

Item No 03:-

17/00618/FUL (CD.3919/D)

**Hillbarn
Westington
Chipping Campden
Gloucestershire
GL55 6EG**

Item No 03:-

Erection of 4 Bed cottage with detached garage at Hillbarn Westington Chipping Campden Gloucestershire GL55 6EG

Full Application 17/00618/FUL	
Applicant:	Mrs Walshe
Agent:	Howard Architectural
Case Officer:	Alison Williams
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	14th June 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle
- (b) Design and Impact on Conservation Area and Area of Outstanding Natural Beauty (AONB)
- (c) Impact on neighbouring amenity
- (d) Impact on the highway
- (e) Drainage
- (f) Other

Reasons for Referral:

Cllr Lynden Stowe and Cllr Mark Annett request that the application be considered at committee on the grounds of the local community concerns in relation to impact on a Listed Building, conservation area and the AONB.

1. Site Description:

The site is currently occupied by a detached garage to the front of the site and is then laid to grass. The site narrows at the entrance and widens to the north. The site is bounded by trees and hedging with a change of land levels at the boundaries of the site. To the north of the site are the two storey modern properties of The Leasows. To the east is the Grade II Listed property The Cottage. To the west of the entrance is Hillbarn.

The Cottage and the attached property Little Thatch are Grade II Listed.

The site is located within the Chipping Campden Conservation Area and the Cotswold AONB. The site is located within the development boundary of Chipping Campden.

The proposal seeks to demolish the existing garage at the entrance to create a driveway to detached 4 bedroom dwelling with detached garage to the southern arm of the building. The building would be located to the northern section of the site.

The dwelling would be a 1.5 storey and L-shaped. It would measure 12m in length along the rear (northern) wall and 9.3m along the side (western) elevation. It would be 4.55m to the eaves and 8.6m to the ridge. It has been designed in the Cotswold vernacular with a front gable and eave dormers on the principal elevation. It would be constructed in natural stone with re-constituted stone tiles to the roof.

2. Relevant Planning History:

CD/3919/A (98.01485) - Proposed three bedroom house and garage. Demolish existing garage to create access and build replacement garage against south-west gable wall of Hill Barn - Refused 13/11/1998 (Appeal dismissed)

CD/3919 - Erection of double garage - permitted 13th July 1965

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR06 The Water Environment
 LPR10 Trees, Woodlands and Hedgerows
 LPR15 Conservation Areas
 LPR18 Develop within Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Drainage - No objection subject to surface water condition

Conservation Officer - No objections subject to conditions

5. View of Town/Parish Council:

Parish Council object to the proposals for the following reasons:

- i) Site is outside of the development boundary
- ii) Permission for a house was refused in 1999
- iii) Impact on the AONB
- iv) Overdevelopment of the site
- v) Impact on neighbouring amenity
- vi) Poor design
- vii) Impact on adjacent Listed Buildings
- viii) Insufficient parking

None planning matters raised

- i) Precedent

6. Other Representations:

22 letters of objection have been received raising objection to:

- i) Loss of privacy and overlooking
- ii) Impact on the Conservation Area and AONB
- iii) Overdevelopment
- iv) Loss of garden to Hillbarn
- v) Impact on drainage
- vi) Impact on parking and access

None planning reasons raised:

- i) Loss of a personal view
- ii) Precedent

Objections have also been received from the Campden Society on grounds related to:

- i) Impact on the AONB
- ii) Impact on the setting of Listed Buildings
- iii) Overdevelopment
- iv) Design
- v) Council have a 5 year housing land supply

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

(a) Principle

Chipping Campden is identified as a settlement for growth in both the current and emerging local plan. In this instance Policy 18 applies (development within the development boundaries of Cirencester and the Principal Settlements). This policy allows for the construction of new dwellings subject to the siting, appearance and scale of the development reflecting the topography, traditional form, character and appearance of the settlement and would cause no significant harm to the environment and visual harm. In addition the development should not materially harm any of the key characteristics of open space indicated on the proposals map or otherwise harm the open character of a settlement by liming or closing important views or infilling gaps, spaces or other breaks in development which individually or collectively make a positive contribution to the settlements overall appearance or setting.

The principle of residential development is therefore supported by local and national policy.

(b) Design and Impact on conservation area and AONB and adjacent listed buildings

The site lies within the Chipping Campden 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 nearby listed buildings, most notably The Cottage and Little Thatch to the east. The Local Planning Authority is statutorily required to have special regard to the desirability of preserving their setting, in accordance with Sections 66(1) of the above Act.

Section 12 of the National Planning Policy Framework asks 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 is weighed against the public benefits of those works.

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 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.

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.

Paragraph 115 of the NPPF puts great emphases on the protection of the AONB.

It is acknowledged that an appeal for the construction of a dwelling was dismissed on the site for a detached dwelling in April 1999 (Please see the appendices for the appeal decision and proposals for the appeal scheme). At the time of the inspectors site visit the properties of the Leasows were under construction/partly completed. As can be seen on site now they form an established residential boundary surrounding the site. In addition the property proposed at the time of the appeal was for a larger detached property with integral garage and large forward projecting gable that was further forward in the site. The proposal under consideration today is set further back in the site which further reduces its visibility in the conservation area and is more in keeping with the Cotswold vernacular and includes a detached garage rather than suburban integral garage of the appeal proposal.

The inspector makes reference to the extensive gardens serving the surrounding properties however as can be seen on site and the aerial views the gardens are of varying sizes, with a variety of outbuildings within them. Their visibility from the conservation area are limited and therefore do not particularly contribute to the character or appearance of the conservation area in this location. At present the visibility of the site is limited due to its elevated position above the public highway and the garage that fronts the site. The mature boundary hedging and trees are proposed to be retained and would therefore still provide the green aspect to the site. In addition due to the shape of the site the property itself would be set back 36m from the proposed entrance, 44m from the footpath and 52m from the highway. As such the area in front would serve to provide the access with landscaping either site creating an open green character to the site that at present is blocked by a garage.

In addition as shown in the proposed site section the proposed property would be set down from Hillbarn and No.5 The Leasows and in combination with its set back from the public highway would have a limited impact on the character and appearance of the conservation area.

Although historically the site formed part of one larger squarer plot that it seems was associated with The Cottage (a listed building), this land is now meaningfully separate and more recently has related to Hillbarn. Its openness is not considered to form part of the significance of the listed buildings. Officers consider that sympathetic development, with sensitivity to scaling, design and materials, would not be detrimental to the setting of the listed buildings.

The site is not considered to form an important open space within the conservation area. It is not prominent as perceived within the street scenes. As regards the grain of development within this part of the conservation area, the existing pattern is fairly loose and mixed, with the Leasows development to the north. Officers are of the opinion that an appropriate level of high quality development on this site would preserve the character and appearance of the conservation area.

For the above reasons the Council's Conservation Officer raises no objections in principle to one new dwelling in this location. Site sections have been provided and demonstrate that the general placement and massing of the new dwelling would not appear incongruous in this context.

Within the conservation area, the dwelling would be tucked away within this plot, and would not be prominent within the street scene. There is not an obvious or strong grain of historic development in this locality that would mean this building placement was out-of-keeping. The

garage to the intended entrance to the plot is a modern building of no interest. In terms of views into the site, as well as the general character and appearance of the area, it is again considered that a new dwelling of sensitive scaling, design and materials could preserve.

Amended plans have been received during the consideration of the proposals which relocated the proposed dwelling further south within the site and amended the detailing of the design of the proposed house. Subject to design conditions the Conservation Officer has no objection to the design or scale of the proposed dwelling.

As such subject to design conditions the proposed dwelling would preserve the setting of the listed building, and the character and appearance of the conservation area, sustaining the significance of those designated heritage assets, and also meeting the general requirements for high quality design as required in the AONB. This would accord with Sections 66(1) and 72(1) of the Planning (LBCA) Act 1990, Sections 7 and 12 of the NPPF, and Policies 15 and 42 of the Local Plan.

(c) Impact on neighbouring amenity

Policy 46 of the Cotswold District Local Plan seeks to ensure that the amenity of neighbouring properties is maintained in relation to loss of light, overbearing impact and loss of privacy. In addition the garden to serve the proposed property must be of adequate size and commensurate to the size of the dwelling proposed.

The neighbouring properties are The Cottage which bounds the site to the eastern boundary. No.5 and 6 The Leasows to the northern boundary. On the western boundary is the access road and garages serving the properties on Blind Lane. The applicants property Hill Barn is located to the south western corner of the site and has gardens to the north and west and parking outside.

The proposals have been amended since the original submission and have relocated the property further south resulting in a separation distance of 22.5m between the rear windows of the Leasows and the proposed dwelling. This meets with the guidelines on separation distance between windows and as such would ensure that an adverse impact on the amenity of the neighbouring property would not result.

The proposed dwelling would have a minimum 8.2m extending to 10.4m long rear garden with further amenity space to the east. The existing boundary hedging and fencing is proposed to be retained. It is considered that given the separation between the proposed property and the Leasows the amenity of the outdoor space of the properties would not be adverse.

The Cottage to the south is located at the closest point 28m to the south east. Given the separation distance and angle to the proposed dwelling it is considered that overlooking and loss of privacy would not result. In addition there is a mature boundary hedge that is proposed to be retained that further reduces any perceived impact.

Hillbarn is located to the south west of the site. At present the application site forms part of the garden area to the property. There would be sufficient garden area retained surrounding Hillbarn to serve the amenity of the current and future occupants.

The amenity space proposed to serve the proposed dwelling would be more than adequate and sufficiently private to meet the needs of the future occupants.

As such the proposals are considered to be in accordance with Policy 46 of the Cotswold District Local Plan.

(d) Impact on the highway

Policy 38 of the Cotswold District Local Plan requires development to be safely accessible. The NPPF does not require minimum or maximum parking rather than it is commensurate to the size of the dwelling and its location and accessibility.

The site is served by an existing access leading to the garage building which is to be demolished as part of this proposal. The driveway to serve the property would then run through the centre of the site and terminate at a detached garage/workshop on the eastern boundary of the site. The site plan shows that there would be adequate space within the site for the parking of at least 2 cars and space to turn within the site. This would allow cars to enter and exit the site in a forward gear.

As such the proposals do not give rise to any concerns in relation to highway safety in accordance with Policy 38 of the Cotswold District Local Plan and the NPPF.

In relation to parking for Hillbarn it is noted that due to the size of the existing garage (to be demolished) that this is not used for the storage of vehicles and cars belonging to Hillbarn either park outside the property or on the unrestricted parking down Leasows as such there would be no change to the existing parking arrangements of Hillbarn.

(e) Drainage

The site is situated within flood zone 1, in an area at very low risk of fluvial and pluvial flooding. There is no watercourse within 20m of the site. There is no record of the site previously flooding.

The Council's Drainage Engineer raises no objections to the proposals subject to a condition requiring the submission of a surface water drainage scheme in accordance with Policy 6 of the Cotswold District Local Plan and the NPPF.

(f) Other

The existing boundary hedge is proposed to be retained. As part of the proposals a landscaping condition is recommended to ensure that the existing vegetation is retained and that the hard and soft landscaping is appropriate in accordance with Policy 45 of the Cotswold District Local Plan.

9. Conclusion:**Planning Balance**

The appeal was 18 years ago and there have been considerable changes in planning policy since that appeal. Notably the introduction of the NPPF in 2012 which seeks to boost significantly the supply of housing and that such housing is directed to sustainable locations. The site is located within the settlement boundaries and while would only provide one additional dwelling due weight needs to be afforded to the benefit of providing additional housing within the districts sustainable locations.

In the Council's opinion the proposal would introduce change into the conservation area, however it is considered that due to the design, scale and positioning of the proposed dwelling this would not adversely impact upon the character or appearance of it. If it was considered that there was any harm this would be limited harm that would be outweighed by the benefits of the scheme through the provision of an additional dwelling within a sustainable location meeting with the governments aims of the NPPF.

As such the site is located within the development boundary of Chipping Campden where the principle of housing is supported. The design (as amended during the determination of the application) is considered appropriate and would not result in harm to the setting of nearby Listed Buildings, conservation area or AONB. The layout and design of the property would maintain the

amenity of neighbouring properties and would not impact adversely on highway safety. As such the proposals are recommended for approval subject to conditions.

10. Proposed conditions:

1. 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.

2. The development hereby approved shall be implemented in accordance with the following drawing number(s):

AE-01(900122)005, AE-03(900122)003 dated 21/04/2017 AE-02(900122)002, AE-03(900122)002, AE-01(900122)003, AE-04(900122)003 dated 13/04/2017 Site location plan PSC/278/01

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

3. 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.

4. 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.

5. The roof slopes of the development hereby permitted shall be covered with Artificial stone tiles laid to diminishing courses and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

6. No bargeboards 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 Policies 15 and 42.

7. All door and window frames shall be recessed a minimum of 75mm 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 Policies 15 and 42.

8. 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.

9. The oak lintels 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.

10. Notwithstanding the approved drawings the ridge, verge, eaves, chimney, lintels, cills, windows, doors, porch canopy, garage doors, any gates, boundary treatments and hard surfacing shall not 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.

11. 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.

12. The development shall not be occupied or brought into use until the vehicle access, parking and manoeuvring facilities have been completed in all respects in accordance with the approved details and they shall be similarly maintained thereafter for that purpose.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy 39.

13. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The Cotswold Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Policy Statement 25 Technical Guidance).

14. Prior to the first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

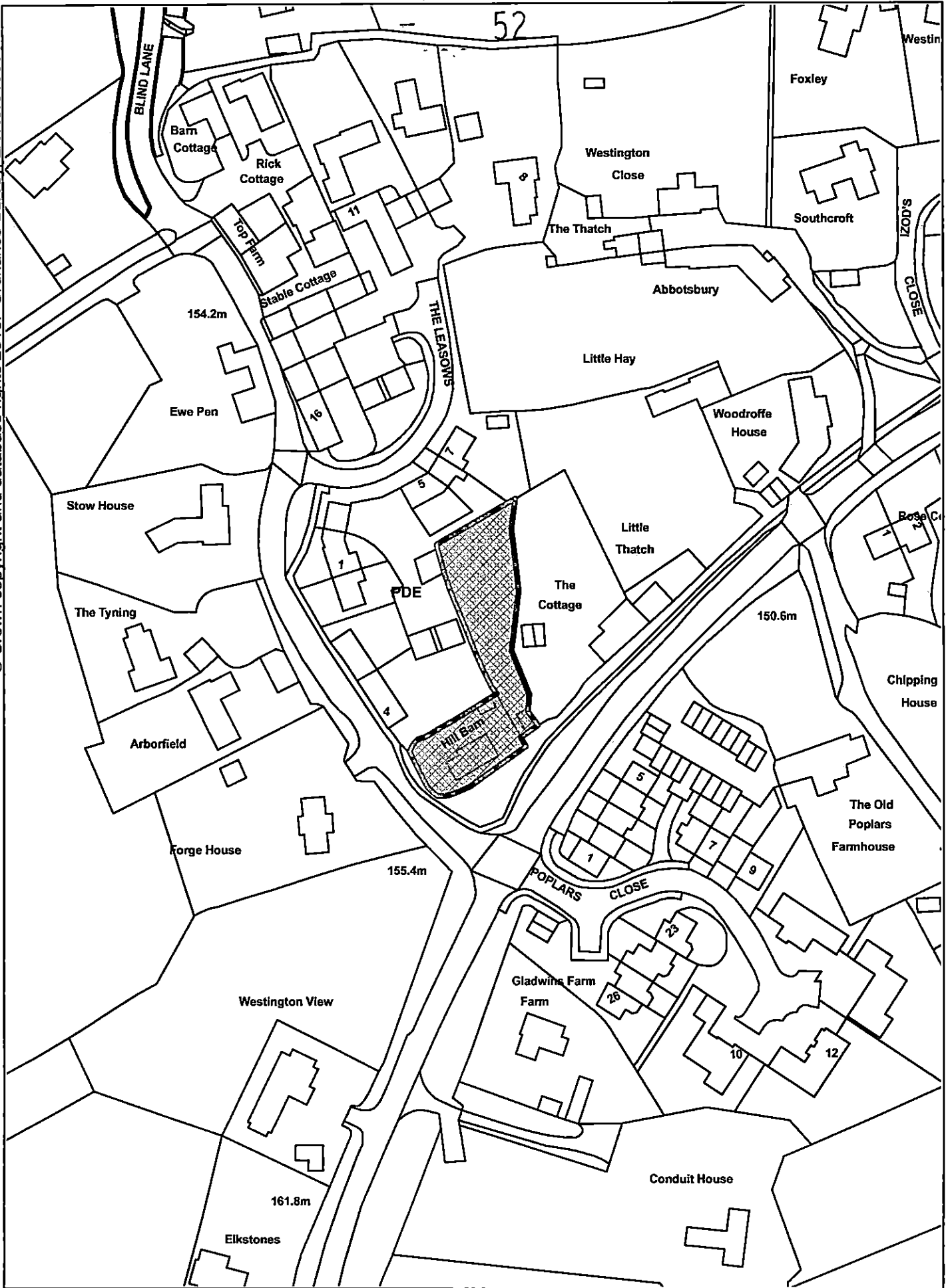
Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy 45.

15. The entire landscaping scheme shall be completed by the end of the first planting season following the completion of the first building on the site.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

16. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy 45.



COTSWOLD
DISTRICT COUNCIL

Hillbarn Westington Chipping Campden

Organisation: Cotswold District Council

Department:

Date: 26/05/2017

Scale: 1:1250

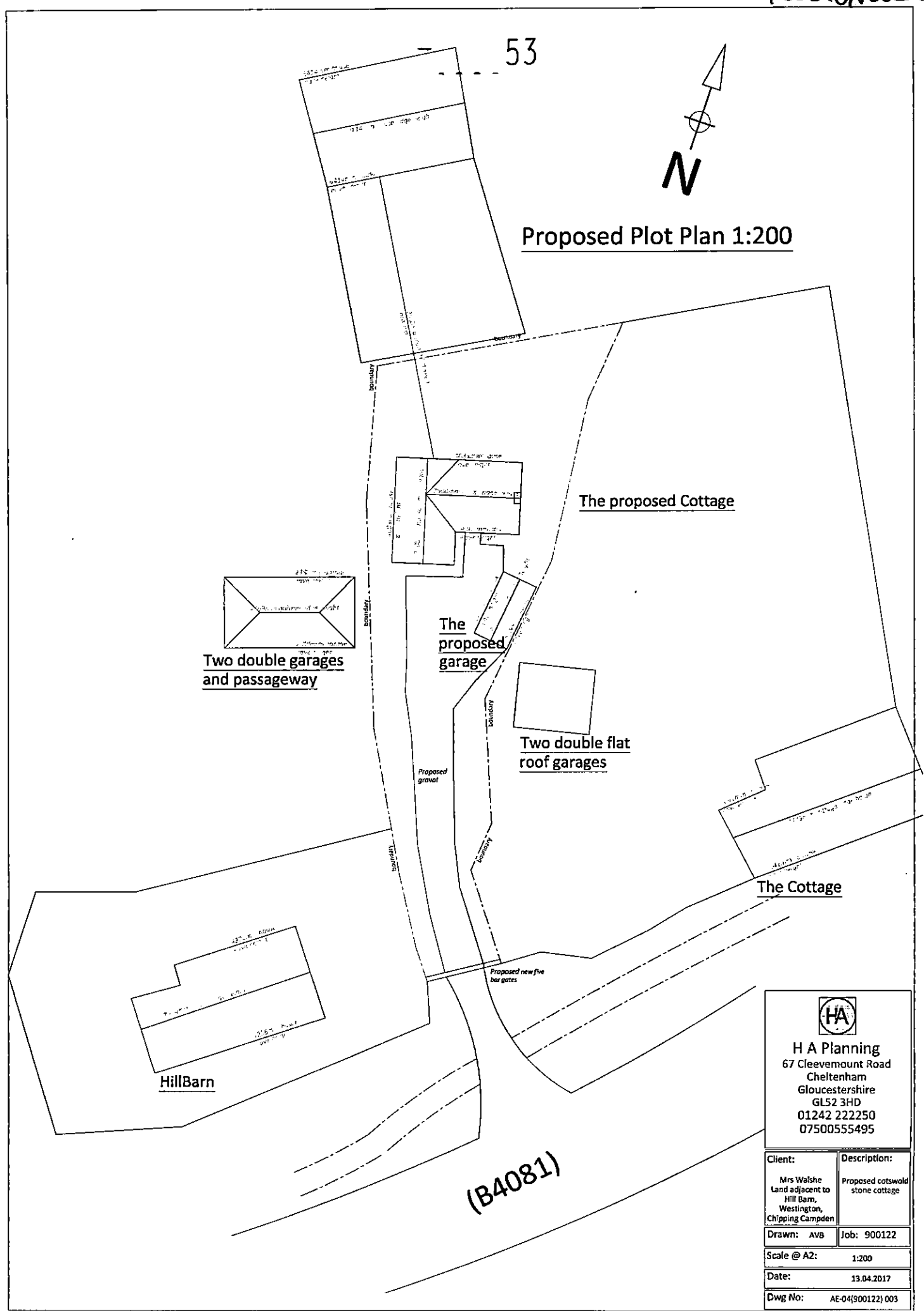


17/00618/Full

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Proposed Plot Plan 1:200



Two double garages and passageway

The proposed garage

The proposed Cottage

Two double flat roof garages

The Cottage

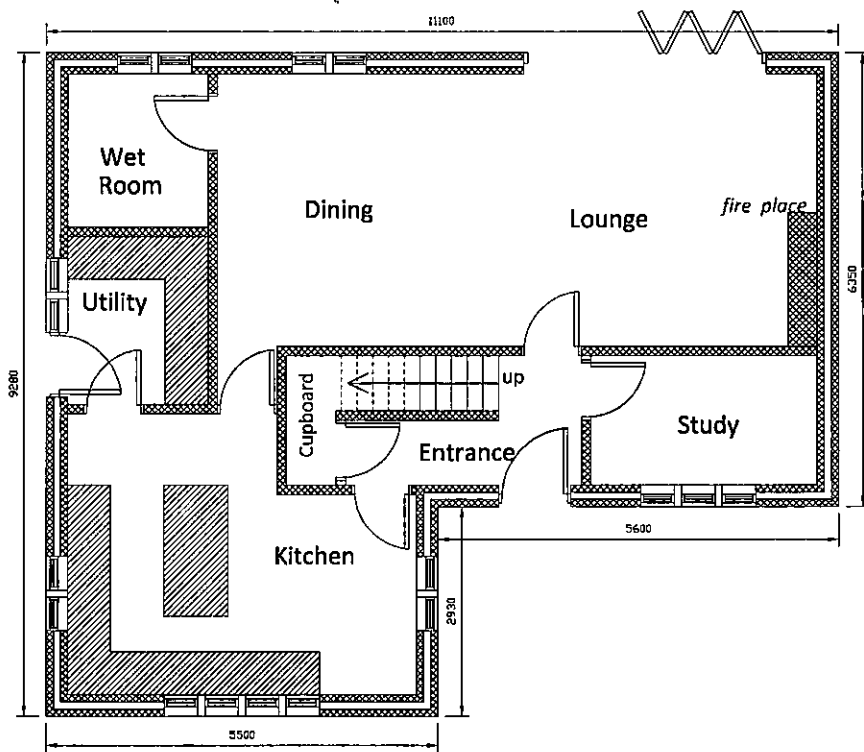
HillBarn

(B4081)

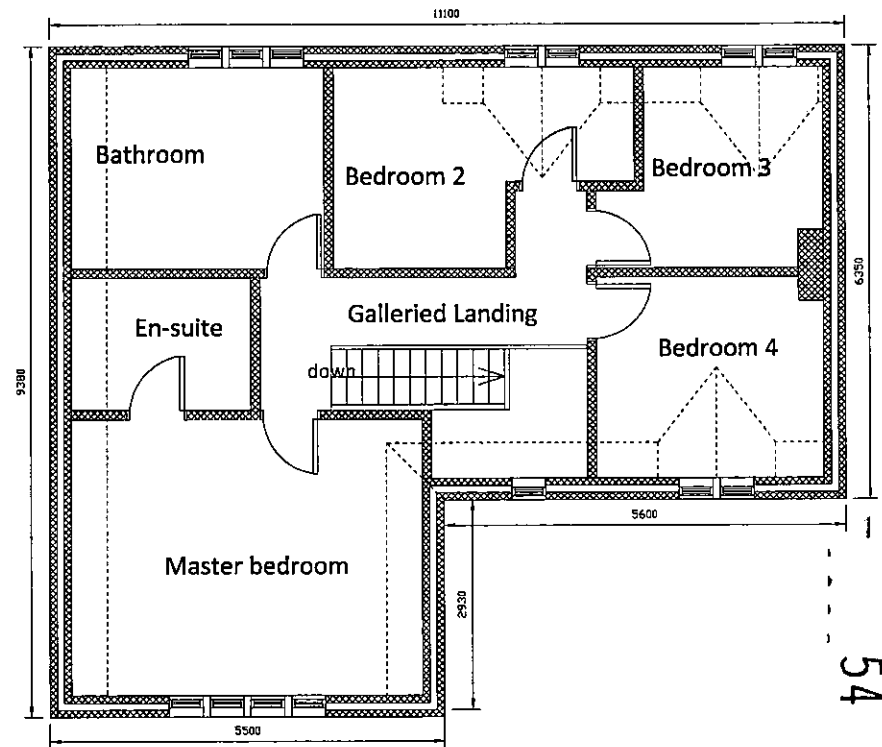


H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
01242 222250
07500555495

Client: Mrs Walsh Land adjacent to Hill Barn, Westington, Chipping Campden	Description: Proposed cotswold stone cottage
Drawn: AVB	Job: 900122
Scale @ A2:	1:200
Date:	13.04.2017
Dwg No:	AE-04(900122) 003



PROPOSED GROUND FLOOR PLAN



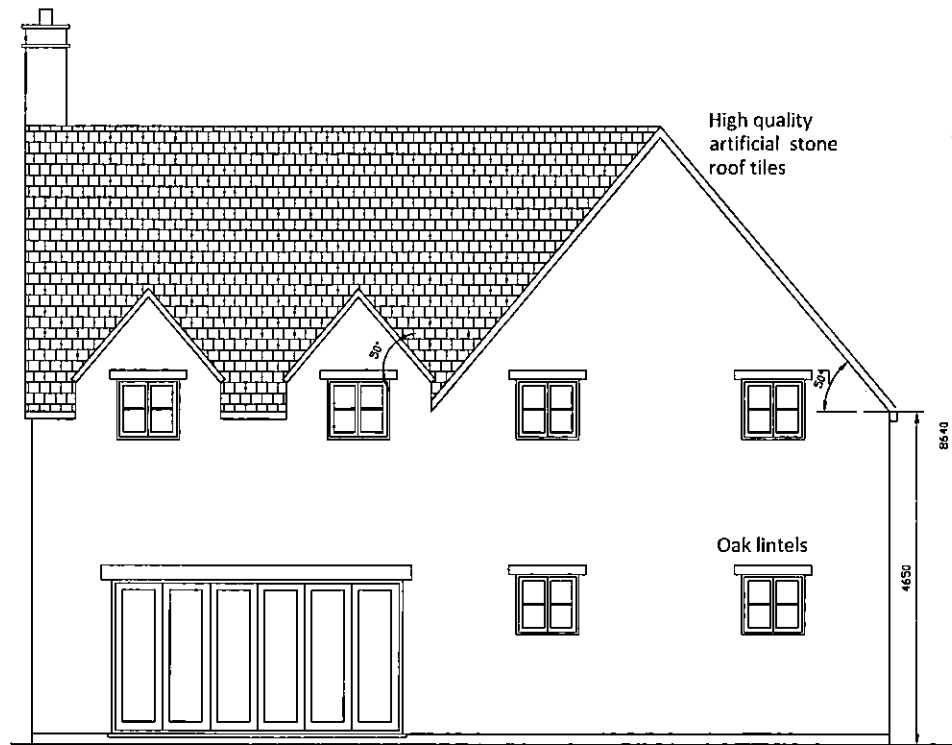
PROPOSED FIRST FLOOR PLAN

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- External design**
- Brick chimney
 - High quality artificial stone roof tiles
 - Oak lintels
 - Flush painted casement timber windows
 - Natural stone outer walls


H A Planning
 67 Cleevemount Road
 Cheltenham
 Gloucestershire
 GL52 3HD
 01242 222250
 07500555495

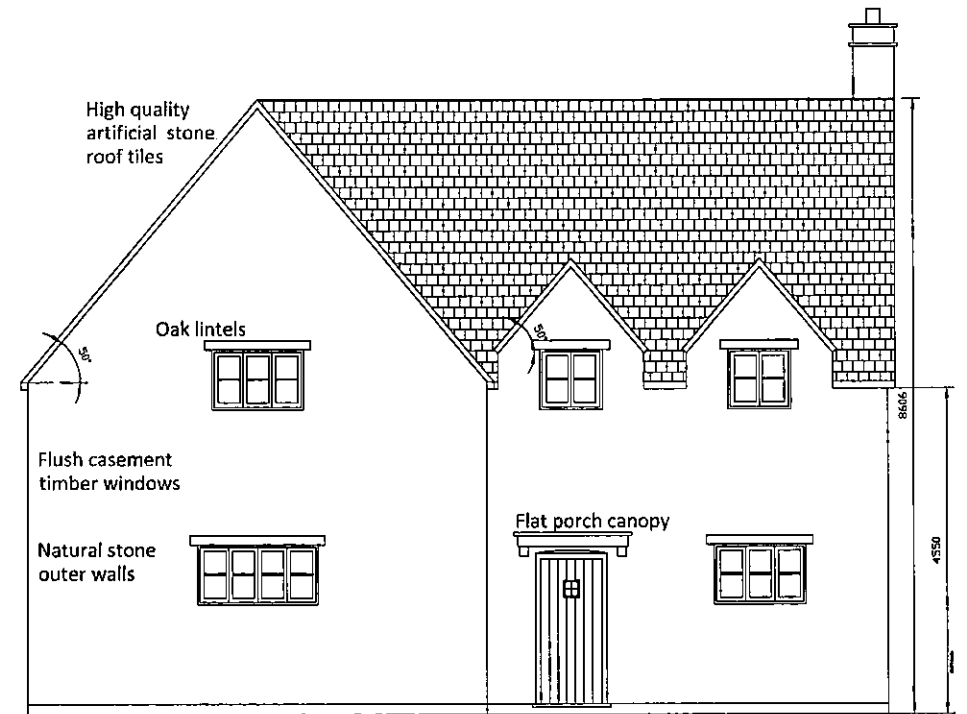
Client: Mrs Walsh Land adjacent to Hill Barn, Westington, Chipping Campden	Description: Proposed revised plans for cotswold stone cottage
Drawn: AVB	Job: 900122
Scale @ A2: 1:50	
Date: 13.04.2017	
Dwg No: AE-02(900122)002	



PROPOSED REAR ELEVATION

Flush casement
timber windows

Natural stone
outer walls



PROPOSED FRONT ELEVATION

High quality
artificial stone
roof tiles

Oak lintels

Flush casement
timber windows

Natural stone
outer walls

Flat porch canopy

55

H A Planning 67 Cleevemount Road Cheltenham Gloucestershire GL52 3HD 01242 222250 07500555495	
Client:	Description:
Mrs Walche Land adjacent to Hill Barn, Westington, Chipping Campden	Proposed cotswold stone cottage
Drawn: AVB	Job: 900122
Scale @ A2: 1:50	
Date: 20.01.2017	
Dwg No: AE-01(900122) 001	

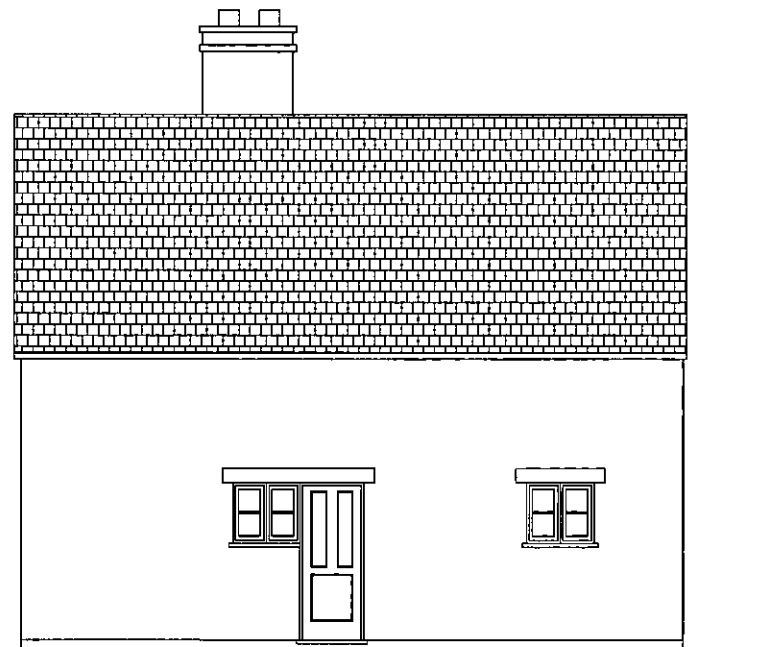


PROPOSED REAR ELEVATION

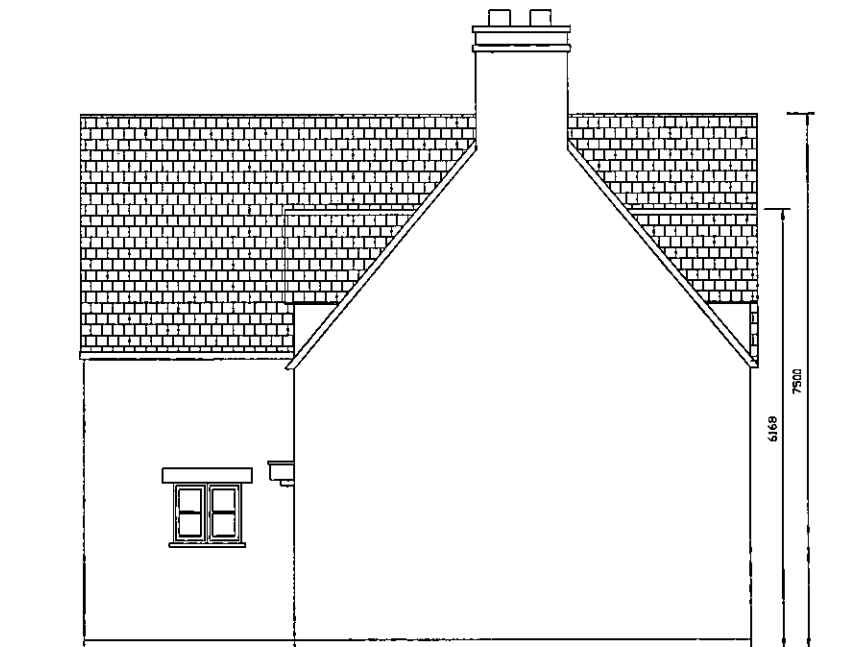


PROPOSED FRONT ELEVATION

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PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

External design

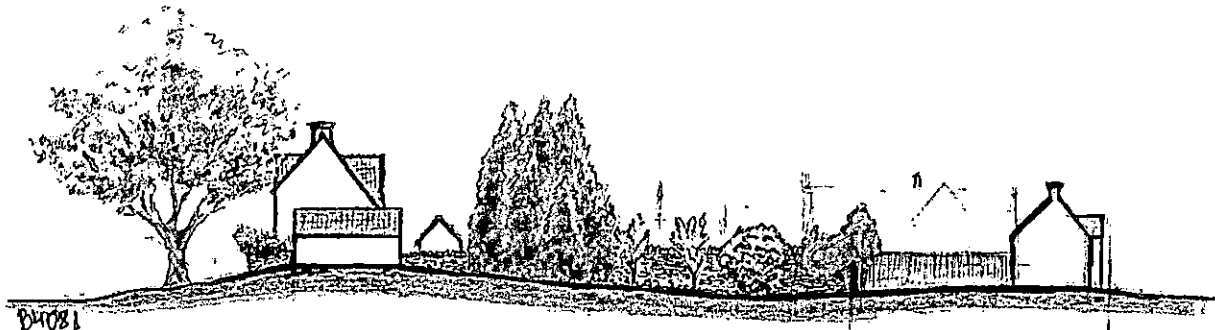
- Brick chimney
- High quality artificial stone roof tiles
- Oak lintels
- Flush painted casement timber windows

- Natural stone outer walls

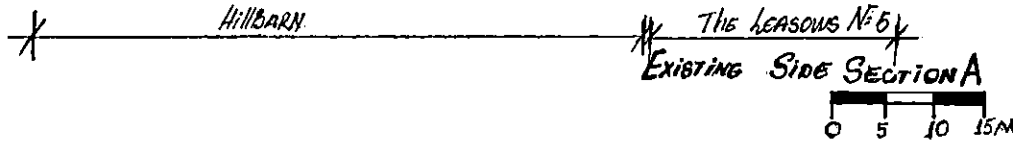


H A Planning
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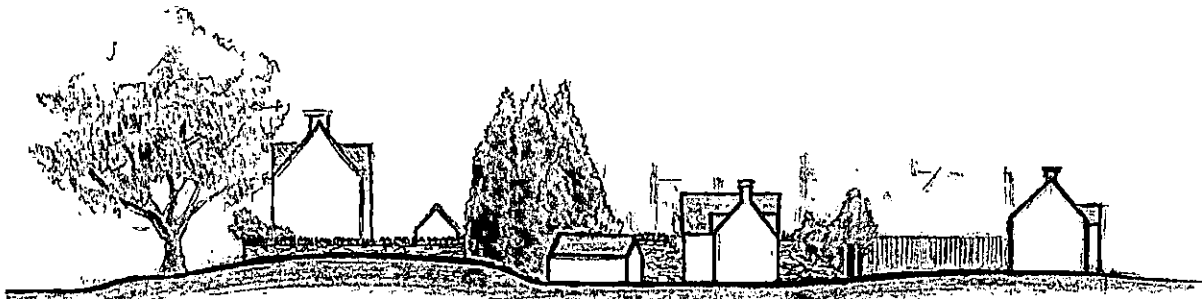
Client: Mrs Walsh Land adjacent to Hill Barn, Westington, Chipping Campden	Description: Proposed revised cotswold stone cottage elevations
Drawn: AVB	Job: 900122
Scale @ A2: 1:50	
Date: 21.04.2017	
Dwg No: AE-01(900122) 005	



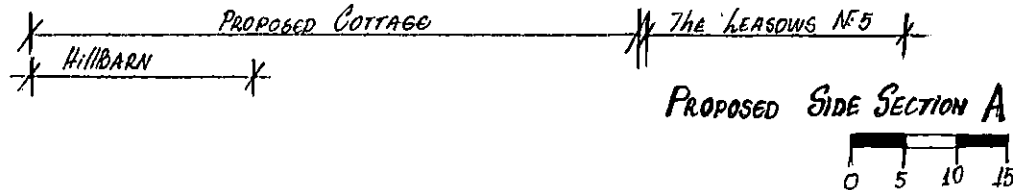
B4081



EXISTING SIDE SECTION A



B4081



PROPOSED SIDE SECTION A



The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

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Direct Line
Switchboard
Fax No
GTN
E-mail

Peter Storrie Consultants
8 Guys Cliffe Road
LEAMINGTON SPA
Warwickshire
CV32 5BZ

Your Ref:
PSC/278/98
Our Ref:
T/APP/F1610/A/99/1015623/P2

Date: 20 APR 1999

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MRS A M ROBBINS
APPLICATION NO: CD.3919/A**

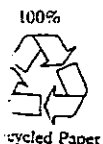
1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against the decision of the Cotswold District Council to refuse planning permission to erect a three bedroom house and garage, demolish the existing garage to create an access, and build a replacement garage against the south-west gable end of Hill Barn on the plot adjacent to Hill Barn, Westington, Chipping Campden. I have considered all the written representations together with all other material submitted to me. I inspected the site on 9 March 1999.

2. Having read the representations and visited the site and its surroundings, I consider the main issues in this case are the effect of the proposed development on:

- (i) the character and appearance of the Chipping Campden Conservation Area; and
- (ii) highway safety and the free flow of traffic in Blind Lane.

3. The development plan includes the *Gloucestershire County Structure Plan*, approved in 1992. Policy BHE.1 is a general policy which seeks both to promote the conservation of the existing built resources, and protect and enhance the character and environmental qualities of existing settlements. Policy BEH.6 is also a general policy which seeks to ensure that the form of new development is consistent with the visual characteristics of the area.

4. The emerging *Cotswold District Local Plan* has now reached an advanced stage, having been modified following the receipt of the Inspector's Report. Policy 29 refers to the need for special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas, and in this respect it reiterates the requirements of section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, and therefore enjoys considerable weight. Paragraph 2 of Policy 1 adopts a criteria based approach to residential development within settlements, and amongst other matters, it seeks to safeguard open spaces which contribute to their character, and ensure the provision



of safe accesses. In view of the advanced stage the plan has now reached, this policy too enjoys significant weight.

5. The appeal site lies close to the south-west edge of the conservation area. This covers an extensive proportion of the town, being centred on the intensively built-up area around High Street. The town centre has a distinctive urban quality, in contrast to the character of Westington. Although clearly an integral part of the town, most of the older dwellings in this area are characterised by the appearance of their landscape or garden settings. In contrast, many of the former agricultural buildings have been re-used or redeveloped for residential purposes at a higher density.

6. The appeal site is a triangular shaped plot surrounded by, though at a slightly lower level than, existing residential development from different periods. To its east lies a two storey thatched dwelling - The Cottage, which fronts directly onto Westington Hill. To the west, a former barn which fronts onto Blind Lane has been converted to residential use, and the appeal site boundary abuts its garden and garage. To the north and north-west six new dwellings have been constructed, and the appeal site abuts a communal car parking area associated with this development and the compound of an electricity sub-station. Hill Barn itself lies to the south-west of the narrow apex of the appeal site.

7. This part of Westington has clearly been subject to considerable change in recent years with residential development replacing or re-using the former farm buildings. Although this has inevitably changed the character and appearance of this part of the conservation area, I noted on my visit that the balance between the built form and the extensive gardens to which I have referred remains mainly undisturbed. In my view this aspect of the area is one of its most attractive qualities, and I note that local plan Policy 29.3(c) specifically seeks to discourage the loss of open spaces, including garden areas.

8. Although this characteristic of the appeal site can be generally perceived only from surrounding properties, it would also be possible to glimpse the appeal building from nearby roads. There are now a significant number of adjoining dwellings, and the garden and its small orchard both complement and provide relief from this development. In my view the openness of the site is an aspect of the good neighbourliness referred to in paragraph 64 of Planning Policy Guidance note 1: *General Policy and Principles*, issued in 1997, and this would be inevitably compromised by the construction of a dwelling. I have concluded therefore that the proposed development would do harm to the character and appearance of the conservation area, in conflict with structure plan Policies BHE.1 and BHE.6, and Policies 29 and 1 of the emerging local plan.

9. Turning to the second issue, I noted that traffic calming measures have now been implemented at the Westington Hill/Blind Lane junction. The proposed access would be located in Blind Lane, some 30m from the junction, at a location where a change of levels would result in the access rising from the road. At a point 2m from the edge of the carriageway, visibility could be obtained to the north-west for a length of about 60m. Visibility to the south-east would be limited by the existing and proposed dry stone wall on the south-west side of Hill Barn. However, the incline of the access would render this less significant, and the proximity of the road junction and the traffic calming measures should ensure that approaching vehicles would be slow moving. I have therefore concluded that no harm would result from the scheme as far as highway safety and the free flow of traffic is concerned, and that it would not conflict with local plan Policy 1.

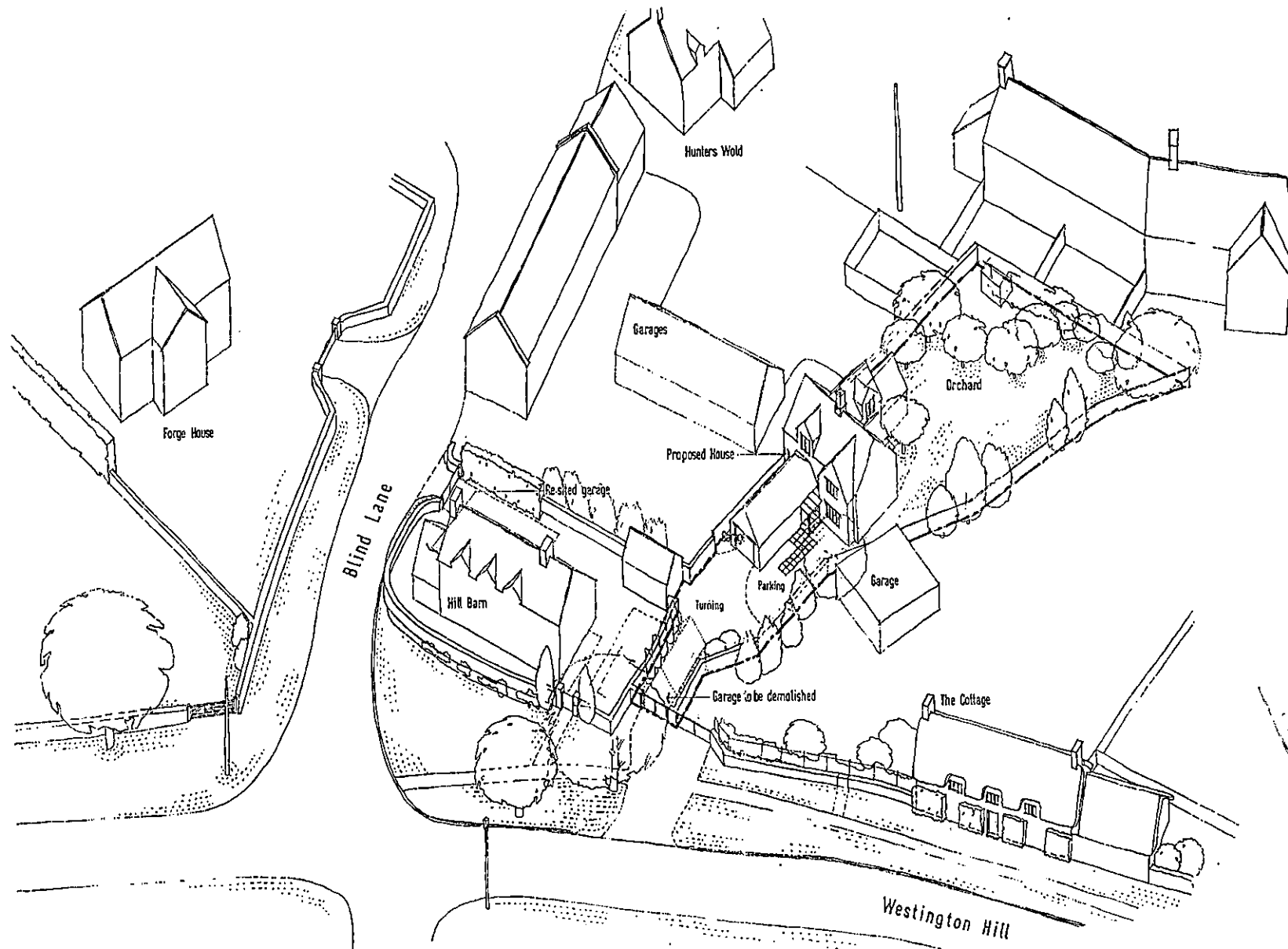
10. Although in my view the scheme suffers from no significant disadvantages as far as the second issue is concerned, I consider nevertheless that the overall development would neither conserve nor enhance the conservation area and that it would have a harmful impact on its character and appearance. While I have considered this case on its own merits in relation to the development plan, I have also noted the other areas of openness within Westington which contribute so much to its character, and I am conscious that should the appeal be successful, it would be more difficult for the Council to resist similar proposals on nearby gardens. I therefore conclude that, on balance the proposed development would be unacceptable.

11. I have taken into account all other matters referred to in the representations, including the enhancement which would result from the removal of the existing garage and the Planning Officer's initial support for the scheme, but I have found nothing of sufficient weight to alter my conclusions.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully

A N PYKETT BSc(Hons) PhD MRTPI
Inspector



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Client and Project
 Plot adjacent to Hill Barn
 Westington - Chipping Campden

Drawing Title
 Aerial View Proposed

Scale 1:120
 1/120

Drawn by
 P6

Date August 1998

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