension should be subservient to the host building.

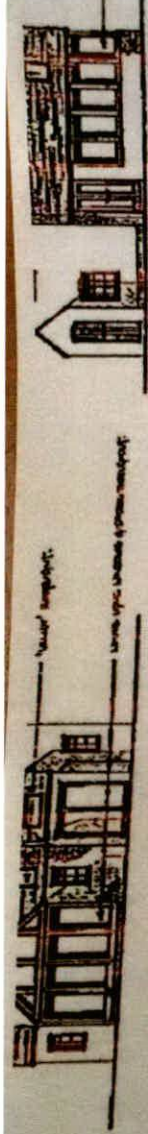
I attach below a drawing done by the agent and published on 20th December as one of the documents in the planning application when it was originally submitted.

Although the agent's plan is only partial and therefore incomplete, from this plan the measurements illustrate the size and scale of the proposed extension. From this plan it can be calculated that the length of the proposed extension would be greater than the length of the front elevation of the original building, while the width of the proposed extension where it is attached to the host

building at 97%, is only very marginally less than the length of the front elevation.

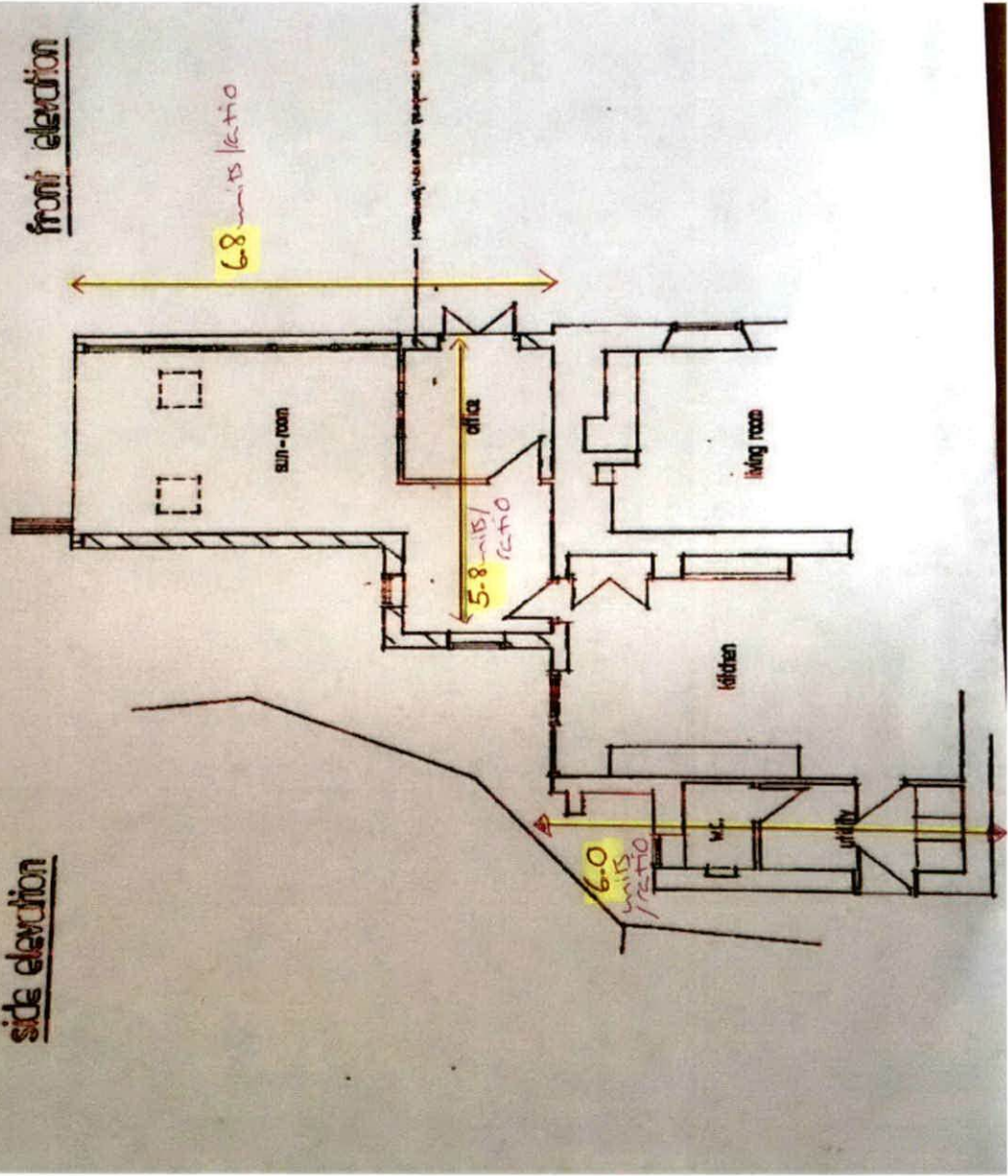
Moreover, the proposed extension is set back only 0.15 metres behind the front elevation of the existing building, which from design guides published by a large number of local authorities is *far less* than most local authorities would find desirable or permissible.

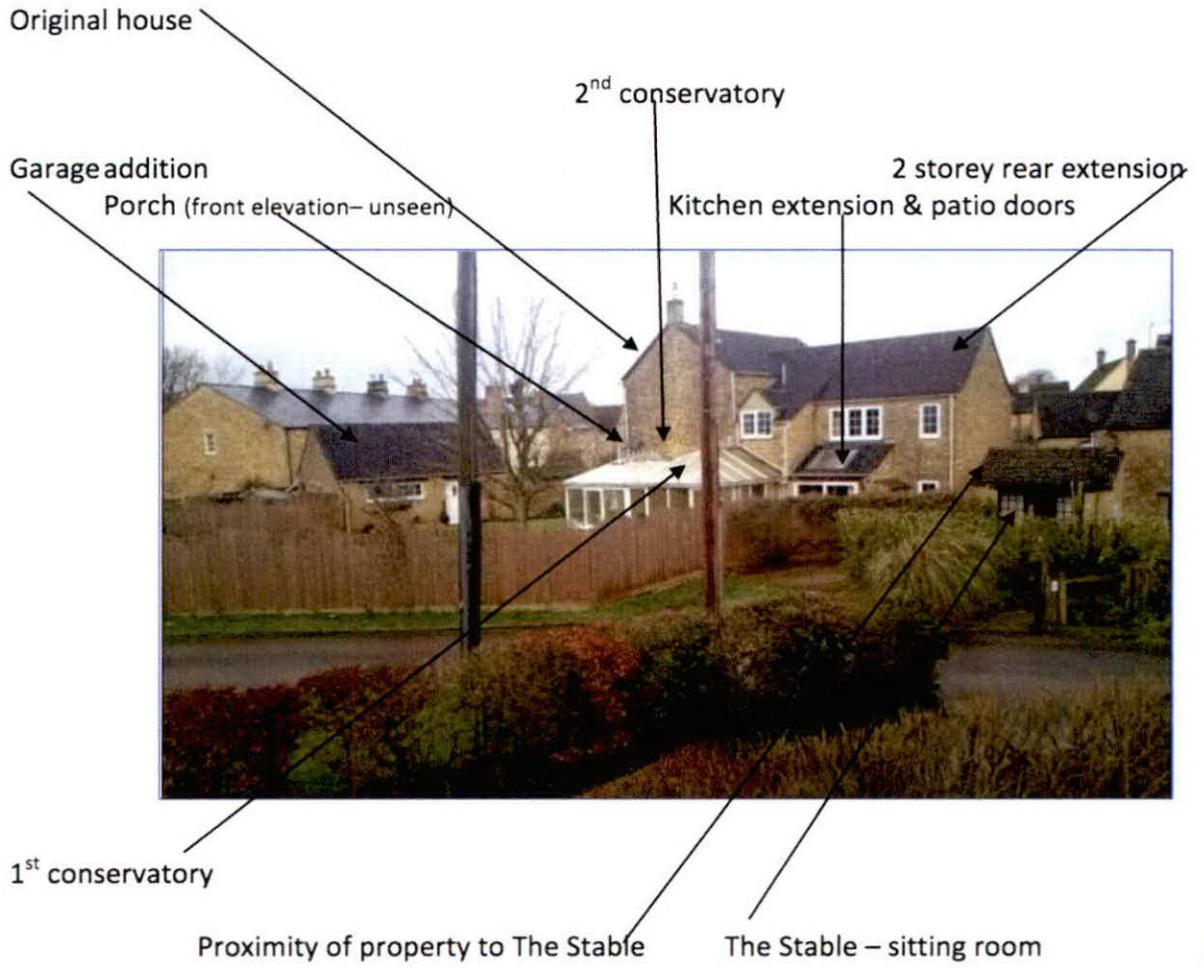
To conclude my comments in advance of the meeting due to be held on Wednesday 12th April, I also attach a 'marked up' photograph which shows most of the additions that have been made to Willow House (previously known as Lyncroft Farm Cottage) since circa 1980. These various, incremental additions and creeping extensions convey the extent of previous development on this site and the proposed extension in its current bulk and form will add significantly to this.



side elevation

front elevation





Item 10
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