

**Item No 06:-**

**17/01757/REM (CD.2288/Y)**

**Plot Adjacent To Arbour House  
Broadway Road  
Mickleton  
Chipping Campden  
Gloucestershire  
GL55 6PT**

## Item No 06:-

**Erection of a detached dwelling (Reserved matters application pursuant to permission 14/04050/OUT at Plot Adjacent To Arbour House Broadway Road Mickleton Chipping Campden Gloucestershire GL55 6PT**

<b>Approval of Reserved Matters 17/01757/REM</b>	
<b>Applicant:</b>	Mr & Mrs Stowe
<b>Agent:</b>	Alscot Architectural Associates
<b>Case Officer:</b>	Martin Perks
<b>Ward Member(s):</b>	Councillor Lynden Stowe Councillor Mark Annett
<b>Committee Date:</b>	14th June 2017
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Appearance, Scale and Layout
- (b) Access
- (c) Landscaping
- (c) Impact on Residential Amenity

**Reasons for Referral:**

The applicant is a District Councillor.

**1. Site Description:**

This application relates to a parcel of land measuring approximately 0.1 hectares in size located approximately 110m from the western edge of the village of Mickleton. The site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. It is also located outside the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB boundary extends along the southern edge of the B4632 which runs in an east west direction past the southern boundary of the application site. The application site lies approximately 5-10m to the north of the AONB boundary.

The site currently forms part of an established garden centre/plant nursery business. The garden centre/plant nursery is occupied by a number of glasshouses, horticultural buildings and associated paraphernalia. The application site occupies an area of the garden centre that is currently utilised as commercial orchard. A post war residential dwelling known as 'Arbour Close' lies immediately to the west of the application site. A further detached post war bungalow (Harborlow) lies to the east of the site.

**2. Relevant Planning History:**Application Site:

14/04050/OUT - Erection of a single dwelling (Outline application) Granted 2014

Land Within Tops Nursery:

CD.2288/E Continued use of existing building for the sale of fresh produce Refused 1980  
 CD.2288/F Continued use of existing building as a printing shop Granted 1982  
 14/04048/OUT Erection of a single dwelling (Outline application) Granted 2014  
 14/04379/OUT Erection of a single dwelling (Outline application) Granted 2014  
 15/02137/FUL Construction of 1 new 4 bedroom detached dwelling Granted 2015

15/02143/FUL Erection of 1no. 2 bedroom dwelling Granted 2015  
 15/02269/FUL Proposed replacement of three chimney flues on greenhouse boiler installation with two chimney flues Granted 2015  
 15/04549/FUL Proposed Tea Room ancillary to Nursery Granted 2015  
 16/04422/FUL Erection of a bungalow. Granted 2016

Arbour House:

CD.2288 Erection of a bungalow Granted 1958  
 07/00472/FUL Erection of a single storey side extension and alterations to provide ancillary elderly person's annexe and enlarged living accommodation Granted 2007

Harbourlow and Land to its Side and Rear:

CD.2288/C Outline application for an agricultural dwelling Granted 1969  
 CD.2288/C/Ap/1 Erection of one bungalow Granted 1969  
 10/04949/CLEUD Certificate of lawful existing use or development under Section 191 of the Town and Country Planning Act 1990 for the continued use of dwelling without complying with agricultural occupancy condition (f) of planning permission CD.2288/C Issued 2010  
 15/03926/FUL Demolition of derelict and defective glass houses and sheds. Construction of 1no. 4 bedroomed 1.5 storey detached house with garage Granted 2015  
 16/02322/FUL Erection of a bungalow Granted 2016  
 16/02323/FUL Erection of a bungalow Granted 2016

**3. Planning Policies:**

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

**4. Observations of Consultees:**

None

**5. View of Town/Parish Council:**

None

**6. Other Representations:**

Two objections received;

i) 'I thought Mickleton had no more planning now ? This is total over development of this specific area , I assume the garden centre will become an estate ? A money making exercise ? Lucky to own the land and house surrounding it too. As a councillor I thought he would protect our village not mutilate it . The new house just built is a blot on the landscape for me now with its obtrusive roof and lighting yet you want to agree for another one ! Just think all that development sell it all on then put the pylon in. How to ruin a village and make money and not care .....how sad I totally disagree with this planning . Sell all the houses and price there is a demand . Concentrate on infrastructure . Roads, business etc'

ii) 'This is yet another house on a very busy road and I believe there are plans for more development on this road by the same family. They are altering the approach the village which is increasing the spread of the village. What with the mast that is on their ground due to be built and a tea room, there is going to be a lot more traffic. I feel sorry for the people who live nearby.'

**7. Applicant's Supporting Information:**

None

**8. Officer's Assessment:****Background and Proposed Development:**

Outline planning permission was granted for a single dwelling on this site in 2014 (14/04050/OUT). The principle of introducing a dwelling onto the site has therefore been established through the aforementioned permission. The current application seeks approval for detailed matters relating Scale, Appearance, Layout, Landscaping and Access.

The proposed dwelling will have a T-shaped footprint. Its front elevation will face onto the B4632. It will be set back approximately 15m from the aforementioned highway. The front elevation will measure approximately 14.16m wide. The gable depth of the proposed dwelling will be 7.1m. A part two storey/part single storey extension will extend approximately 7.85m from the rear elevation of the dwelling. The main ridgeline of the dwelling will measure approximately 8.5m in height. The proposed dwelling will contain 4 bedrooms.

The external walls of the proposed dwelling will be constructed in natural stone. The roof will be tiled in plain tiles. Windows will be painted timber.

Vehicular access to the site will be from the B4632 via an existing service road lying to the side of Arbour House to the west of the application site. The site access is set back approximately 12m from the B4632.

**(a) Appearance, Scale and Layout**

The proposed dwelling is reflective of traditional building forms in terms of its proportions, scale and appearance. The use of natural stone for external walling, timber windows and eaves dormers are also consistent with local building forms. The height of the proposed building is consistent with the height of the dwelling that has recently been constructed (15/02137/FUL) to the front of Tops Nursery approximately 70m to the south west of the application site. The design is also similar to two dwellings that are being erected adjacent to the B4632 at Cotswale approximately 210m to the south west of the dwelling now proposed. The proposed development is therefore consistent in terms of size, scale, materials and design to other dwellings that are being erected in the locality.

The proposed dwelling will be approximately 1.5m higher than Arbour House and Harbourlow which lie to either side of the application site. The applicant has sought to reduce the scale of the proposed development by introducing eaves gables which give the building a 1.5 storey character rather than that of a 2 storey dwelling. The design approach therefore helps to ensure that the proposed dwelling will not appear out of scale with its immediate surroundings.

In terms of layout the proposed dwelling will lie within the centre of the site. It will be located in the same position as that shown at the Outline stage. The proposed dwelling will be provided with space to its side, front and rear thereby allowing for a degree of separation to be maintained between the dwelling and surrounding development. The proposed dwelling will also be set back from the main road in a similar manner to existing development thereby ensuring that the proposal respects the existing pattern of development.

Overall, it is considered that the Scale, Appearance and Layout of the scheme are acceptable and in accordance with Local Plan Policy 42.

**(b) Access**

The applicant proposes to utilise the same access arrangements as were shown on the indicative layout plan submitted with the Outline application (14/04050/OUT). The applicant undertook a speed survey prior to the determination of the aforementioned application. The results of the speed survey demonstrated that adequate visibility could be achieved in both directions along the B4632. Gloucestershire County Council Highways raised no objection on highway safety grounds to the Outline application subject to a condition requiring the access drive to be surfaced in a bound material for at least the first 5 m from the edge of the public highway (B4632). The access arrangements were therefore deemed to be satisfactory. The current proposal does not seek to alter the access details previously considered acceptable in principle. It is therefore considered that the proposal accords with Local Plan Policy 38.

The submitted plans demonstrate that the site can provide sufficient on site parking and turning.

**(c) Landscaping**

The applicant proposes to retain existing boundary hedging. It is also proposed to retain the existing orchard trees that lie to the front of the application site. The retention of the trees will help to soften the impact of the development when viewed from the main road. It is considered that the landscaping is acceptable.

**(d) Impact on Residential Amenity**

The proposed dwelling will be provided with a level of outdoor amenity space which is considered commensurate with a family sized dwelling.

The proposed dwelling will not result in a loss of privacy or light to existing dwellings or extant schemes. The proposed dwelling can also be occupied without future occupants being subject to unacceptable level of privacy or light. It is therefore considered that the proposal accords with Local Plan Policy 46.

**9. Conclusion:**

Overall, it is considered that the matters relating to Appearance, Layout, Scale, Access and Landscaping are acceptable. It is therefore recommended that the application is approved.

**10. Proposed conditions:**

1. The development hereby approved shall be carried out in accordance with the following drawing number(s): 17-P01 Revision 23.5.17

**Reason:** For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

2. The materials (including mix and colour of mortar) to be used for the external walls and roof of the development hereby permitted shall match those agreed under condition compliance approval 16/02520/COMPLY.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

3. All door and window frames shall be recessed a minimum of 50mm into the external walls of the building and shall be permanently retained as such thereafter.

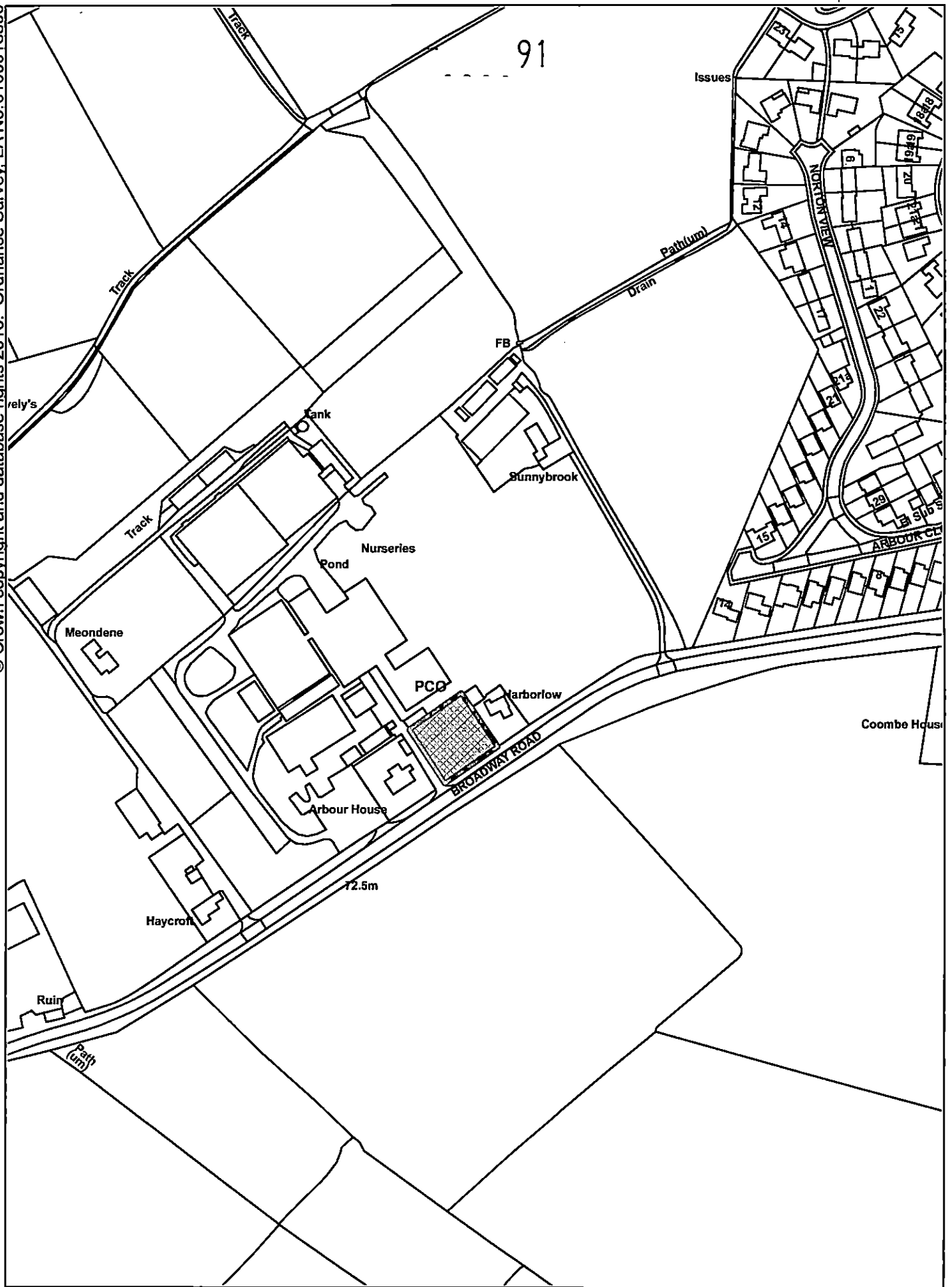
**Reason:** To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 42.

4. All windows shall be of timber construction and they shall be painted/finished in their entirety within one month of their installation in a Conservation Green BS12 B19 colour and they shall be permanently retained as such thereafter unless similar alternatives are 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 Policy 42.

5. No bargeboards, exposed rafter feet or eaves fascias shall be used in the proposed 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 Policy 42.



**Plot adj to Arbour House Broadway Road Mickleton**

Organisation: Cotswold District Council

Department:

Date: 26/05/2017

Scale: 1:2500



17/01/2017/RSW

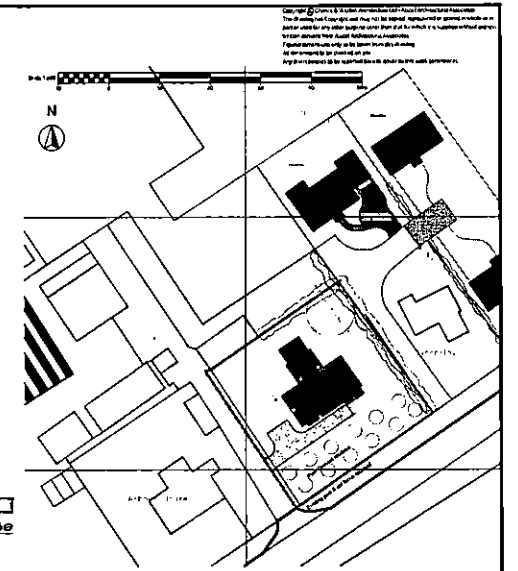
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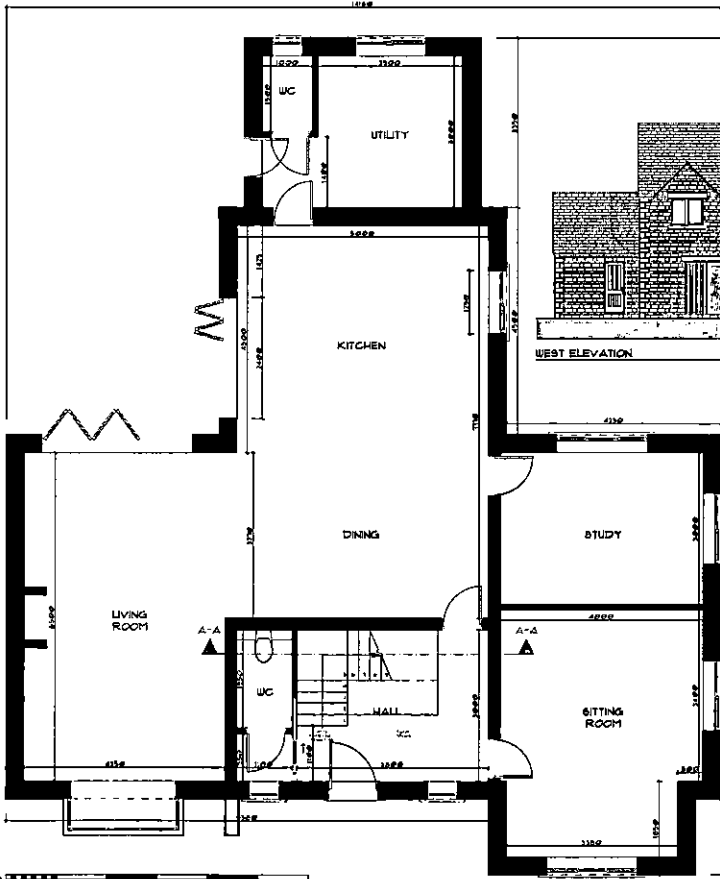
SOUTH ELEVATION



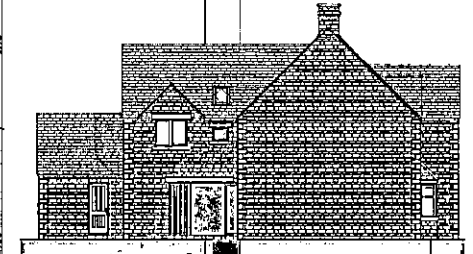
NORTH ELEVATION



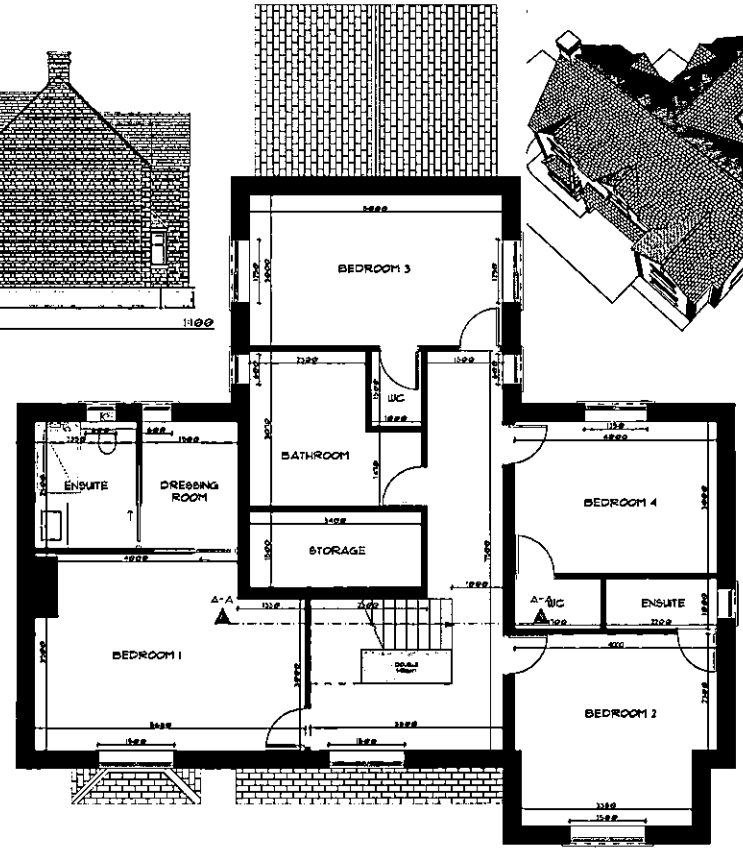
SITE PLAN



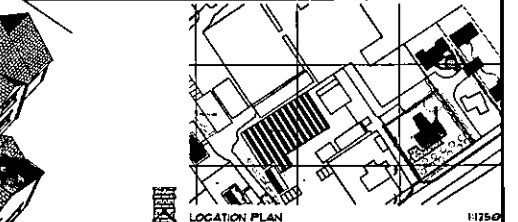
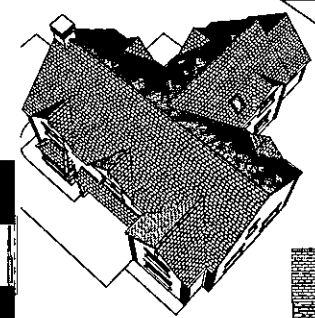
GROUND FLOOR



WEST ELEVATION



FIRST FLOOR



LOCATION PLAN



EAST ELEVATION



Alscot Architectural Associates

Alscot Park, Alscot, Warwickshire, CV34 9JL  
01827 650326  
www.alscotarch.co.uk

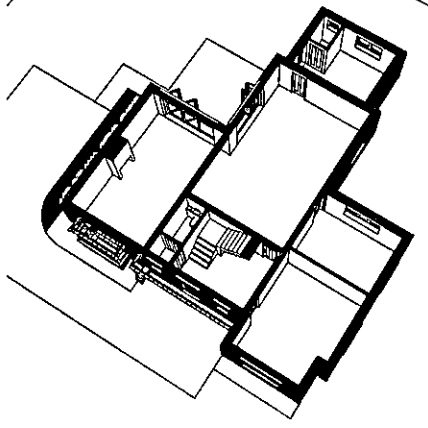
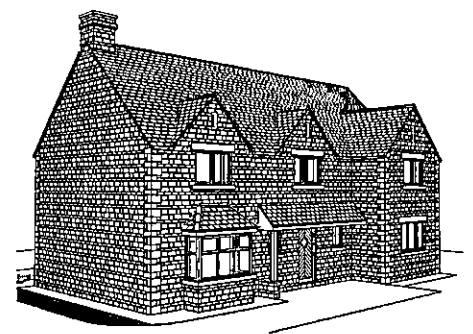
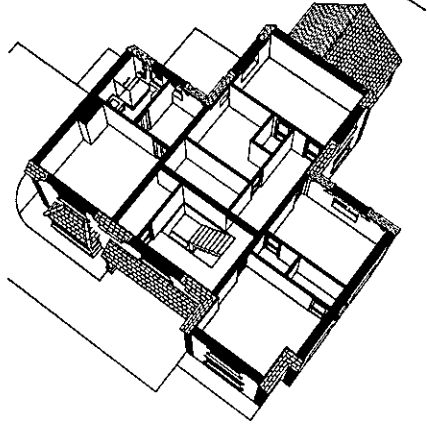
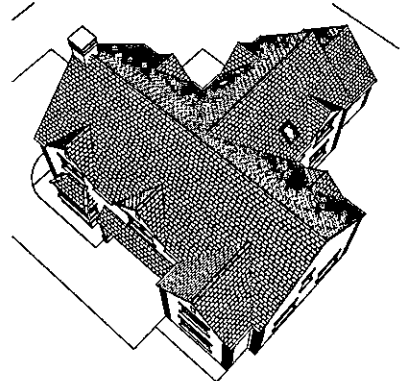
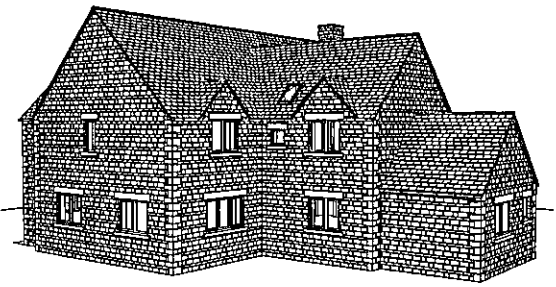
CLIENT: MRS STOWE  
SITE ADDRESS: PLOT ADJACENT TO ARBOUR HOUSE, MICKLETON, GLOUCESTERSHIRE, GL53 6PT  
PROJECT TITLE: NEW DWELLING

DRAWING SCALE: 1/50 @ 1100 AS INDICATED  
DRAWN BY: MMT  
DRAWING NO: 17-101  
DATE: 23.5.17  
REVISION: 23.5.17

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS



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 All drawings are to be drawn on A1.



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**Aiscot Architectural Associates**

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CLIENT  
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 SITE ADDRESS  
 PLOT ADJACENT TO ARBOUR HOUSE  
 MICKLETON  
 GLOUCESTERSHIRE  
 GL53 6PT  
 PROJECT TITLE

DRAWING SCALE 1:50 & 1:100 AS INDICATED	PAPER SIZE A1
DRAWN BY	DATE
DRAWING NO	REVISION 23.5.11
DRAWING TITLE	