

- 75

Item No 04:-

17/02203/FUL

**Willow House
Cowley
Cheltenham
Gloucestershire
GL53 9NJ**

Item No 04:-

**Replacement dwelling at Willow House Cowley Cheltenham Gloucestershire
GL53 9NJ**

Full Application : 17/02203/FUL	
Applicant:	Mr & Mrs Digirolamo
Agent:	Mr John Coombes Everitt Architects Limited
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Nicholas Parsons
Committee Date:	9th August 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle of Replacement Dwelling
- (b) Design / Impact on the AONB
- (c) Impact on Neighbouring Living Conditions

Reasons for Referral:

Cllr Nicholas Parsons has referred this application for determination by the Planning Committee for the following reasons:

"The application site is prominent within the Western side of the village and is over-looked by the elevated lane to the South which is both a public vehicular highway and a popular walking route within the AONB.

I think that the benefit of perhaps achieving an innovative and better design than the existing house is out-weighed by the harm that will be caused to the AONB by the jarring effect of this design within the context of this site."

1. Site Description:

Willow House (formerly known as 'Byfleet') is a detached dwelling in the village of Cowley. The site is located to the west of the village centre, outside of the Cowley Conservation Area, but it is within the Cotswolds Area of Outstanding Natural Beauty (AONB). The site is currently occupied by a bungalow built in the 1960s.

The site generally slopes up from the North to the South. Across the site there is an increase in height of approximately 6m. The existing house sits on an elevated plateau approximately 2.5m above the level of the western most entrance of the site. The land beyond the site continues to rise up to the north.

The fields to the north (part of which are within the applicant's ownership) of the site are subject to an Article 3 Direction, which removes the permitted development rights for any agricultural buildings or uses on the fields. Willow House has no adjoining neighbouring properties as the parcels of land to the east, west and south are undeveloped fields and the dwelling is adjacent to an unnamed road to the north.

2. Relevant Planning History:

CT.6911/A: Outline application for extension of existing dwelling to provide two bedrooms and bathroom/WC. Permitted, July 1973

CT.6911/B: Cladding existing dwelling house with Cotswold stone tiles. Permitted, August 1976

CT.6911/C: Erection of a double private car garage. Permitted, March 1977

CT.6911/D: Erection of extension to provide two bedrooms and enlarged dining room. Permitted, April 1998

CT.6911/E: Erection of a single storey extension to bedroom 1. Permitted, May 2000

CT.6911/F: Extension to north facing gable end to provide kitchen, dining room and reception hall. The erection of an indoor swimming pool. Permitted, December 2000

3. Planning Policies:

NPPF National Planning Policy Framework

LPR22 Replacement dwellings in Rural Areas

LPR42 Cotswold Design Code

LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

N/A

5. View of Parish Council:

The Parish Council does not support this proposal. The new design is not sympathetic to the vernacular of Cowley village. However, they may consider the support of a new single storey design which is more in keeping with the character of the village and existing surrounding dwellings.

6. Other Representations:

Six local residents have raised objections to the proposal for the following reasons:

- The replacement dwelling is out of proportion with the existing dwelling
- Negative impact on the AONB / character of the village
- Light pollution
- Potential noise generated by the development

One resident stated that they had no objection to the proposal, having recently obtained planning permission for a replacement dwelling of their own nearby.

7. Applicant's Supporting Information:

Drawings

Design and Access Statement

8. Officer's Assessment:

(a) Principle of Replacement Dwelling

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan. The erection of replacement dwellings is primarily covered by Local Plan Policy 22: Replacement Dwellings of the Local Plan. Criterion 1(c) of the aforementioned policy advises that replacement dwellings should be "of a similar size and scale to the existing building." In addition it also mentions that replacement dwellings would not be permitted where the proposal would result in an adverse impact on the landscape.

The floor area of Willow House is 445 sq.m (including the detached garage). The proposed replacement dwelling would have an internal floor area of 479 sq.m, which equates to an increase in floor area of 8%. It is important to highlight that both sets of figures are approximate and that it is difficult to measure conclusively what the percentage increase in the property would be, especially because the proposed dwelling has curved walls which make measuring floor areas difficult.

In terms of the scale of the two dwellings, Willow House is 5m in height, whereas the replacement dwelling would be 6.3m although it has been designed with an upward curving roof the highest point of which is 7.3m. The existing one-and-a-half storey dwelling is to be replaced with a two storey building, however the perceived increase in scale is considered to be mitigated by the fact that the proposed dwelling (unlike the existing dwelling) would not be built on an elevated plinth held back by a retaining wall. Instead the sectional elevation drawings show that the land would be levelled so that the dwelling can be constructed on the same ground level and not have to be tiered into the hillside as is the case with the existing dwelling.

In the guidance notes for Policy 22 it states: *"From time to time, a planning application is made to replace a dwelling in the countryside. This is generally where the existing dwelling is substandard and not suitable for improvement, either because it would be uneconomic, or because the existing building is unsightly [the latter is considered to be applicable in this case]. If smaller dwellings are replaced with properties that are much larger, then, over time, the District's stock of smaller properties in the countryside will diminish."*

The proposed dwelling would remain as a family home with four bedrooms, albeit the bedrooms and the shared amenity rooms would be larger than those of the existing dwelling. The useable space of the existing dwelling is restricted by its position on a slope and the manner in which it has been extended at different times over the past five decades. The number of bedrooms would remain the same as the existing property, so in this sense, the size and scale of the dwelling would be similar to the existing dwelling, even if its physical size would be greater. This is a material consideration that need to be taken into account during the determination of this application. Having regard to this, it is considered that the proposal would not undermine the principle purpose of Local Plan Policy 22, which seeks to retain a supply of small and medium sized dwellings across the District.

In determining applications for replacement dwellings, Officers may still be supportive of schemes that involve an increase in the total floor area and/or scale if other material considerations indicate it would be appropriate to do so, for example, if a design enhancement can be achieved. Officers consider that such improvements can often outweigh the harm caused by the replacement dwelling becoming larger. The potential benefits of the proposed replacement dwelling are assessed in the following sections of this report.

(b) Design / Impact on the AONB

The Cotswolds Conservation Board has produced the Cotswold Landscape Character Assessment (CLCA) which characterises individual areas of the Cotswolds AONB. The application site is within the Upper Churn High Wold Valley. The CLCA states that the High Wold Valleys are sensitive to developments that might interrupt the sense of seclusion within them and their rural, pastoral character. In addition, the confined landform and steep slopes within the valleys, together with many areas of nature conservation interest together form a further constraint to development. The valleys are therefore particularly sensitive to direct change brought about by development, and also by intensification of agricultural activities leading to overgrazing or fertiliser run-off.

The application site is unusual in the sense that it has no adjoining neighbouring properties. The parcels of land to the east, west and south of the site remain undeveloped fields. The field to the north on the opposite side of the road is also undeveloped, it is subject to an Article 3 Direction and the part of this field immediately opposite Willow House is within the applicant's ownership (highlighted blue on the site location plan).

It is considered that a proposal for a replacement dwelling would not compromise or interrupt the secluded rural and pastoral character that is found in the locality. It is acknowledged that the Upper Churn High Wold Valley is sensitive to change brought about by development, however no greenfield development is being proposed. The replacement dwelling is larger than the existing as highlighted in the preceding section of this report, however the amount by which the dwelling would be increased is considered not to be materially significant in the wider context of this part of the Cotswolds AONB.

Some local residents have raised concerns with regard to light pollution. The proposed replacement dwelling has a contemporary design with large amounts of glazing including floor-to-ceiling windows. The amount of light emitted from the proposed replacement dwelling would be greater than the existing dwelling based on the increased number and size of the fenestration, but materially it would not be significantly and demonstrably greater to the extent that the AONB would be harmed by light pollution. If multiple new dwellings were being proposed it could be argued that there would be an intensification in terms of light spill, but that is not the case. The curved roof in the centre roof section would also help to retain some of the light spillage.

The proposed dwelling would be constructed with an interesting and innovative combination of building materials consisting of Cotswold stone walls, powder coated aluminium windows and doors, timber framework, glass balustrading and a green roof system. The combination of these materials, and in particular the green roof system and timber, would assimilate with the rural landscape well and it is considered to be a superior design architecturally compared to the existing dwelling. NPPF paragraph 60 states that "*planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*". The proposed development is considered to be consistent with this premise. The design of the replacement dwelling is considered to be a modern and contemporary interpretation of the principles outlined in the Cotswold Design Code.

The proposal is considered to be an interesting and innovative design that would not be harmful to the street scene or the wider AONB landscape, pursuant to the guidance contained within NPPF Sections 7 and 11 and Local Plan Policy 42.

(c) Impact on Neighbouring Living Conditions

The dwelling does not have any immediate neighbours so the impact on neighbouring living conditions is considered to be negligible. Residents have raised concerns with regard to noise and disruption during the construction if planning permission was granted. The disruption caused by the reconstruction of one dwelling in a location where no immediate neighbours are present is unlikely to be significant. NPPF paragraph 17 (point 4) states that a good standard of amenity for all existing and future occupants of land and buildings should be achieved and it is considered that the proposal complies with this policy.

9. Conclusion:

The proposal is recommended for approval, subject to the following conditions.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers: PL001, PL002, PL003, PL004, PL005, PL006, PL007 and PL010.

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 Policy 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 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. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy 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.

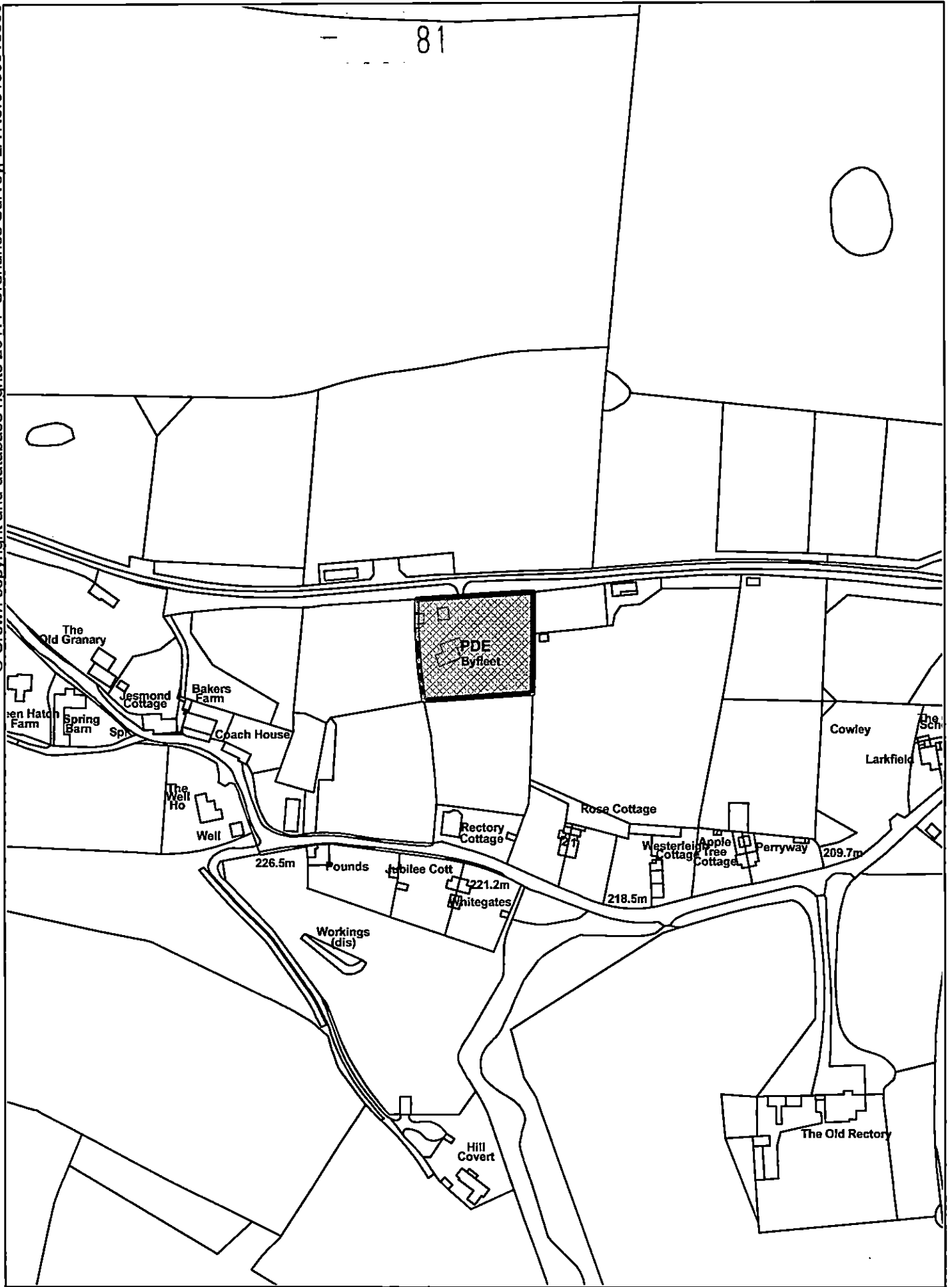
Prior to the construction of any external wall of the development hereby approved, a sample panel of render of at least one metre square in size showing its proposed texture and colour shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall 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 Policy 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.

No windows and doors shall be installed 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 Policy 42.



COTSWOLD
DISTRICT COUNCIL

WILLOW HOUSE COWLEY GLOS

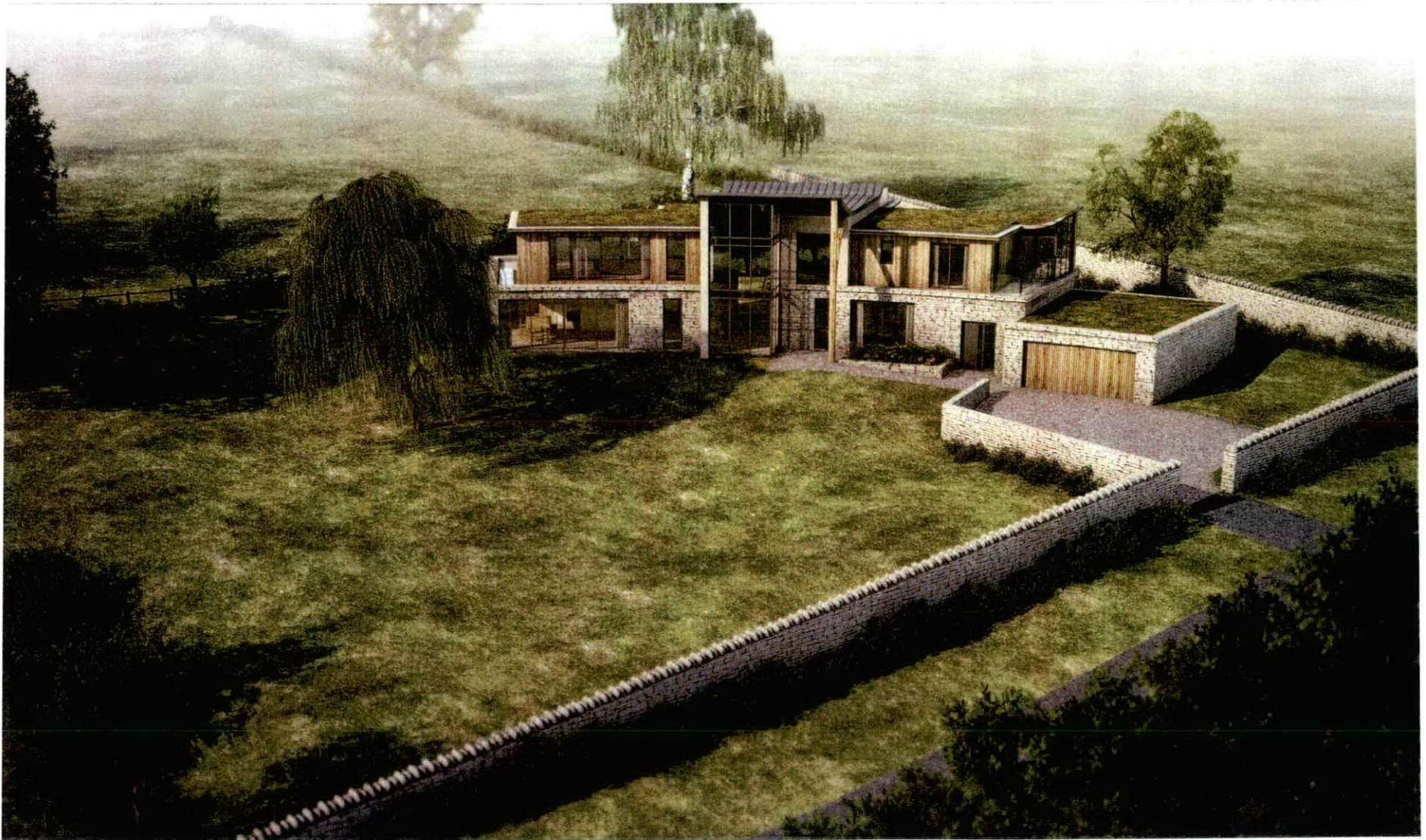
Organisation: Cotswold District Council

Department:

Date: 28/07/2017

Scale: 1:2500





coombes : everitt architects limited

Unit No.1, The Old Dairy
Rushley Lane
Winchcombe
Gloucestershire
GL54 5JE

t: 01242 807727 f: 0845 5575833
e: info@ce-architects.co.uk
www.ce-architects.co.uk

- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

RIBA
Chartered Practice



1. This drawing and content is copyright © of coombes : everitt architects limited
2. Do not scale drawing: all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator

Drawing title: Aerial Viewpoint

Client: Mr & Mrs Digirolamo

Drawn by: JR Checked: JE

Job number: 16.10.030

Project: Willow House, Cowley

Scale: NTS @ A3

Date: June 2017

Draw no: PL010



83

coombes : everitt architects limited

Unit No.1, The Old Dairy
Rushley Lane
Winchcombe
Gloucestershire
GL54 5JE

t: 01242 807727 f: 0845 5575833
e: info@ce-architects.co.uk
www.ce-architects.co.uk

- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

RIBA
Chartered Practice



1. This drawing and content is copyright © of coombes : everitt architects limited
2. Do not scale drawing. all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator

Drawing title: Sketch View

Client: Mr & Mrs Digirolamo

Drawn by: JR Checked: JE

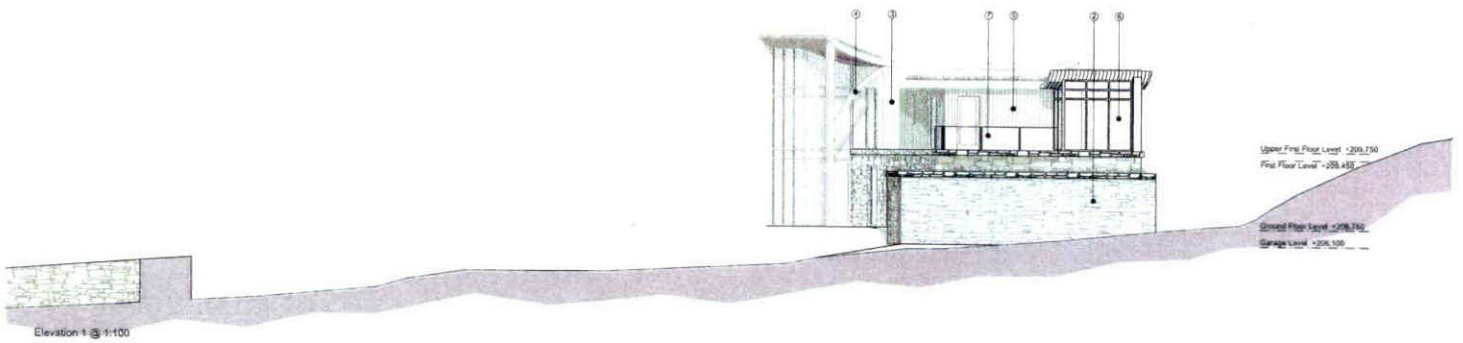
Job number: 16.10.030

Project: Willow House, Cowley

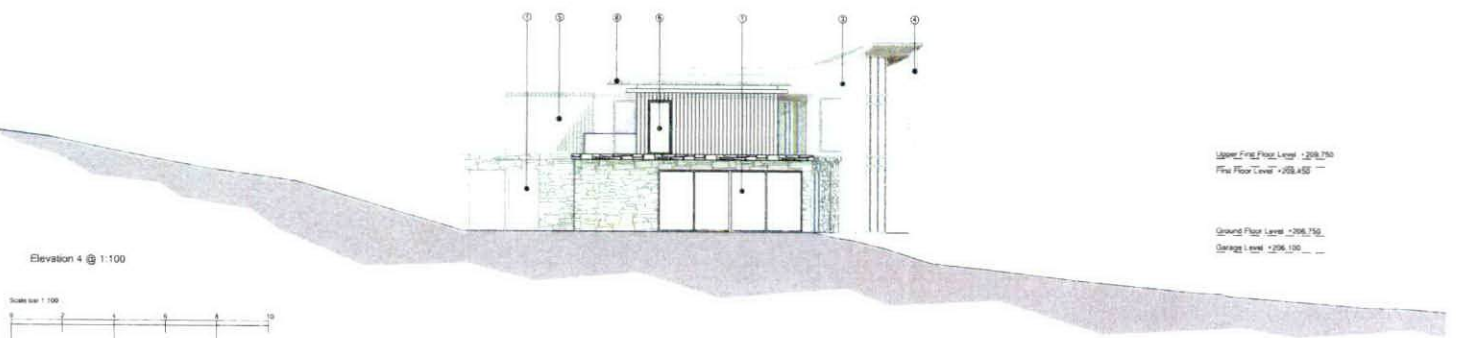
Scale: NTS @ A3

Date: May 2017

Draw no: PL007



- MATERIAL KEY**
- 1. Powder coated aluminium sliding door system
 - 2. Stone
 - 3. Render
 - 4. Timber framework
 - 5. Timber profile cladding
 - 6. Powder coated aluminium window system
 - 7. Glass balustrading
 - 8. Green roof system
 - 9. Powder coated aluminium tilt and turn system



coombes everitt architects limited
 Unit No. 1, The Old Dairy
 Rushley Lane
 Winchcombe
 Gloucestershire
 GL54 5JE
 t: 01452 827727 f: 0845 557833
 e: info@ce-architects.co.uk
 www.ce-architects.co.uk

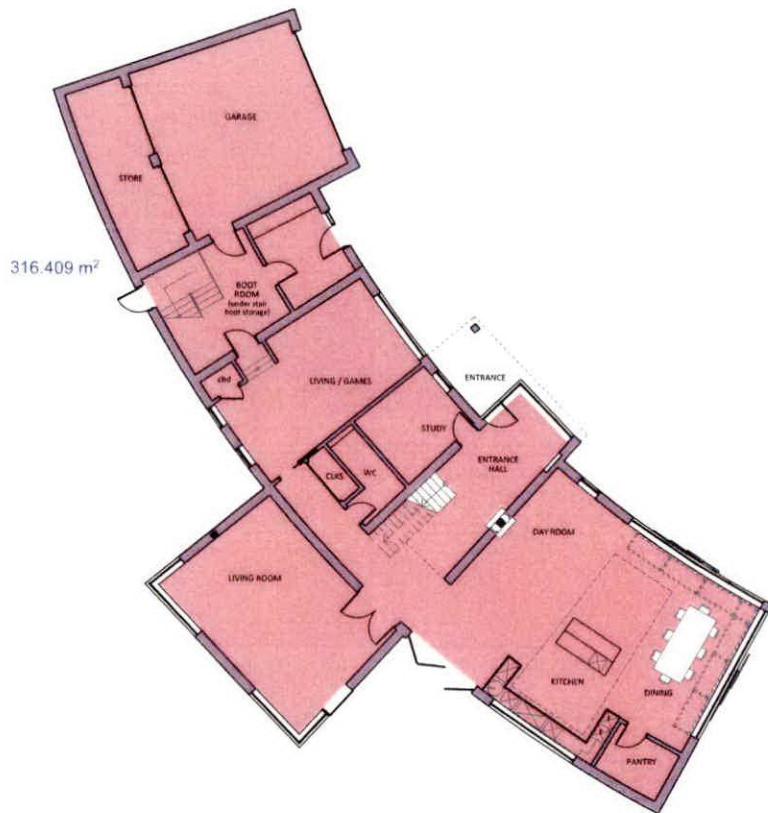
- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

The drawing and content is copyright © of coombes everitt architects limited
 1. Do not make drawings or alterations to be checked on site prior to construction and any development requires to be checked with coombes everitt architects limited

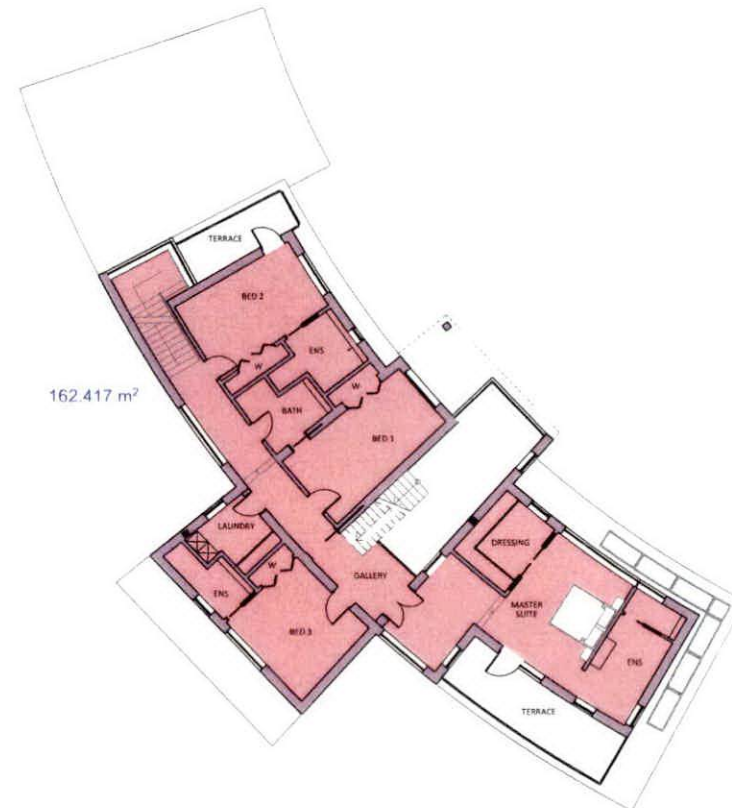
RIBA
 Chartered Practice



Drawing title: Proposed Elevations	Project: Willow House, Cowley
Client: Mr & Mrs DiGirolamo	Scale: 1:100 @ A1
Drawn by: JR Checked: JE	Date: May 2017
Job number: 16.10.030	Draw no: PL003



Ground Floor - 316.4sqm



First Floor - 162.4sqm

Existing Dwelling Total Area Gross Internal Area Including Garage- 445sqm

Proposed Dwelling Total Area Gross Internal Area Including Garage- 479sqm

This represents a percentage increase of 8%

coombes : everitt architects limited

Unit No.1, The Old Dairy
Rushley Lane
Winchcombe
Gloucestershire
GL54 5JE

t: 01242 807727 f: 0845 5575833
e: info@ce-architects.co.uk
www.ce-architects.co.uk

- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

RIBA
Chartered Practice



1. This drawing and content is copyright © of coombes : everitt architects limited
2. Do not scale drawing. all dimensions to be checked on site prior to construction and any discrepancies reported to contract administrator

Drawing title: Proposed House Areas

Client: Mr & Mrs Digirolamo

Drawn by: JR Checked: JE

Job number: 16.10.030

Project: Willow House, Cowley

Scale: 1:200 @ A3

Date: July 2017

Draw no: PL011