

**Item No 10:-**

**17/02671/FUL**

**4 Railway Terrace  
Station Road  
Kemble  
Cirencester  
Gloucestershire  
GL7 6AU**

**Item No 10:-****Single storey rear extensions (part retrospective) at 4 Railway Terrace Station Road  
Kemble Cirencester Gloucestershire GL7 6AU**

<b>Full Application 17/02671/FUL</b>	
<b>Applicant:</b>	Mr Yates
<b>Agent:</b>	Easyplan Gloucester & Stroud
<b>Case Officer:</b>	Nikita Hooper
<b>Ward Member(s):</b>	Councillor Tony Berry
<b>Committee Date:</b>	13th September 2017
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Design/impact on the Kemble Station Conservation Area and Railway Terrace a non-designated heritage asset.
- (b) Residential amenity

**Reasons for Referral:**

The application has come before the Planning Committee at the request of Cllr Berry,

"Whilst understanding the reasons for your recommendation, the Parish Council and I feel strongly that this proposal is unsuitable to the Kemble Station Conservation area as it is of poor design, does not match up well with the existing building and differs from the alterations made to any of the other 5 pairs of semi-detached houses in this row. This is not helped by the retrospective aspect of the application for an existing rendered extension which also doesn't fit well into the Street scene. The fact that approval of this application would also lead to the loss of yet another small dwelling is also a minor but additional reason for not accepting something that doesn't enhance the conservation area." (15 August 2017)

**1. Site Description:**

The host dwelling is a two storey semi-detached residential property which has been extended. The rear of the property faces east.

The proposal site is located within the Kemble Station Conservation Area. The property is considered to be a non-designated heritage asset due to its age, situation within the conservation area and the group value of the 5no. pairs of similar properties that form Railway Terrace.

Description of proposal: Single storey rear extensions (part retrospective)

A proposed single storey rear extension with a depth of 6.6m, a width of 3.6m, a height to the eaves of 2.7m and a height to the ridge of the dual pitched roof of 3.55m. The rear elevation (east) blank and the side elevation (south) also blank. The roof with 3no. roof lights. Proposed materials of slate and reconstituted stone (Bradstone), to match the existing two storey rear extension. The proposed single storey rear extension 4.25m from the boundary with 11 Old Manor Gardens to the east of the proposal site.

A single storey rear extension (retrospective) has a depth of 3.8m, a width of 3m and a height to the parapet of the flat roof of 3m. Fenestration includes 1no. window to the side elevation (north).

Finished in render, which is currently failing. The flat roof of bitumen membrane, behind a parapet wall.

## **2. Relevant Planning History:**

09/00299/FUL - Erection of first floor rear extension  
12/03209/FUL - Erection of first floor rear extension

The Local Planning Authority does not appear to hold any records of complaints concerning the erection of the single storey rear extension (retrospective).

## **3. Planning Policies:**

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

## **4. Observations of Consultees:**

No comments received as of 11 August 2017.

## **5. View of the Parish Council:**

The Parish Council object to the scheme as per the correspondence of 28 July 2017;

"Kemble and Ewen Parish Council object to the application for the extensions, both retrospective and new.

Retrospective application for extension.

The application is for the single-storey rendered build. This is out of keeping with the original building and the rest of the unique Victorian terrace and therefore not supported by the Parish Council. There is no mention either of what roofing materials have been used on this single-storey extension.

Proposed new extension.

Photograph 1095040, showing the proposed new extension doesn't give a complete outline of the proposed structure nor does it show how near it would be to the house at the rear of the garden. However, photo 1095041 suggests the new extension would be very close to this neighbouring property. There are no measurements given for this. As such the Parish Council does not support the application."

## **6. Other Representations:**

An objection of 3 August 2017 from a member of the public (11 Old Manor Gardens) reads,

"The existing extension is not in-keeping with [sic] the buildings in that row, the exterior finish does not fit in and is an odd colour. The fact there was no planning permission sought is also a concern.

The proposed new development is out of proportion for the site and appears to be imposing on the properties on its boundary. Neither the plans or photos detail exactly how close the extension will be to the boundary so it is not fully clear.

I would disagree that this proposal has no negative effect on the neighbours due to the close proximity of the surrounding properties."

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

Design and Access Statement  
2no. annotated photographs

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

### **(a) Design/impact on the Kemble Station Conservation Area and Railway Terrace a non-designated heritage asset.**

The Local Planning Authority (the LPA) under the provisions of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) are required to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

Paragraph 132 of Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (the NPPF) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 134 of Section 12 of the NPPF 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.

Paragraph 135 of Section 12 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy 15 (Conservation Areas) of the Cotswold District Local Plan (2001-2011) (the Local Plan) reflects the requirements of section 72(1) of the Act.

Policy 42 (Cotswold District Design Code) of the Cotswold District Plan 2001-2011 (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 56 of the National Planning Policy Framework (the NPPF) states, "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

As the property is considered to be a non-designated heritage asset and is located within a conservation area, the proposal in terms of design and impact on designated and non-designated heritage assets has been discussed with a Conservation Officer.

The rear elevation of the property has been subject to extensions including a first floor extension and the single storey extension (retrospective); an element of the proposal subject to this report. It is viewed that the original form and appearance of the rear of the host has been to an extent lost by development however sufficient character remains or is echoed in the various extensions. It is considered that the significance of the host as a non-designated heritage asset lies primarily in other aspects of the property; principally the appearance of the front elevation and from the group value of the other similar properties that make up Railway Terrace.

With regard to the single storey rear extension (retrospective), the Parish Council in their objection of 28 July 2017 consider that the rendered structure is "out of keeping with the original building and the rest of the unique Victorian terrace" and the occupant of 11 Old Manor Gardens echoes this point in their objection. Whilst the group value of the terrace is recognised and the property is considered to be a non-designated heritage asset, the building is not statutorily listed. It appears that render is not an original exterior finish for the host or the properties that make up the rest of Railway Terrace however render is recognised as a traditional material within the district. The Cotswold Design Code (2000) (the Design Code) is adopted supplementary planning guidance and therefore a material planning consideration. The Design Code states,

"Rendered...buildings make a valuable contribution to the character of many towns and villages, particularly in some of the South Cotswold towns."

It is noted that 10 Railway Terrace is subject to render including but not limited to the side elevation and a portion of the first floor to the principal front elevation.

Given the above and due to limited public views of the extension, it is considered on balance that the use of render would not harm the significance of the non-designated heritage asset, the character of the host, immediate vicinity or the significance of conservation area, with the character of the latter being preserved.

Whilst each application should be considered on its own merits the context of the built environment should be drawn upon, particularly in a conservation area. Several properties that form Railway Terrace have been subject to extension including No.1 which presents a two storey side/rear extension to the property, the first seen when entering the Terrace. No.2 has also been subject to extension, seemingly at first floor and ground floor to the rear. No.10 appears to have a two storey side/rear extension which is rendered.

The angle of the dual pitched roof at the gable end of the proposed single storey rear extension does not match that of the existing gable to the first floor of the host. As views to the contrast are very limited, it is considered that this aspect of the scheme would not present harm to the character of the host, immediate vicinity or the conservation area; with the character and appearance of the latter being preserved.

The occupant of 11 Old Manor Gardens states that "The proposed new development is out of proportion for the site and appears to be imposing on the properties on its boundary." It is acknowledged that the depth of the extension presents a significant change to the appearance of the rear of the host; however the use of matching materials, the overall subservient form, the siting at the rear of the property and limited views from the wider conservation area; is considered to present a scheme that would not harm the character or appearance of the host dwelling or the immediate surrounding area.

Due to its subservient form, location at the rear of the property and use of render, a material recognised in the Design Code. It is considered that the extension (retrospective) would not harm the character and appearance of the host or the immediate surrounding area and therefore the character of the conservation area would be preserved.

Given the above, it is considered on balance that the significance of the non-designated heritage would not be harmed. The scheme is considered to be in line with section 72(1) of the Act, the NPPF and policies 15 and 42 of the Local Plan.

#### **(b) Residential amenity**

The forth core planning principle of the NPPF states that planning should always seek a good standard of amenity for all existing and future occupants of land and buildings.

Policy 46 (Privacy and Gardens in Residential Development) of the Local Plan requires that new development should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight, and adequate private outdoor living space.

The proposed single storey element of the scheme would be situated at the boundary with the attached neighbouring property to the south, given the existing boundary treatment and the siting of existing out-buildings within the proposal site, and the single storey form of the proposal it is considered that the extension would not present an overbearing structure. Due to the orientation of the proposal site and the neighbouring property to the south, to the passage of the sun and the built and spatial relationship between the host and other neighbouring properties; it is considered that the extension would not present harm to residential amenity in terms of the loss of direct sunlight or due to development being oppressive or overly dominant due to its location, design or scale.

Given the design and siting of the extension (retrospective), and the built and spatial relationship with neighbouring properties, it is considered that this element of the scheme would not harm residential amenity.

It is viewed that both elements of the scheme would leave ample out-door amenity space for occupants of the host dwelling.

It is considered that the scheme would not harm residential amenity and is in line with the NPPF and policy 46 of the Local Plan.

#### **Other**

The Parish Council object as the photographs submitted in support of the application do not show the full extent of the proposed single storey rear extension, how near it would be to the property "at the rear of the garden" and that no measurements had been given for this distance. The occupant of 11 Old Manor Gardens echoes this concern. It is considered that the applicant is not obliged to provide measurements or annotated images that show the relationship/distance or full extent, in order to present a valid application for consideration and determination. The application is supported by the required scale drawings and plans. Both the location plan at a scale of 1:1250 and the block plan at a scale of 1:500 show the extent and spatial relationships with neighbouring properties. Therefore the concerns as above are not viewed to be material planning considerations in the determination of the application.

#### **9. Conclusion:**

It is considered that the development would not harm the character and appearance of the host dwelling, immediate vicinity or the conservation area; with the character of the latter being preserved. It is viewed that the scheme would not harm residential amenity. It is considered that the significance of the host, a non-designated heritage asset would on balance not be harmed. The development is in line with section 72(1) of the Act, the NPPF and policies 15, 42 and 46 of the Local Plan. Therefore it is recommended that planning permission is granted.

#### **10. Proposed conditions:**

The development (proposed single storey rear extension) shall be started by 3 years from the date of this decision notice.

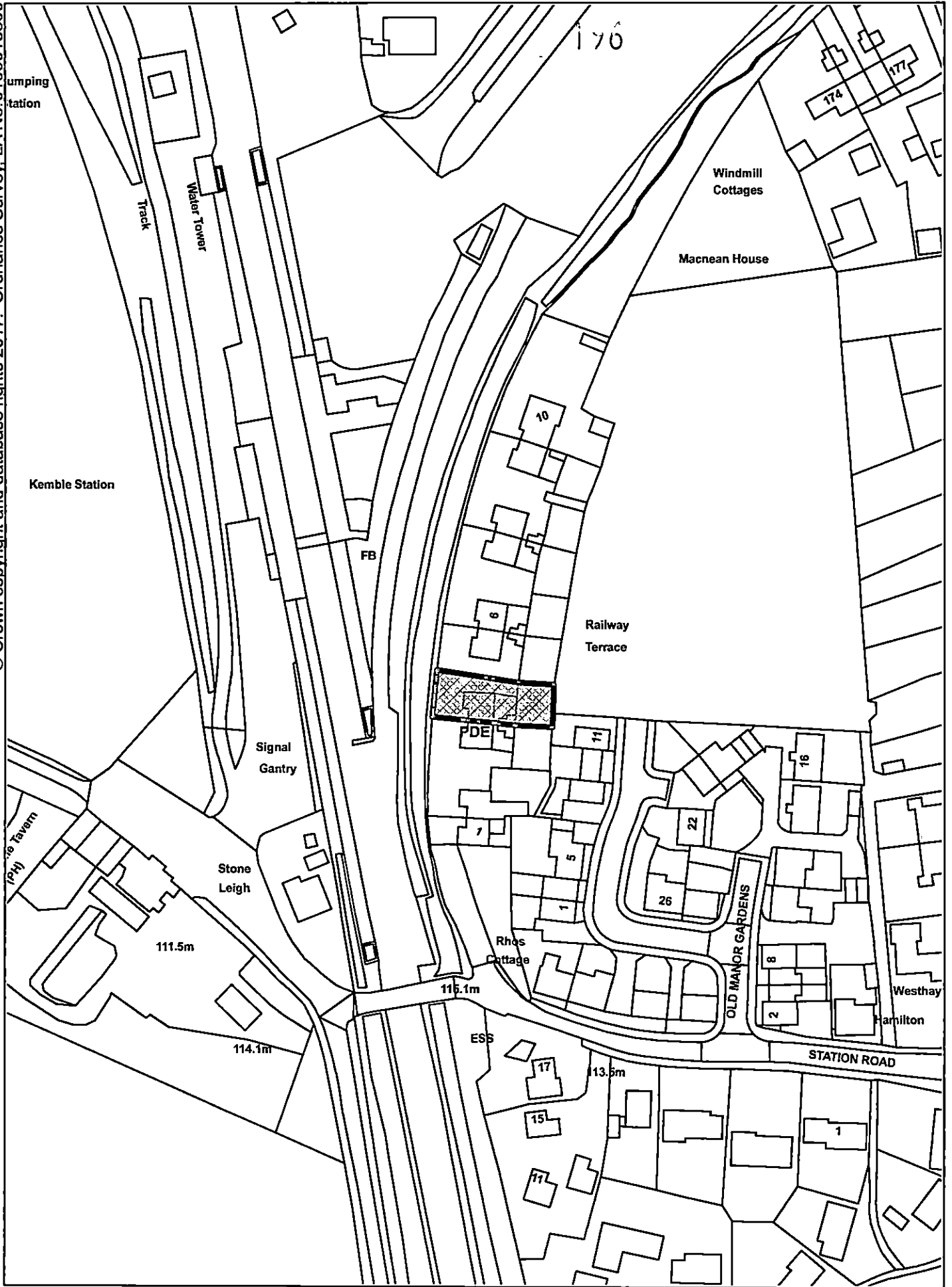
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 2456.3, 2456.4, 2456.5, 2456.6

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

The materials to be used for the external walls and roof of the development hereby permitted shall match those used in the existing building 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 hereby permitted is completed in a manner appropriate to the site and the surrounding Conservation Area.



**4 RAILWAY TERRACE STATION ROAD KEMBLE**

Scale: 1:1250

Organisation: Cotswold District Council

Department:

Date: 31/08/2017



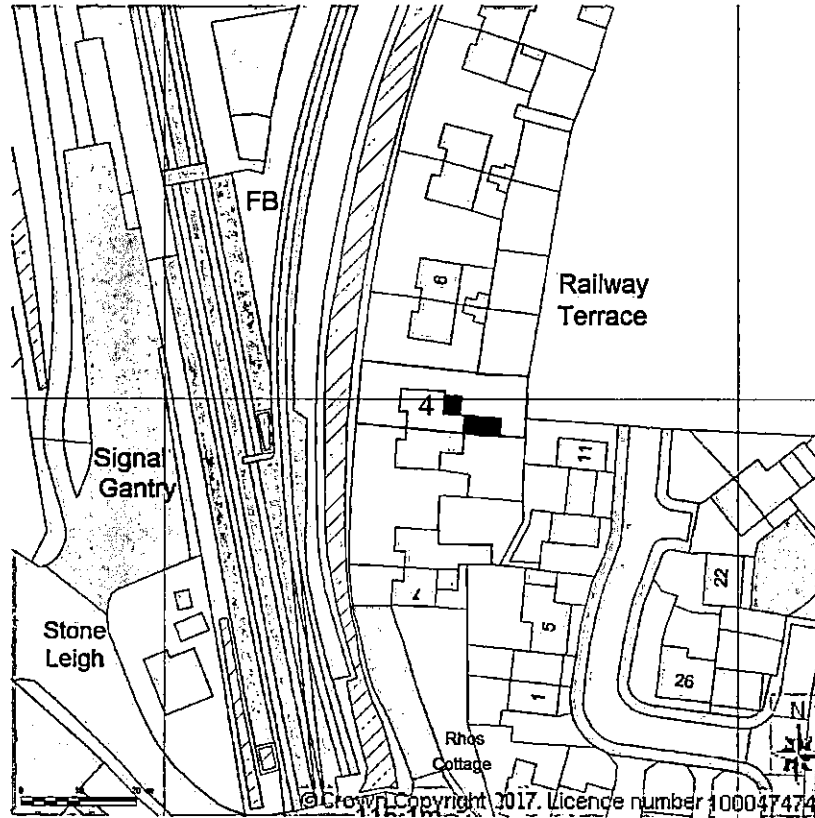
**COTSWOLD**  
DISTRICT COUNCIL





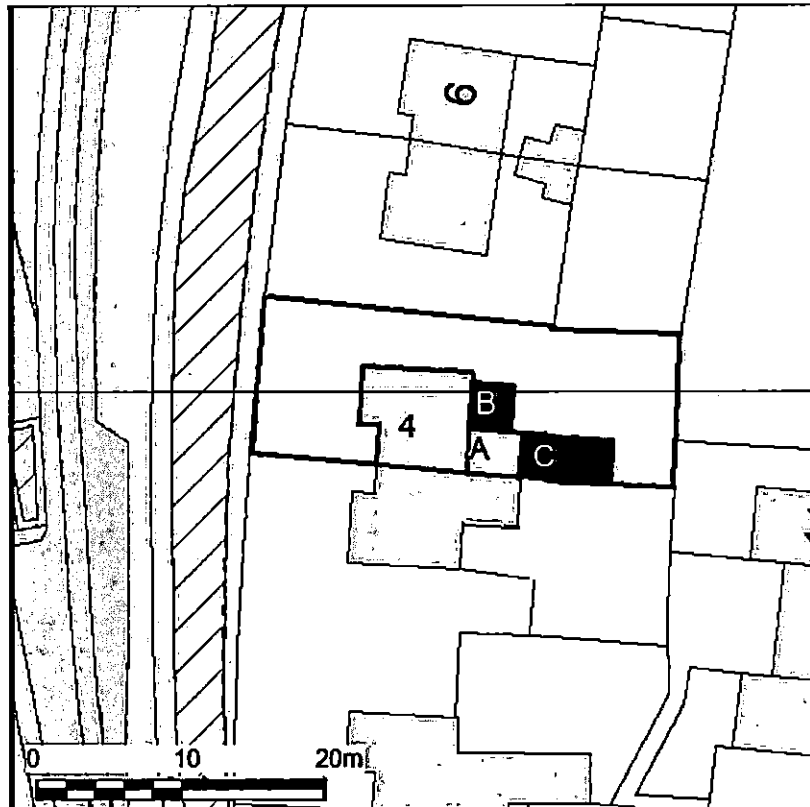


2456.5 - LOCATION PLAN  
4 Railway Terrace, Kemble GL7 6AU  
SCALE 1:1250 on A4



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
21/06/2017 22:56

2456.6 BLOCK PLAN  
4 Railway Terrace, Kemble GL7 6AU  
SCALE 1:500 on A4



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
21/06/2017 23:03

Notes -

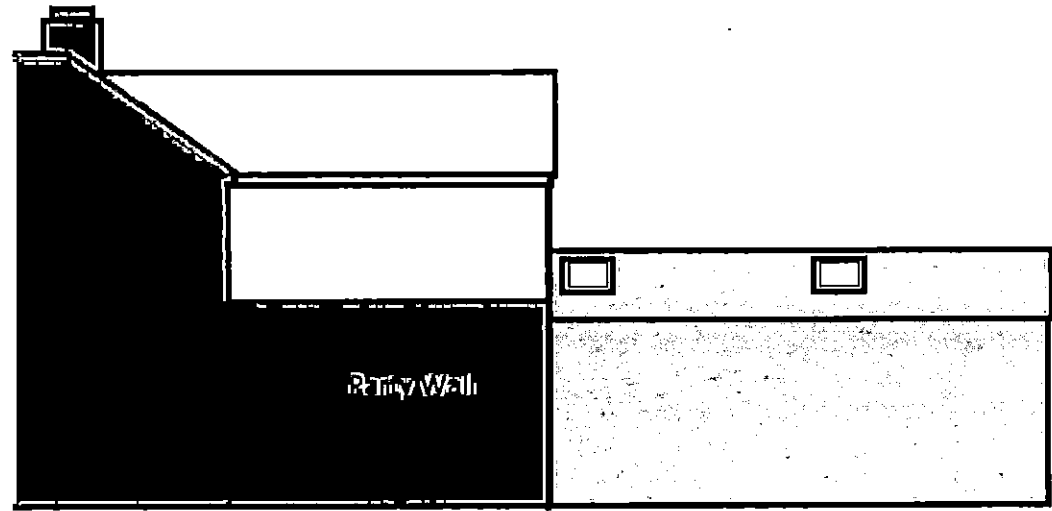
A - existing 2 storey extension built 1995 & 2009

B - existing ground floor extension seeking retrospective approval

C - proposed ground floor extension



Rear (East) Elevation



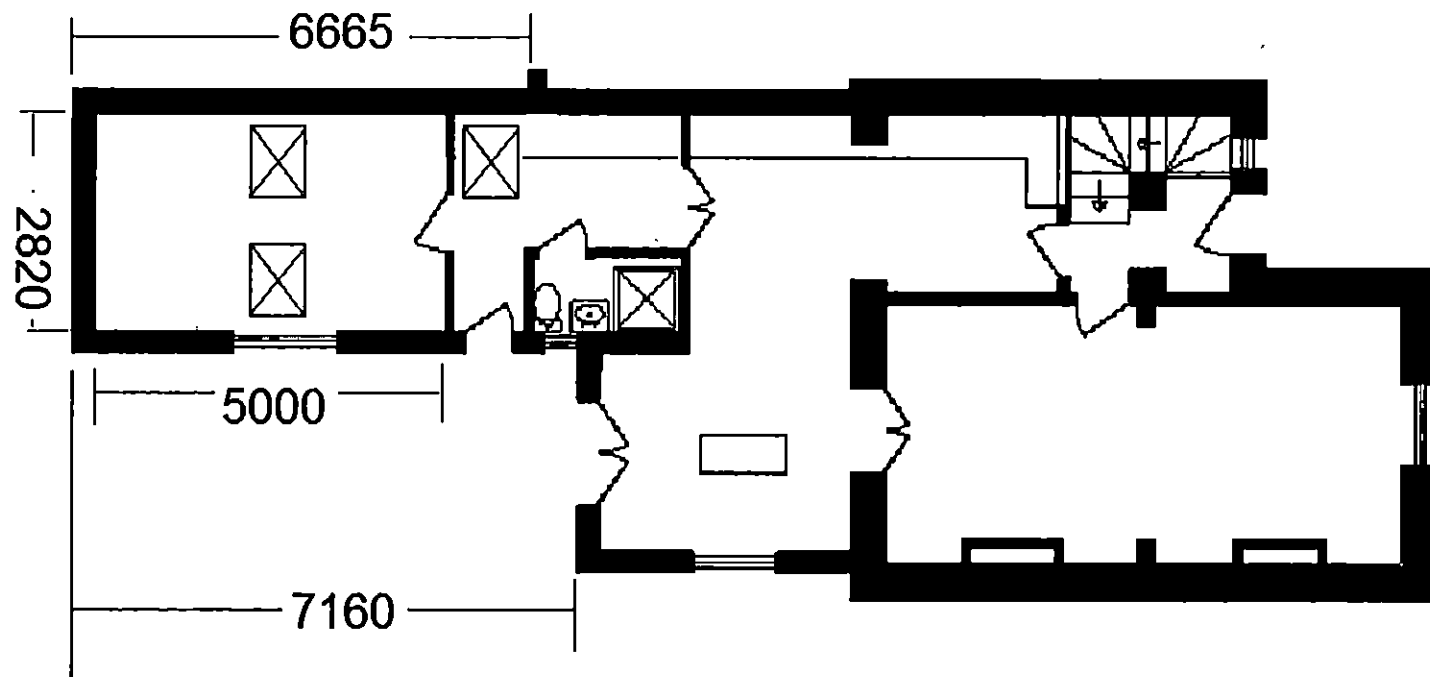
Side (South) Elevation



Side (North) Elevation



Drawing No. 2456.4  
4 Railway Terrace,  
Kemble GL7 6AU  
Proposed Elevations  
Scale 1:100 on A4



Drawing No. 2456.3  
4 Railway Terrace,  
Kemble GL7 6AU  
Proposed Ground Floor  
Scale 1:100 on A4