

Item No 04:-

17/02979/FUL

**Windrush View
Hilcote Drive
Bourton-On-The-Water
Cheltenham
Gloucestershire
GL54 2DU**

Item No 04:-**Two storey side extension and single storey front extension at Windrush View
Hilcote Drive Bourton-On-The-Water Gloucestershire GL54 2DU**

Full Application 17/02979/FUL	
Applicant:	Mrs A Thompson
Agent:	Digi Design Co Architecture Ltd
Case Officer:	Nikita Hooper
Ward Member(s):	Councillor Richard Keeling
Committee Date:	11th October 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and impact on the surrounding area
- (b) Impact on neighbouring living conditions

Reasons for Referral:

The application has been referred to committee by Cllr Keeling in the light of the objections from the Parish Council and others, particularly the immediate neighbours so that members can assess the impact of the design of the extension on neighbouring living conditions.

1. Site Description:

This application relates to a two-storey modern detached property, set within the village of Bourton on the Water. The site is also located in the Cotswold Area of Outstanding Natural Beauty (AONB) and in Flood Zone 1.

2. Relevant Planning History:

No relevant planning history

3. Planning Policies:

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

4. Observations of Consultees:

N/A

5. View of Town/Parish Council:

"The Parish Council has no objection to the application." (10 August 2017) (This comment was received against the initial proposal).

An objection from the Parish Council was received against the revised scheme on 14 September 2017;

"The Council supports the neighbouring residents' request for the two storey extension on the eastern side of the building to be moved slightly north so the front of the extension does not

protrude beyond the existing building line on that side of the property. This would address light issues given the new extension will be sited so close to the boundary with the adjoining property."

6. Other Representations:

3 objections received from neighbouring properties summarised below:

An objection from an occupant of Wyckstones, Hilcote Drive, of 21 August 2017 raised issues concerning; loss of direct sunlight and views, and provides suggested revisions to the scheme. (received against the initial scheme)

An objection from an occupant of Wyckstones of 16 September 2017 (received against the revised proposal) states that the revisions do not address the initial concerns.

An objection from an occupant of Riverdale, Hilcote Drive, of 21 August 2017 raised issues concerning; loss of privacy/overlooking, design not being in keeping with other properties, the potential use of the extension. (Received against the initial scheme)

An objection from an occupant of Riverdale, of 17 September 2017, raised issues concerning loss of privacy and the potential use of the extension. The correspondence asks that if approved can a permanent restriction on multiple occupancy be made.

An objection from an occupant of Watergrove, Hilcote Drive, of 22 August 2017 raised issues concerning; loss of privacy/overlooking, aspects of the design not being in keeping with other properties, the potential use of the extension. (Received against the initial scheme)

An objection from an occupant of Watergrove, Hilcote Drive, of 13 September 2017, raised issues concerning the glazed link being out of character and leading to overlooking. The correspondence also questions whether the extension will be subject to "a permanent restriction...preventing spate occupancy?"

7. Applicant's Supporting Information:

N/A

8. Officer's Assessment:

The application proposed is for a two storey side extension with a maximum depth of 9.1m, a width of 9m, a height to the eaves of 4.9m and a maximum height to the ridge of the dual pitched roof of 8.3m.

A single storey front extension is also proposed with a maximum depth of 1.5m, a width of 4.1m, a height to the eaves of 2.65m and a maximum height of 3.3m.

The roofing and walling materials proposed would match those used in the existing property (reconstituted stone and blue slate).

The scheme was subject to revisions, the amended scheme omitted the 'juliet' balcony and sliding door to the first floor of the south elevation.

(a) Design and impact on the surrounding area

Section 7 of the NPPF makes it clear that 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. This advice is reflected in Policy 42 which states that development must respect the character, appearance and local distinctiveness of the Cotswold District. The detailed design,

materials and layout of buildings and structures must be appropriate to their setting and the character of the surrounding.

The built character of Hilcote Drive is primarily of modern detached residential properties. To the southern side of the road the properties appear to have been originally single storey buildings that have been subject to loft conversions. Hilcote Drive also contains what appear to be originally built two storey properties. The dominant building materials are slate and reconstituted stone.

Objections have been raised relating to the design of the proposal not being in keeping with other properties. The proposal relates to a detached modern property set within a reasonably sized plot, the proposed extension reflects the scale and materials used in existing dwelling. In addition the extension is subservient to the main dwelling and taking into account the overall context of the surrounding development and the siting of the proposed extension to the side, it is not considered the proposal would warrant refusal on design grounds, in addition the proposed extension would not result in a cramped form of development as such there is no objection to that proposed. Furthermore, given the form of the proposal and the built context, it is considered that the scheme would not present an incongruous addition to the existing property or wider street scene. Therefore the scheme is considered to comply with the guidance set out within section 7 of the NPPF and with Policy 42 of the Cotswold local plan.

(b) Impact on Neighbouring living conditions

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.

Objections have been received from the occupants of Riverdale and Watergrove which relate to the overlooking/loss of privacy due to the proposed fenestration to the front elevation, south, of the extension. (The sliding door and 'Juliet' balcony have now been omitted from the scheme). Both Riverdale and Watergrove are located opposite the application site on the other side of Hilcote Drive with a separation distance between the most forward point of the front elevation of proposal and the front elevation of Riverdale of approx 26m. The occupant of Riverdale states that there would be infringement, "on my privacy as they overlook my two main reception rooms." Whilst the fenestration in question is at first floor level, given the separation distance and the fact that there is a road used by occupiers of Hilcote Drive between the two properties it is considered that the scheme would not result in unacceptable harm to the living conditions of Riverdale in terms of loss of privacy/overlooking.

The occupant of Watergrove states that the fenestration would, "directly overlook a bedroom in my property and affect my privacy." Similarly Watergrove is situated to the south-east of the host dwelling the other side of a road used by occupiers of Hilcote Drive and the respective front elevations are not directly facing set at an oblique angle to the application property. The separation distance between the front elevation of Watergrove and the proposed front elevation of the application property is approx 29m. Given the off-set nature in plan form of the two properties and as the glazed link would be set back behind the main section of the proposed extension, combined with the separation distance, it is considered that the scheme would not result in unacceptable harm to the neighbouring living conditions of occupants of Watergrove in terms of loss of privacy/overlooking.

Overall, the impact of the proposal upon neighbouring properties has carefully been assessed and whilst there have been a number of objections with regard to the impact of the proposal on neighbouring living conditions in particular with relation to loss of daylight/sunlight and overlooking, it is considered that given the orientation, siting and design of the extension, the extension has been designed so that it would not result in any significantly adverse impact on the neighbouring living conditions of the surrounding residential properties and provide appropriate space around the existing dwelling which would be maintained and that there would not be a material impact upon their amenity in accordance with Policy 46 of the Local Plan.

Given the existing relationship between the immediate properties, it is not considered that the proposed extension would cause any significant dominance or loss of light to neighbouring properties nor, would it reduce their privacy to an unacceptable level by virtue of overlooking from the first floor front windows. The scheme is therefore considered to accord with Policy 46 of the Local Plan, and Section 7 of the NPPF regarding amenity issues.

Other Issues

A number of the objections raise concerns that the extension could be used as separate accommodation. The applicant seeks consent for an attached annex. The creation of self-contained annex accommodation does not in itself automatically result in the creation of a new planning unit. In the case of *Uttlesford DC v SSE & White* [1992] JPL 171, the Court considered that, even if the accommodation provided facilities for independent day-to-day living, it would not necessarily become a separate planning unit from the main dwelling; it would be a matter of fact and degree.

It is noted that whilst the submitted plans show inter-connectivity between the host and the extension, that the extension could be accessed without the need to enter the existing property and that extension will have both a bathroom and kitchenette, though the internal subdivision/facilities are not required to be submitted as part of an application. However for the purposes of this application the agent has confirmed that "The "Annex" will only be used for family members and visitors to the house...There is a thought that it may also be used as a Master Suite for the current owners.

Following confirmation from the applicant over the use of the extension, the Council are now satisfied that the proposed development can reasonably be considered as an annex. Moreover, this application also takes the form of a Householder Development application and as such the future use of the extension is automatically restricted to purposes ancillary or connected to the principal dwelling. Planning permission would be required if the extension was to be occupied independently of the existing dwelling.

9. Conclusion:

It is considered that the proposal would not harm the character and appearance of the existing property or immediate vicinity. It is viewed that with regard to the impact on neighbouring living conditions there would be no unacceptable impact to residential amenity in terms of loss or privacy loss of light or overlooking. Therefore the scheme is considered to comply with the guidance set out within section 7 of the NPPF and with Policies 42 and 46 of the Cotswold District Local Plan.

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 number(s):

002A, 003C, 004A, 005B, 006C, 007, 008, 009

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 Policy 42, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

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COTSWOLD
DISTRICT COUNCIL

WINDRUSH VIEW HILCOTE DRIVE BOURTON ON THE WATER Scale: 1:1250

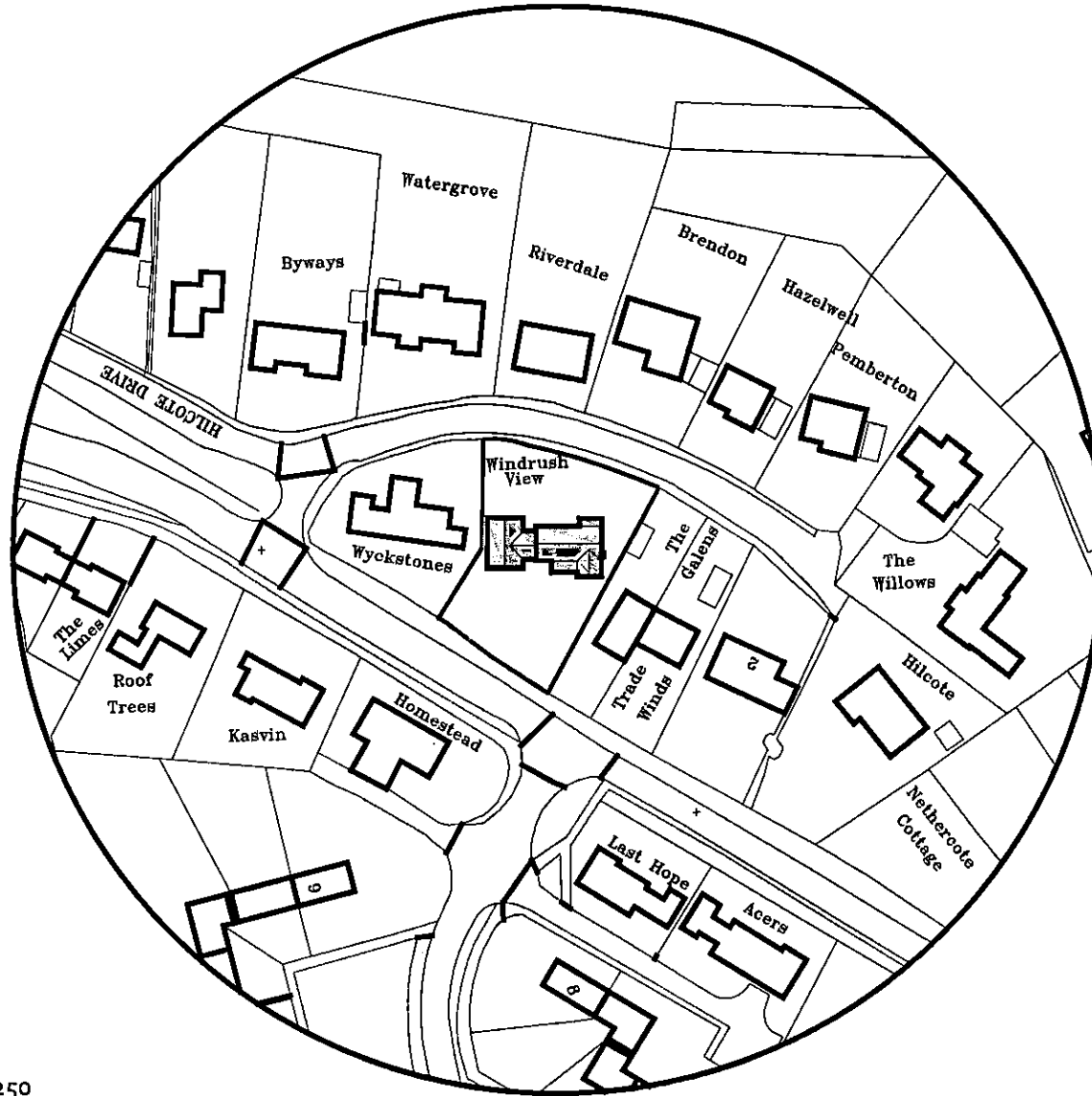
Organisation: Cotswold District Council

Department:

Date: 29/09/2017

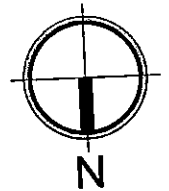
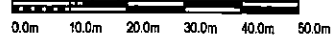


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51

Location Plan Scale 1:1250



revisions



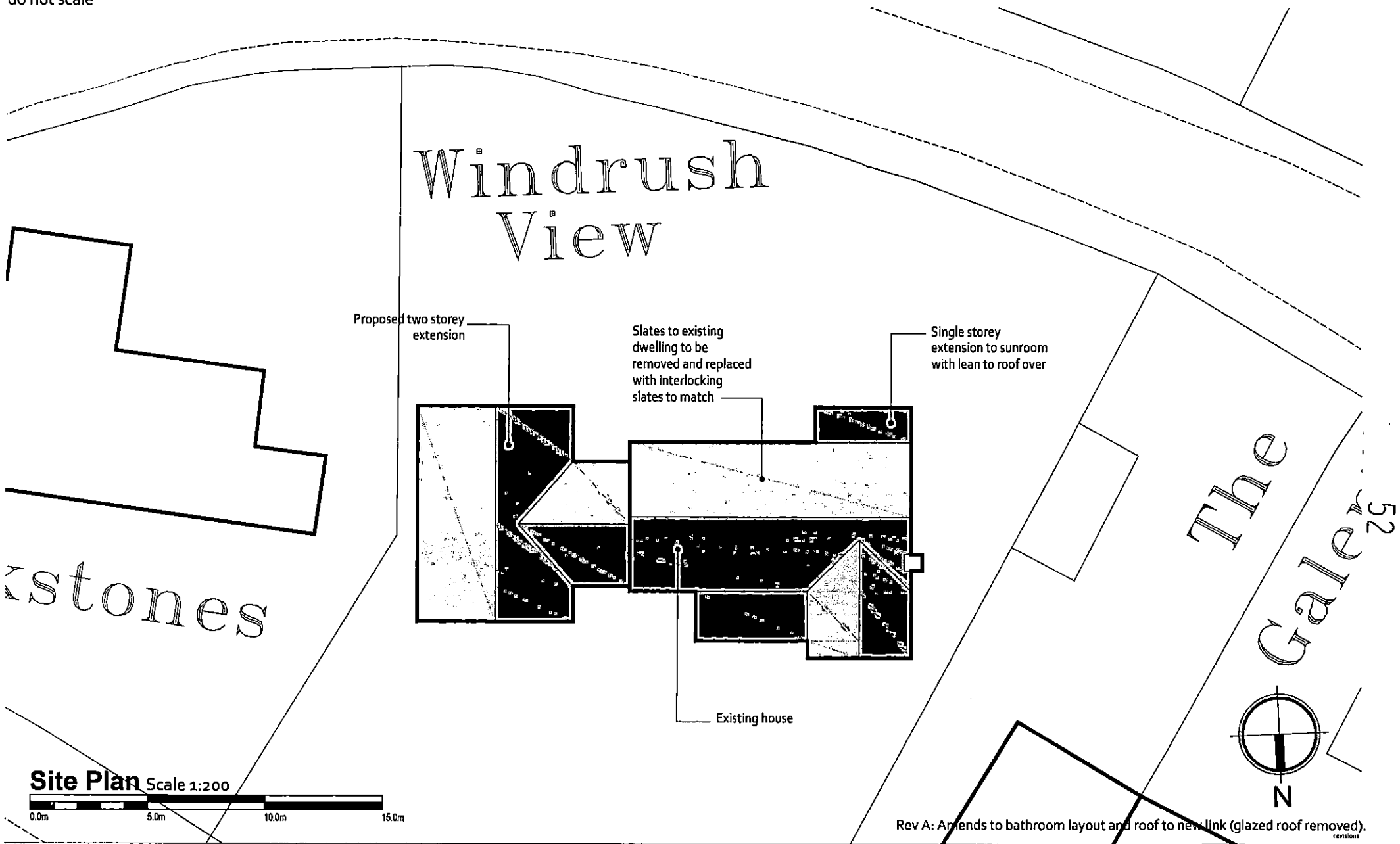
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drawing number
009
 scale AS SHOWN @ A4
 date May 2017
 job no DDC-2017-463

project
 Windrush View, Hilcote Drive, Bourton on the Water, Gloucestershire. GL54 2DU
 Mrs A Thompson
 drawing
Location Plan

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The Galeries 52

Site Plan Scale 1:200



Rev A: Amends to bathroom layout and roof to new link (glazed roof removed).
revisions



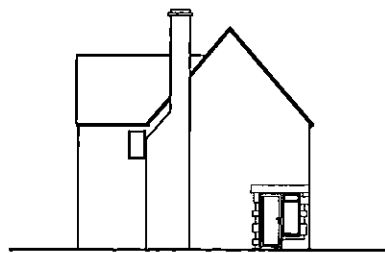
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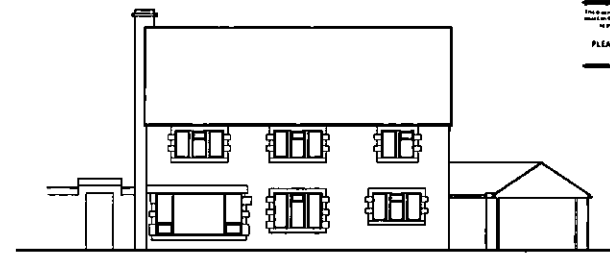
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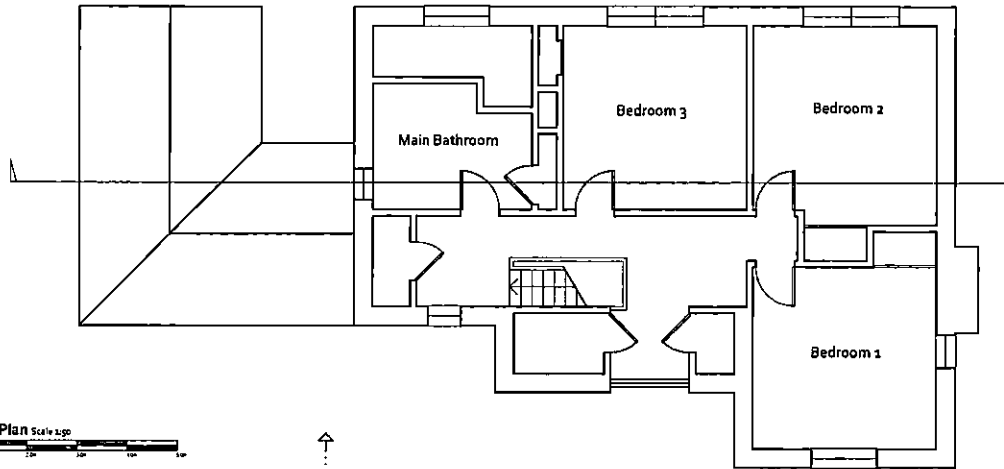
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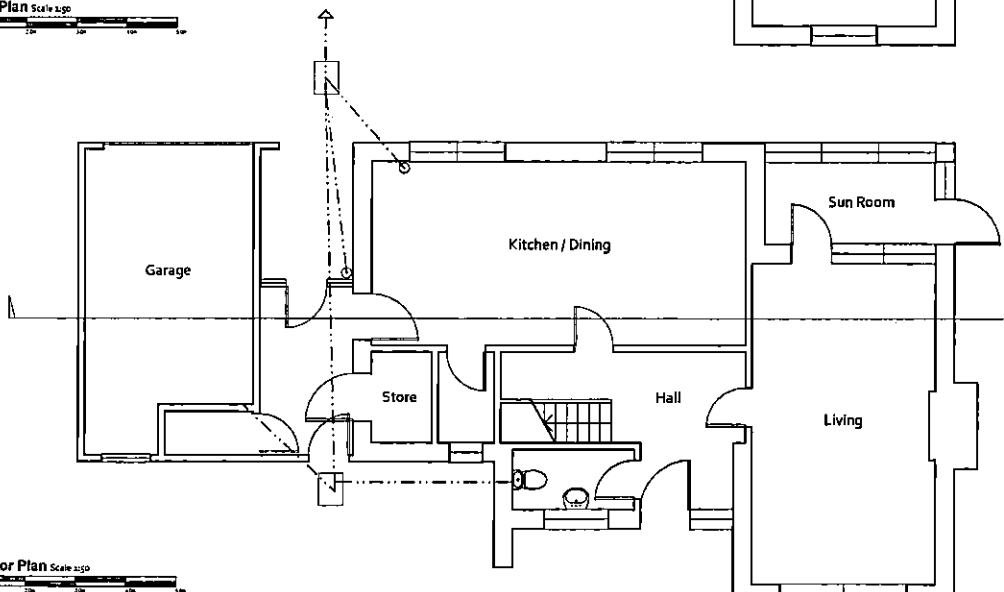
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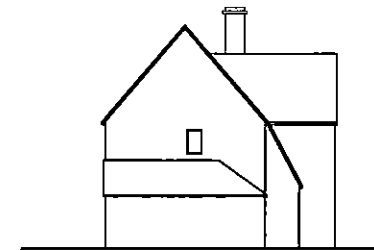
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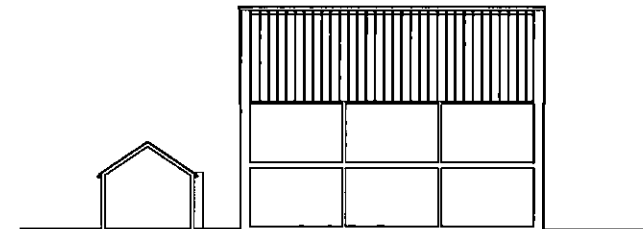
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Ground Floor Plan Scale 1:50



West Elevation Scale 1:100



Section Scale 1:100

Rev A: kitchen wall updated

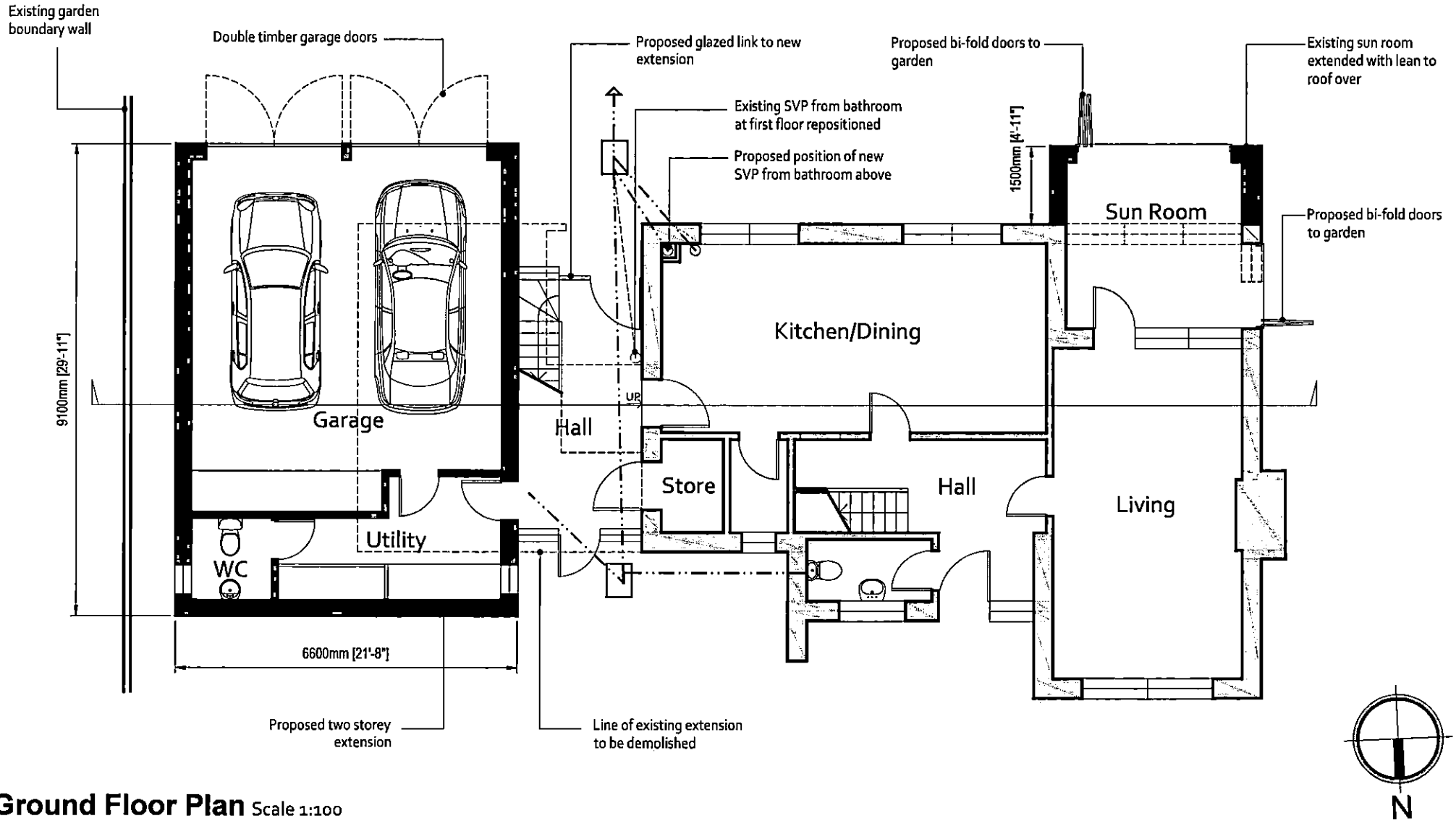
Project Ref	Date	Drawing Number	Revision
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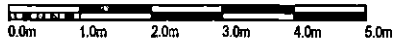
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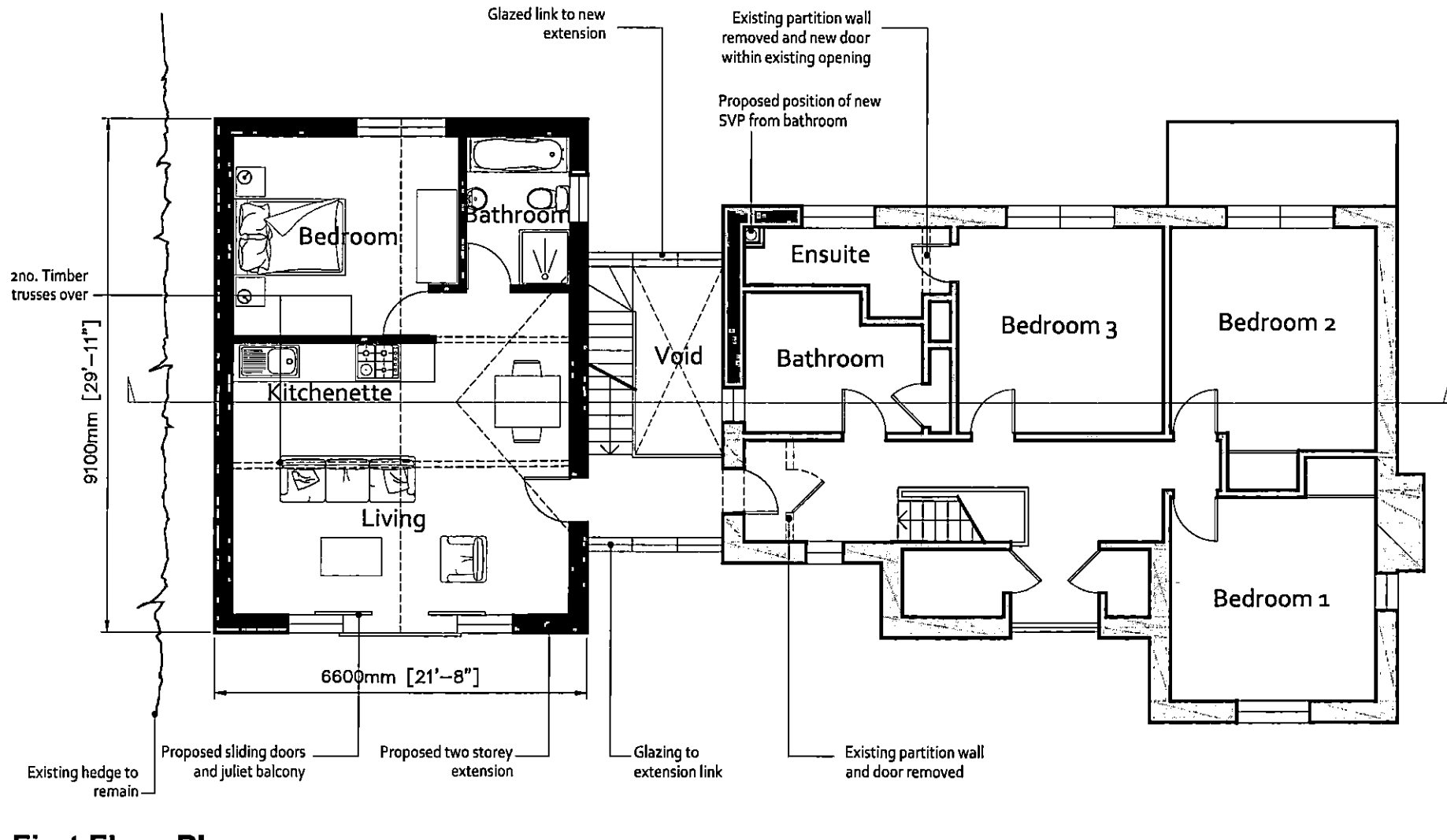
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Ground Floor Plan Scale 1:100

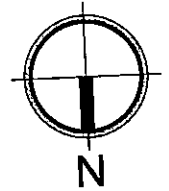


Rev A: wall to kitchen updated and sun room openings amended. SVP revised.

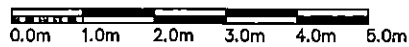
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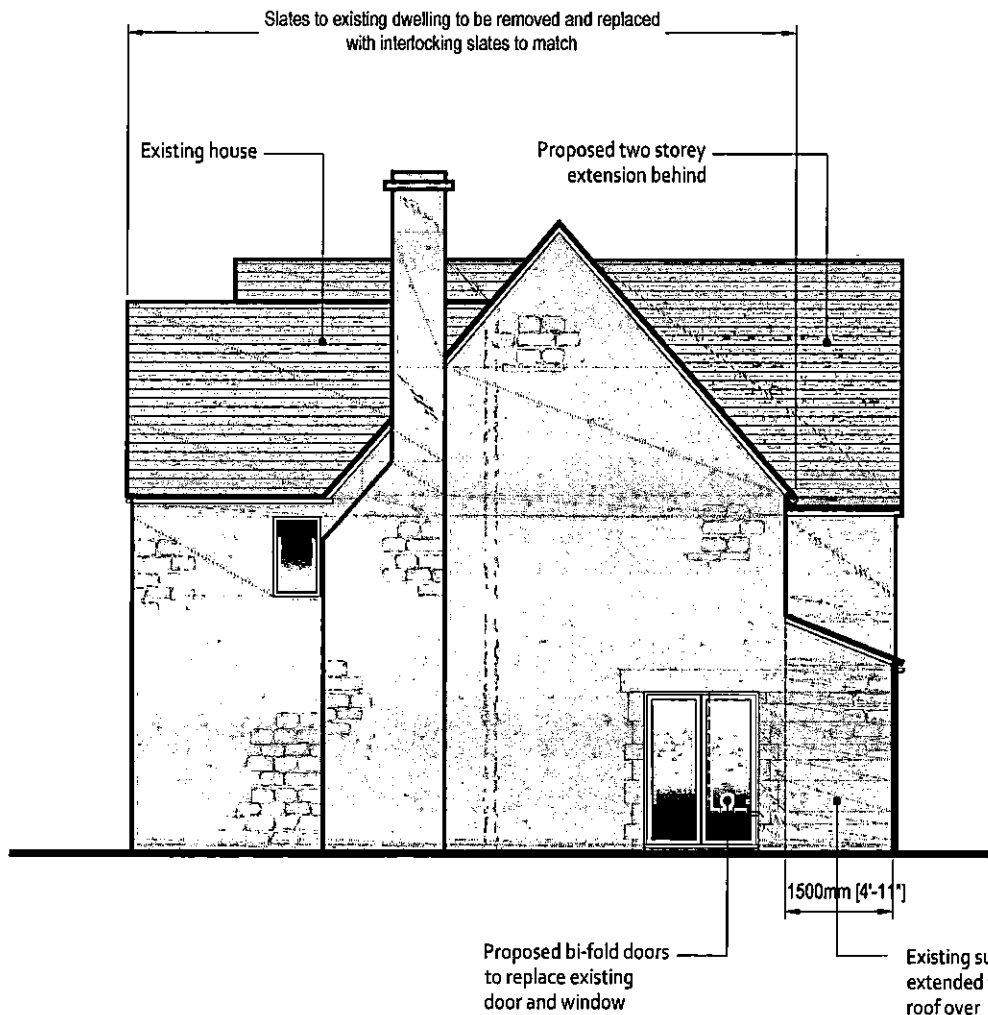


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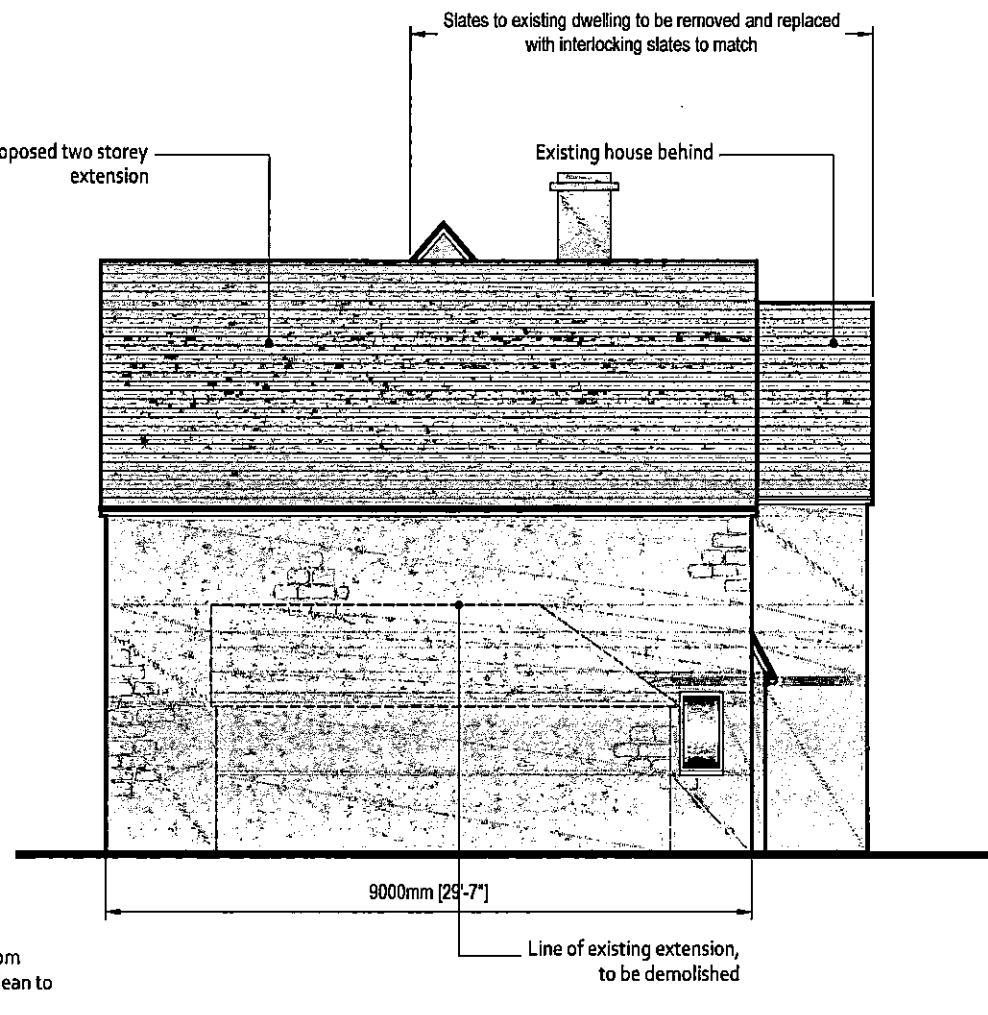


- Rev C: South elevation FF window to extension revised, Juliet balcony removed.
- Rev B: SVP to bathroom revised.
- Rev A: Amends to bathroom layout and roof to new link (glazed roof removed).

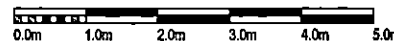
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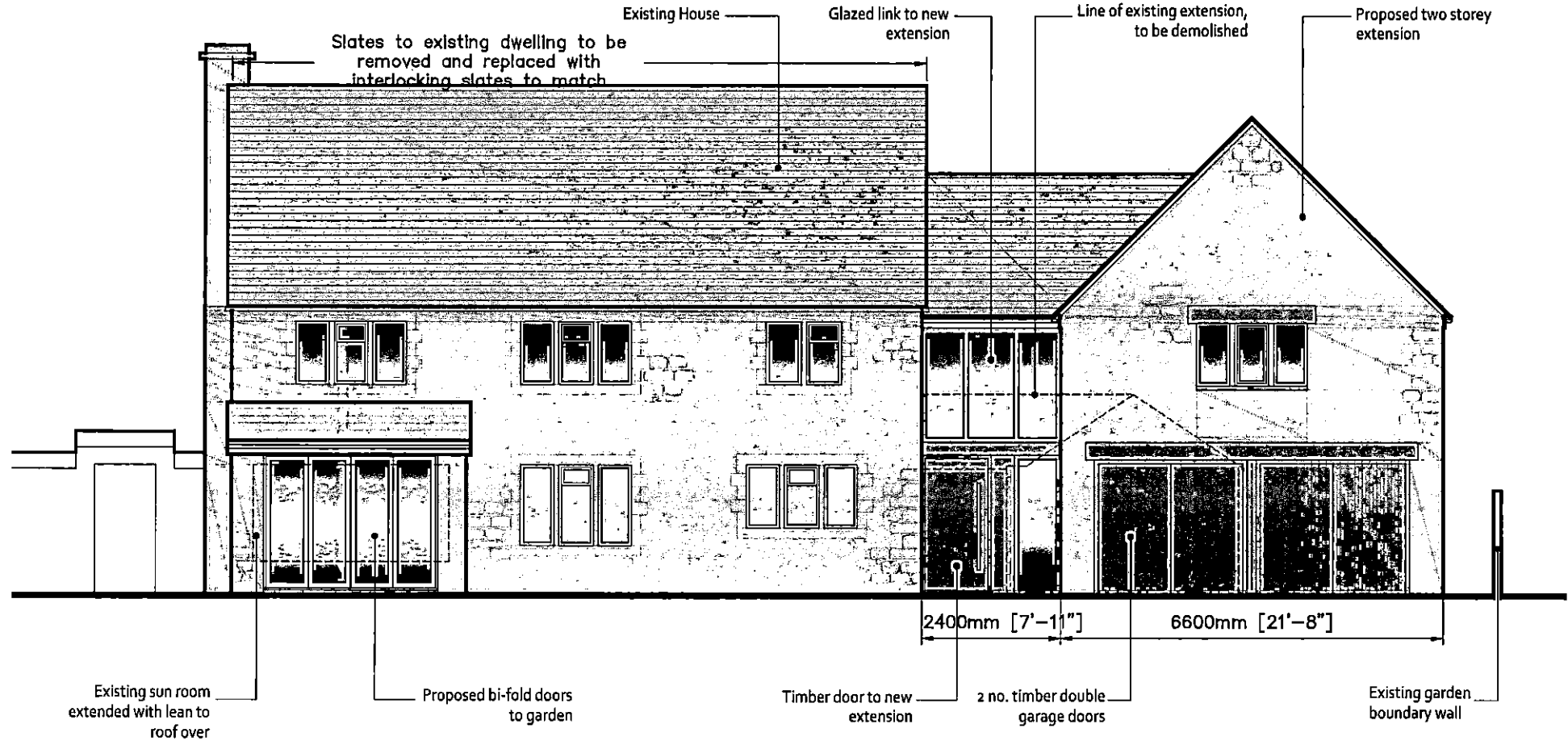


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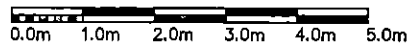
Rev 'B' 26.07.17 Elevations titles amended
 Rev A: wall to kitchen updated and sun room openings amended

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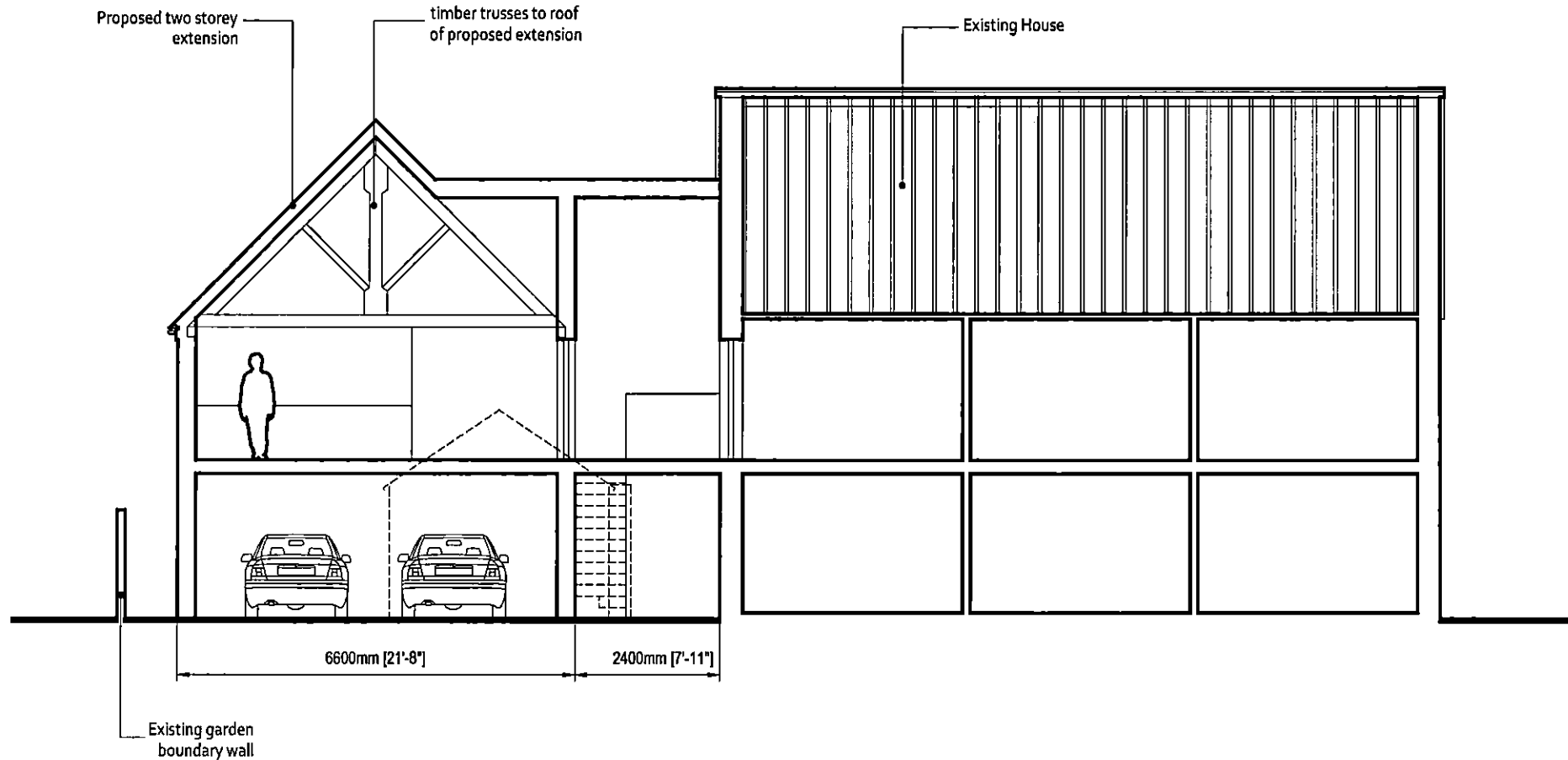
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South Elevation Scale 1:100



Rev C: South elevation FF window to extension revised, juliet balcony removed.
 Rev B: Sun room openings amended.
 Rev A: Amends to bathroom layout and roof to new link - glazed roof removed.

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Section Scale 1:100



Rev A: Amends to bathroom layout and roof to new link (glazed roof removed).



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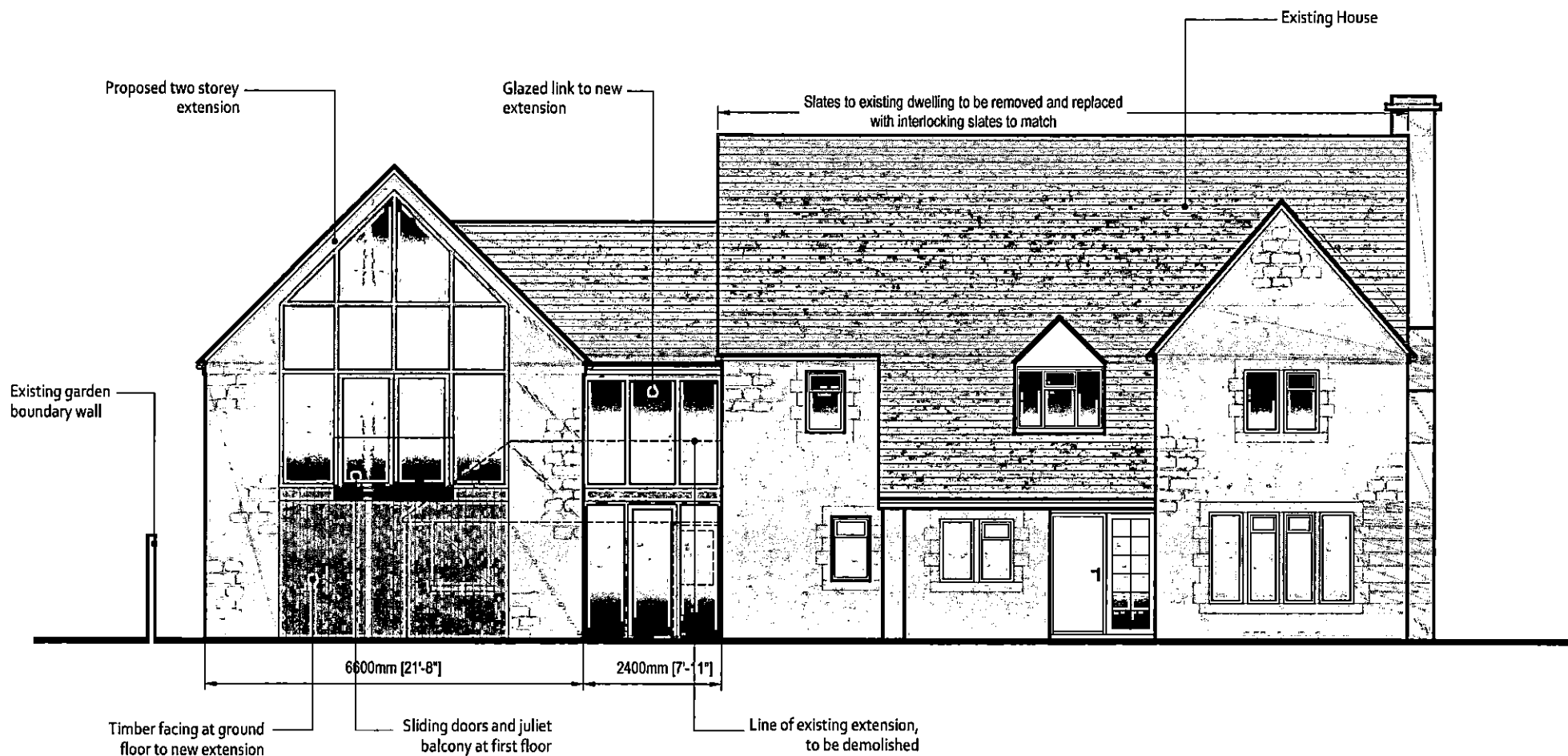
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project Windrush View, Hilcote Drive, Bourton on the Water, Gloucestershire. GL54 2DU
drawing Mrs A Thompson

Proposed Section

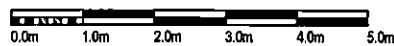
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North Elevation Scale 1:100



Rev A: Amends to bathroom layout and roof to new link (glazed roof removed).



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Proposed North Elevation