

Item No 05:-

17/03180/FUL

**Garden Cottage
High Street
Mickleton
Chipping Campden
Gloucestershire
GL55 6RT**

Item No 05:-

Demolition of existing garage and construction of an ancillary outbuilding with associated hard and soft landscaping including new glass house at Garden Cottage High Street Mickleton Gloucestershire GL55 6RT

Full Application 17/03180/FUL	
Applicant:	Mr & Mrs Gough
Agent:	Pegasus Group
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	8th November 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Impact on Character and Appearance of Mickleton Conservation Area
- (b) Design and Impact on Setting and Special Architectural Interest of a Listed Building
- (c) Impact on Residential Amenity

Reasons for Referral:

This application has been referred to Planning and Licensing Committee at the request of Cllrs Stowe and Annett for the following reason - concern about the position and design of the proposed outbuilding, in particular the use of timber cladding within the curtilage of a Listed Building and in a Conservation Area.

1. Site Description:

This application relates to an existing Grade II Listed dwelling located within Mickleton Conservation Area (CA). The CA boundary extends in a north east to south west direction through the application site. The CA includes the existing dwelling and the land to its front and partly to its north west. A strip of land measuring approximately 11m wide running parallel with the north western garden boundary of the property lies outside the CA. The aforementioned area includes an existing flat roof garage and part of a walled rear garden.

The existing dwelling is a timber framed property with white painted brick and render external walls. It lies side on to the village's High Street. The front of the property faces to the south west and onto an area of gravel and grass. The High Street (south eastern) boundary of the front garden area is defined by a red brick wall measuring approximately 1m in height. The south west boundary of the site lying in front of the principal façade of the dwelling is open and lies alongside a residential drive serving four post war dwellings (Garden Close).

A flat roof post war detached garage building is located in the north western corner of the site. The land to the north east of the aforementioned garage and to the north western side of the existing dwelling is garden. A white painted wall measuring approximately 1.6m in height lies between the house and the detached garage building. It screens the rear garden area from public view.

The site is bordered by the B4632 to the south east, garden boundaries to its north east and north west and by the driveway serving Garden Close to its south west.

2. Relevant Planning History:

CD.4985/C Double garage. Granted 1972
CD.4985/J Erection of conservatory. Granted 1990
CD.4985/K LBC for Erection of conservatory. Granted 1990
15/02305/LBC Single storey lean-to extension to form utility room. Granted 2015
15/03009/FUL Single storey lean-to extension to form utility room. Granted 2015
16/05129/FUL Retrospective application for construction of brick boundary wall. Granted 2017
16/05130/LBC Retrospective application for construction of brick boundary wall. Granted 2017
17/02638/FUL Amendments to planning permission 15/03009/FUL for the construction of a single storey lean-to extension (part retrospective). Granted 2017
17/02639/LBC Amendments to listed building consent 15/02305/LBC for the construction of a single storey lean-to extension (part retrospective)

3. Planning Policies:

NPPF National Planning Policy Framework
LPR15 Conservation Areas
LPR19 Develop outside Development Boundaries
LPR38 Accessibility to & within New Develop
LPR39 Parking Provision
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Conservation Officer: Views incorporated in Officer Assessment

5. View of Town/Parish Council:

None received

6. Other Representations:

Objections from 3 properties to original plans received. Objections from 2 properties to amended plans received.

Main grounds of objection to original plans were;

- i) No objection to greenhouse but object to annexe. Accept that existing garage building is less than attractive and that opportunity exists for a replacement building which can enhance the locality. Do not therefore object to the creation of a modest replacement building which is generally ancillary to Garden Cottage. Any such building would need to be single storey and of substantially smaller scale than both Garden Cottage and our own bungalow.
- ii) The proposal is clearly a substantial two storey building with rooms on two levels does not have the appearance of an ancillary building. It is an attempt through the back door to obtain planning permission for an additional dwelling. A new dwelling would harmful to the appearance of the locality, the setting of the conservation area and Garden Cottage.
- iii) Question the suitability of a detached building to meet the needs of elderly relatives. No kitchen is provided so it is assumed all meals will be taken in the main house. We wonder how such elderly people could gain access to the main house in poor weather.
- iv) The building at 5.8m is of substantial height, the same as our own bungalow and almost as tall as Garden Cottage. It is substantially wider than the existing garage and together the overall bulk and massing results in a building which does not appear subservient to Garden Cottage. Instead the appearance is that of a new dwelling in a private garden area which is out of keeping with the wider locality.

- v) The general character of the area is of frontage dwellings with some gaps between them. Through those gaps glimpses of other dwellings can be seen. The wider gap which forms part of Garden Cottage is a key feature in the streetscene, with other buildings set well back and not obvious when viewed from the road. The proposal will create a substantial building which will be prominent in the streetscene and diminish the important gap currently present. It will block views of our own property and of those beyond from the High Street. The layout is considered to be harmful to the established character and appearance of the locality.
- vi) Proposed materials are unacceptable. The roof is zinc of which there are not local examples. All other roofs being stone or tile. The walls are a mix of white render, timber cladding and red brick. Whilst a white render finish may be acceptable, the combination proposed will create an uncomfortable blend of materials which are out of keeping with surrounding buildings.
- vii) There is a statutory duty to protect heritage assets. Proposed building by virtue of its bulk and massing and inappropriate choice of materials fails to respect the significance of Garden Cottage and thus causes harm to its setting. The proposal will be akin to a new dwelling using uncharacteristic materials in a prominent location, where the open space currently present is a key aspect, thereby causing harm to the setting of the conservation area.
- viii) The harm is less than substantial and in such cases the harm should be weighed against the public benefits. Whilst we recognise the desire of the owner to bring elderly relatives to live with her we do not find that such a desire is a public benefit and as such does not outweigh the harm identified.
- ix) The two storey design seems unnecessary since there is only a store upstairs. Its repositioning at single storey level would leave the Close with its open aspect. The line of the building will affect the current sight line that 1 Garden Close enjoys.
- x) The attractive border with mature plants which are green all year round would be severely disrupted if the existing boundary wall is used as the outside wall of the planned annexe.
- xi) Inaccuracies in red line shown on site plans. Siting of annexe encroaches onto our land and is not acceptable. The use of the boundary wall as part of the construction of the access would prevent our access for maintenance and pruning.

Main grounds of objection to amended plans;

- i) Having reviewed them we wish to maintain our objection to the application for the reasons given previously.
- ii) The proposals will continue to cause harm to the character of the area and to heritage assets including the Mickleton Conservation Area and the Grade II listed Garden Cottage. Whilst the loss of the brick finish, change in roof material and the reduction in height and width are welcomed the changes are not sufficient to overcome our objections. The proposal will still create a substantial building capable of providing living accommodation on two floors which is not subservient to either our own property or to Garden Cottage. The massive area of hardstanding, substantially more than is required for a single dwelling, causes further harm to the character and appearance of the area. The existing lawned area would be reduced by about half. This reduction, together with the removal earlier this year, of a significant tree, would adversely affect the context of the aptly named "Garden Cottage".
- iii) If a building is to be erected in this location it should be genuinely single storey and subservient to the main dwelling, certainly not more than 4m in height. The area of hard landscaping should be significantly reduced and there must be a planning condition (and legal agreement) which restricts the use to purposes purely incidental to the occupation of the main house. Since the footprint of the annexe has been reduced somewhat there does not seem to be any need to destroy the boundary wall, hedge, and encroach upon our garden. The annexe could be built a little further Northeast. The proposal is contrary to Section 16(2) and 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Section 12 of the NPPF and Local Plan Policy 15.
- iv) The amended Landscape Site Plan indicates the outline of the existing garage, from which it can be seen that the proposed annexe is almost twice the size of the garage it is to replace. This would dominate the site and would certainly cause harm to the character of the area and to the setting of the listed building. In addition, the very slight reduction in height - from 5.783m to 5.265m still accommodates two

floors and is clearly a two-storey dwelling, despite the upper floor being labelled 'mezzanine'. We are told that the two elderly people who are to live there are unable to use stairs and therefore an upper area/floor cannot be a genuine requirement for them and there would be no resultant public benefit.

v) The Planning Portal states that outbuildings must be single storey, with a maximum eaves height of 2.5m and a maximum overall height of 4m. Outbuildings are not permitted within the grounds of listed buildings or forward of the principal elevation of the original house. To be permitted development, any new building must not itself be separate, self-contained, living accommodation. It appears that the proposed annexe disregards all these regulations. The existing garage was erected before these regulations were in force and to replace it with a structure almost double in size is not acceptable.

vi) The open aspect of Garden Close would be lost. The conservation area runs along the front of the current garage and so the annexe front creates a new habitable building within Mickleton's CA against the public interest.

vii) The building materials remain unsympathetic to the cottage.

viii) Reduction in height is minor. We see no justification for anything other than a true single storey building ie one of garage roof height, consistent with the current streetscape and not allowing upstairs habitation/room construction other than loft storage.

ix) A flat roof design would be in keeping with the current streetscape but if an alternative were contemplated by CDC then the design could be wooden framed along the lines of the carport design of the Spitfire Broadway development homes and still be no more than 1m higher than the current garage. This would be more sympathetic to the lovely cottage.

x) Despite some amendments we find the current plans unacceptable in both design and size which do nothing to enhance or complement the attractive listed cottage. Seen from the High Street the horizontal, feather edge wooden boarding is pedestrian and unattractive with a sense of impermeance bearing no sympathetic relation to the listed Garden Cottage. We note that wood is not a principal feature of properties in Mickleton.

xi) The height and size of the two storey annexe make it almost twice the size of the garage it is to replace. The proposal would create a substantial building, conspicuous in the street scene and one which would do significant harm to the context of the listed building and to the Conservation Area, without resultant public benefit.

xii) Despite our firmly held objections, in an attempt to move the situation forward, it occurs to us to suggest a compromise; if the annexe were to be moved 1.5m towards the north east, it would be less visible from the main road and the harm to the environment would be considerably lessened. If this were to be agreed we would remove all our objections.

7. Applicant's Supporting Information:

Planning and Heritage Statement including Design and Access Statement

8. Officer's Assessment:

Proposed Development

Permission is sought for the following developments;

i) The replacement of the existing flat roof garage building with a new detached pitched roof outbuilding. The proposed building will have a linear form and will have a pitched roof. To the rear (north west) of the building will be added a lean-to extension. The principal part of the proposed building will measure 8m wide by 5.6m deep by 5.265m high. The proposed lean-to will measure 7m wide by 2.2m deep by 3.2m high. The gable elevations of the proposed building will be constructed in natural stone. The external walls of the front elevation of the principal building and the lean-to will be faced with timber boarding. The roof of the principal building will be covered with clay tiles. The roof of the lean-to will be covered with a standing seam zinc material. The proposed building will accommodate two bedrooms, a living space and two en-suites on the ground floor. An internal staircase will provide access to a mezzanine floor in the roof space.

ii) A lean-to greenhouse/store is proposed to be attached to the existing garden boundary wall lying along the north western boundary of the site. The proposed building will measure

approximately 9m wide by 2m deep by 1.8m high. The walls and roof of the proposed building will consist of glazing set within a timber frame. A dwarf brick wall measuring approximately 0.3m in height will form the base for the timber frame. Timber double doors will be added to the front of the proposed building at its north eastern end. The timber frame will be painted white.

iii) The extension of the existing brick front boundary wall so that it turns the corner into Garden Close. The erection of a new low level brick wall measuring approximately 0.8m in height along the south western boundary of the site to the side of the site of the existing garage.

The size and design of the proposed outbuilding has been amended following discussions with Officers. The applicant initially sought permission for a larger building. Officers had concerns about the size of the proposed building. As a consequence, the front of the building has been reduced from 9.7m to 8m and its eaves height reduced from 2.76m to 2.32m. The ridge height of the principal part of the building has also been reduced from 5.783m to 5.265m. The roofing material proposed for the main roof has also been changed from zinc to clay tiles. The red brick proposed for the rear lean-to has also been replaced by timber boarding. An outside store proposed in the rear lean-to has also been removed from the scheme.

(a) Design and Impact on Character and Appearance of Mickleton Conservation Area

With respect to any buildings or other land in a conservation area Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Considerable weight and importance must be given to the aforementioned legislation.

Paragraph 132 of the NPPF states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Paragraph 009 of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

Cotswold District Local Plan Policy 15 states that construction 'within or affecting a Conservation Area must preserve or enhance the character or appearance of the area as a whole, or any part of the designated area.'

Paragraph 2 of Policy 15 states that development will be permitted unless;

- (a) They result in the demolition or partial demolition of a wall, structure or building, or the replacement of doors, windows or roofing materials, which make a positive contribution to the character or appearance of the Area;
- (b) the siting, scale, form, proportions, design, colour and materials of any new or altered buildings, are out of keeping with the special character or appearance of the Conservation Area in general, or the particular location; or
- (c) they would result in the loss of open spaces, including garden areas and village greens, which by their openness make a valuable contribution to the character or appearance, or allow important views into or out of the Conservation Area.

Local Plan Policy 42 advises that 'Development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship'.

The application site occupies a prominent roadside position near the centre of Mickleton. The site is characterised by a linear dwelling lying perpendicular to the main road. To its front is an open area of gravel and grass. A modern flat roof garage with up and over doors is set back approximately 22m from the main road. The applicant is not seeking to alter the existing dwelling or erect new buildings on the open area to the front of the listed building. The proposed buildings will be set back from the road and will not encroach into the open area that currently characterises the front of the site and this part of the CA. The proposed outbuilding and greenhouse are located outside the CA.

With regard to the proposed outbuilding, the applicant has reduced its overall size in response to comments from Officers and objectors. The proposed building has been reduced by 1.7m in width and by approximately 0.5m in height. It now has a height of 5.265m which is lower than both Garden Cottage and the bungalow/garage (Green Knowe) to the north west of the site which both measure approximately 6m in height. The eaves of the proposed building have also been lowered thereby helping to reduce the mass and scale of the building. The use of clay tiles on the main roof slope will also match those in the principal dwelling. The use of natural stone walling and timber boarding is also considered sympathetic to the character of the area. The use of timber will also help to lighten the mass of the development thereby reinforcing its subsidiary/ancillary nature. The use of zinc will be limited to the rear lean-to addition and will not be readily visible from the main road. The principal roof of the building will largely screen the zinc from the CA. Given the limited use of the material and its relatively discreet position it is considered that the use of zinc would not be harmful in this particular instance.

The overall design of the proposed outbuilding is relatively plain and simple. In terms of its external appearance, it is considered that the proposed development has the character and appearance of a subsidiary outbuilding. The eaves and roof height are lower than the existing dwelling and the footprint is smaller. The proposed building is also a design that is more respectful of traditional building forms than the existing flat roof garage. It is considered that the proposed development represents a betterment in visual terms when compared to the existing garage building.

The concerns of neighbours regarding the use of the building and, in particular its roof space, are noted. In response, it must be noted that the submitted drawings simply show access to a roof void within the proposed building. The relatively low eaves of the proposed building means that the roof space is restricted in size. It is also not provided with any openings such as windows or rooflights. It would therefore provide very limited useable space if it were to be used as habitable accommodation. The internal layout of the building does not show fully self-contained accommodation and such the proposed building will retain a degree of dependence on the principal dwelling. It is considered that the proposed building is of a form and layout that can reasonably be considered ancillary. If the applicant was to let out the building independently of the main dwelling then they would need planning permission. The height of the proposed building is also lower than the adjacent garage belonging to Green Knowe to the north west. In the context of surrounding development the proposed building will appear relatively modest in size and scale. The positioning of the proposed building on the site of the existing garage will also ensure that the openness of the front part of the site will be retained. The proposal will not therefore have an adverse impact on the openness of the CA in this respect. Whilst the proposed building will be approximately 2.4m higher than the existing flat roof garage, it is considered that the increase in height is modest and that the additional height will not intrude visually onto the CA or detract from its setting. The introduction of a more traditionally design and proportioned building, whilst larger, is still considered to represent a visual enhancement of the site and the setting of the CA in contrast to the existing flat roof garage. It is considered that the proposed outbuilding will accord with Local Plan Policies 15 and 42 and guidance in Section 12 of the NPPF.

The proposed greenhouse will take the form of a traditional timber framed lean-to structure that is often seen within walled gardens. The proposed building will be set within an enclosed area bordered by garden walls and fencing. It will not be readily visible from public view or from the adjacent CA. The proposed size, scale and design of the proposed building are considered to respect the character and appearance of the area and to be in accordance with Local Plan Policies 15 and 42 and guidance in Section 12 of the NPPF.

The proposed boundary walls will be low level brick structures consistent with the existing front boundary wall. The openness of the site will not therefore be adversely affected by the proposed walls. It is considered that the walls could be erected without having an adverse impact on the character or appearance of the CA or wider area.

The comments of objectors regarding alternative design approaches are noted. However, the application has to be assessed on its merits. It is not possible to refuse an application because an alternative scheme would be preferred. In this instance, the current proposal is considered acceptable and therefore is recommended for approval.

Overall, it is considered that the proposals will not have substantial or less than substantial harm on the setting, character or appearance of the CA. The proposals will respect local character and distinctiveness in accordance with Local Plan Policy 42 and preserve the setting of the CA in accordance with Local Plan Policy 15 and Section 12 of the NPPF.

(b) Impact on Setting and Special Architectural and Historic Interest of a Listed Building

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Considerable weight and importance must be given to the aforementioned legislation.

Paragraph 132 of the NPPF states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.'

Paragraph 134 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

Paragraph 009 of the Planning Practice Guidance (PPG) states that 'heritage assets may be affected by direct physical change or by change in their setting.'

Paragraph 013 of the PPG states 'Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.'

Garden Cottage is a Grade II listed building dating from the 17th Century. It is of a 1.5 storey design and consists of a timber frame infilled with white render and painted brick panels. The dwelling lies side on to the High Street. Its front elevation faces over an open area of gravel and grass. The property is readily visible from the High Street. The open area to the front of the dwelling contributes to its setting.

The proposed buildings will be located to the north west of the principal listed building. They will not intrude into the open area to the front of the dwelling. The proposed outbuilding will be located on the site of an existing post war flat roof garage. It will therefore replace an existing building.

The proposed building will be located approximately 12m from the principal dwelling. A degree of separation will therefore be retained between the proposed building and the heritage asset. Space will therefore be retained around Garden Cottage as at present thereby preserving its immediate setting. In terms of size, scale and design, the proposed building will be lower than the main house and will have the appearance of a subsidiary outbuilding. The proposed building materials are also considered appropriate for the location. The proposed building will not detract from views of, or from, the listed building. The introduction of a more traditionally designed building is also considered to enhance the setting of the listed building when compared to the existing unsympathetic flat roof garage.

With regard to the proposed greenhouse, the proposed building will be located approximately 17m from the gable end of Garden Cottage. The proposed greenhouse will be modest in height and will not extend above an existing boundary wall. It will not be readily visible from public view or obstruct views from, or to, the listed building. The timber framed design is also reflective of traditional lean-to greenhouses and is therefore considered appropriate for the garden of a listed building.

The new boundary walls are modest in height and designed to mirror the existing brick wall to the front of the property. The proposed walls will not diminish the setting of the listed building.

Overall, it is considered that the proposed development will preserve the setting of the listed building and accords with S66(1) of the 1990 Act and Section 12 of the NPPF.

(c) Impact on Residential Amenity

The existing dwelling is provided with a relatively large garden area. The proposed development will not materially alter the level of amenity space afforded to occupiers of the property. The position and design of the proposed developments also means that the proposed outbuilding and greenhouse will not result in a loss of privacy or light to neighbouring residents. The proposed outbuilding will only have windows at ground floor level. A neighbour's garage will also lie between the proposed outbuilding and the habitable space serving the nearest neighbour (Green Knowe). An existing wall will also screen the greenhouse from the aforementioned property. It is considered that the proposal will accord with Local Plan Policy 46.

Comments regarding land ownership are noted. However, the applicant has submitted a copy of a Land Registry plan which shows the extent of the land in the property's ownership. The red line on the submitted drawings matches the Land Registry plan.

9. Conclusion:

Overall, it is considered that the proposed development will preserve the setting, character and appearance of the CA and listed building and is therefore recommended for approval.

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 carried out in accordance with the following drawing number(s): P16-1113 SHEET NO:01_Rev A, P16-1113 Rev E, P16-1113 SHEET NO:_3 Rev F, P16-1113 SHEET NO:_04 Rev G, P16-1113 SHEET NO:_05 Rev A

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 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.

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.

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.

The timber boarding shall be left to weather and silver naturally and shall be permanently retained as such thereafter unless an alternative finish is first agreed in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

Within one month of their installation all windows and external doors shall be finished in their entirety in a colour that has first been agreed in writing by the Local Planning Authority and they shall be permanently retained in the approved colour 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.

No windows or external doors shall be installed/inserted/constructed in the annexe building 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 1:10 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.

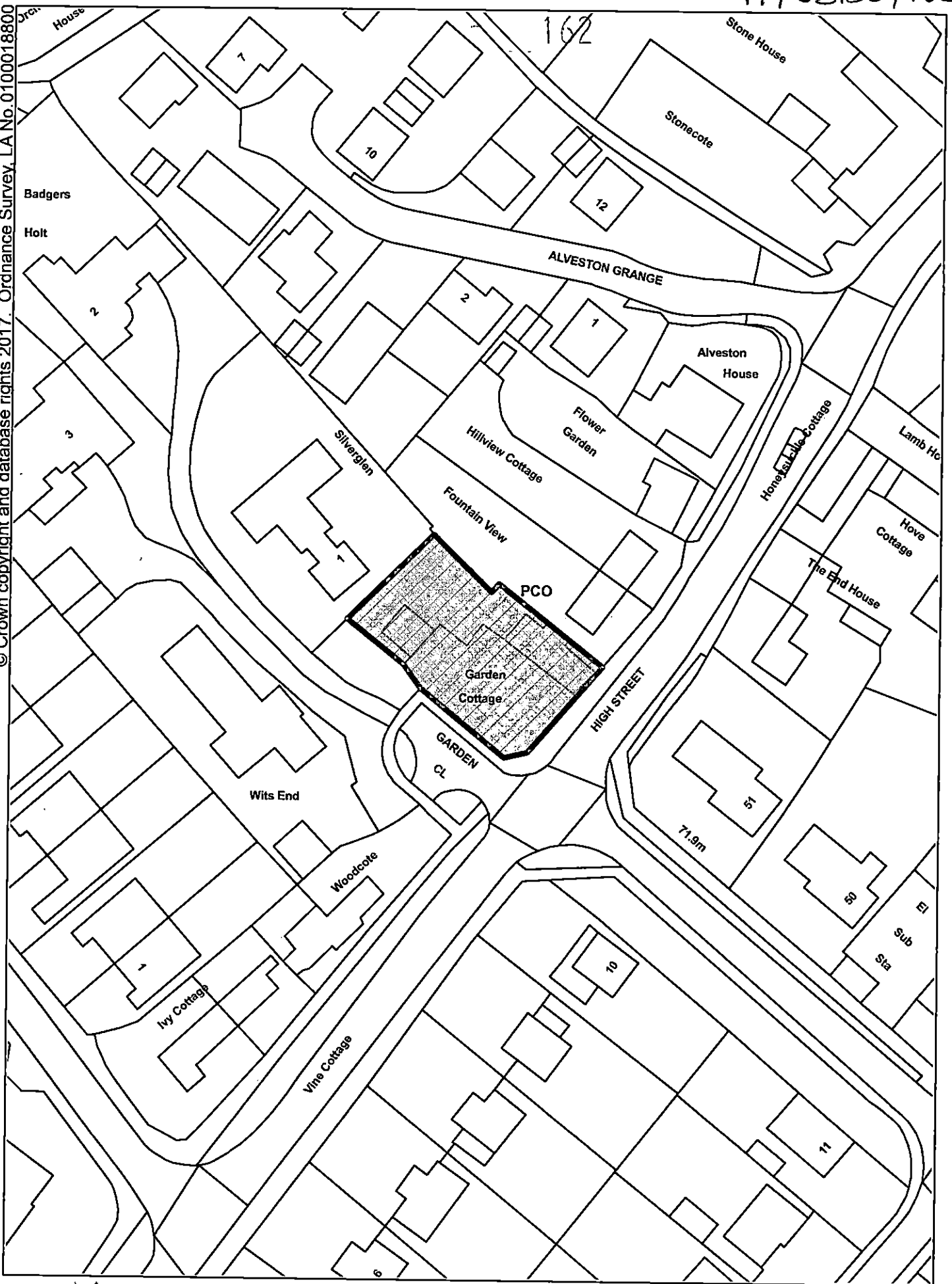
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies 15 and 42.

Notwithstanding the provisions of Class E Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any other statutory instrument amending or replacing it, no windows, rooflights or doors shall be inserted in the annexe outbuilding hereby approved other than those permitted by this Decision Notice.

Reason: In order to ensure that the building retains a simple ancillary outbuilding character thereby preserving the setting of the listed building and Mickleton Conservation Area, in accordance with Cotswold District Local Plan Policies 15 and 42 and Section 12 of the NPPF.

Informatives:

For information, the accommodation hereby approved must be used for purposes ancillary to the residential use of the property known as Garden Cottage. Planning permission would be required to use the outbuilding as separate accommodation independent of the aforementioned dwelling.



GARDEN COTTAGE HIGH STREET MICKLETON

Scale: 1:750

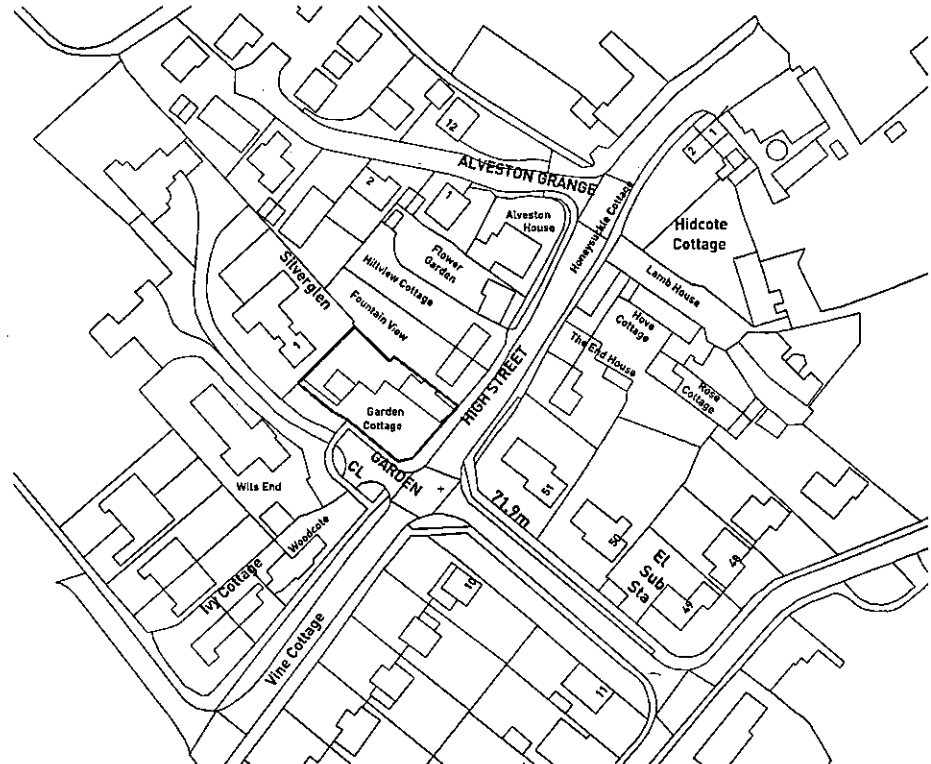
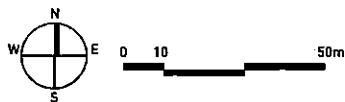
Organisation: Cotswold District Council

Department:


Date: 26/10/2017



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KEY

 SITE LOCATION

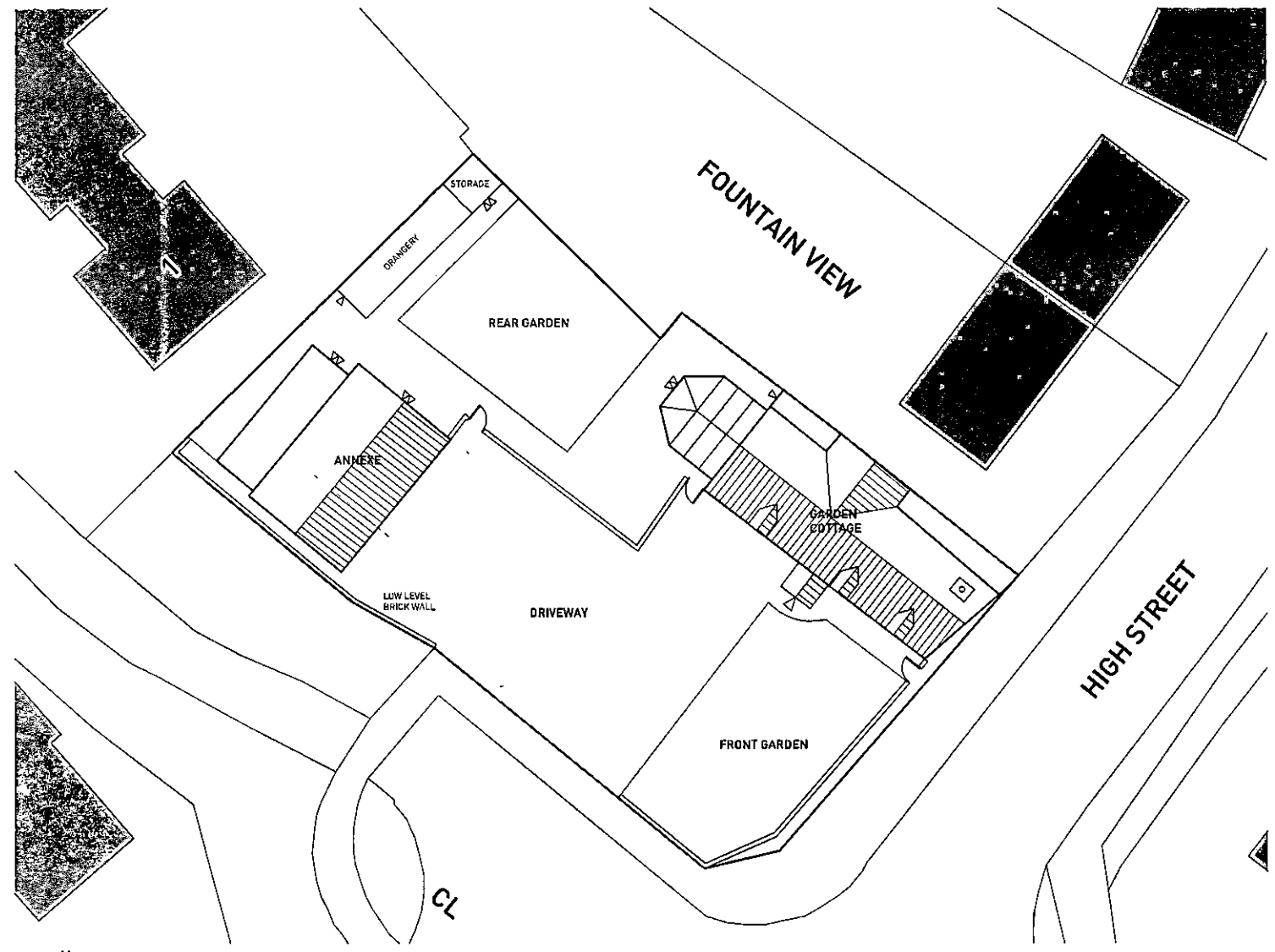
GARDEN COTTAGE, HIGH STREET, MICKLETON - SITE LOCATION PLAN

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSPB.CO.UK | TEAM/DRAWN BY KB | APPROVED BY P.M. AR | DATE: 22/08/17 | SCALE: 1:1250 @ A3 | DRWG: P16_1113 SHEET NO: _01 REV: A | CLIENT: BRIAN & SHARON GOUGH



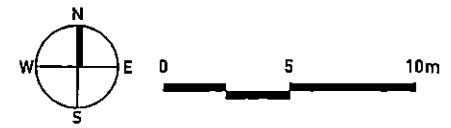
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KEY

-  SITE LOCATION
-  EXISTING GARAGE FOOTPRINT



GARDEN COTTAGE, HIGH STREET, MICKLETON - SITE PLAN

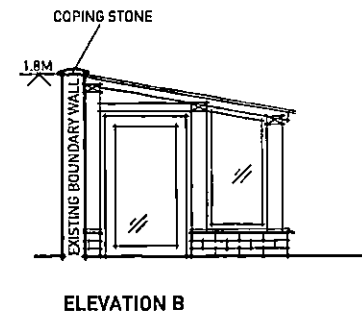
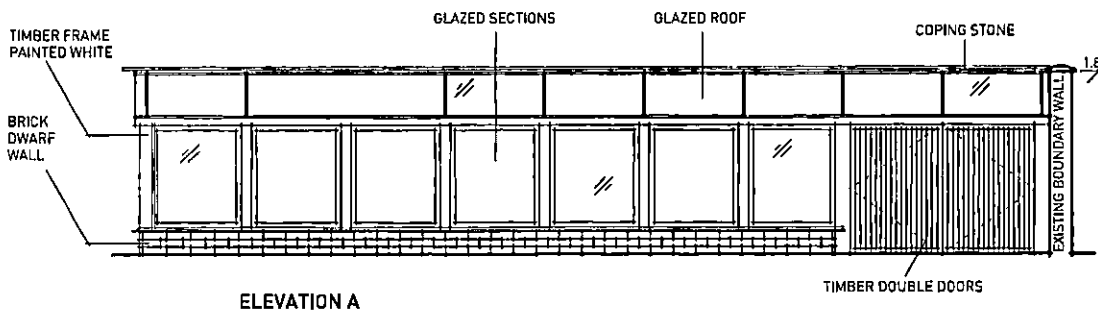
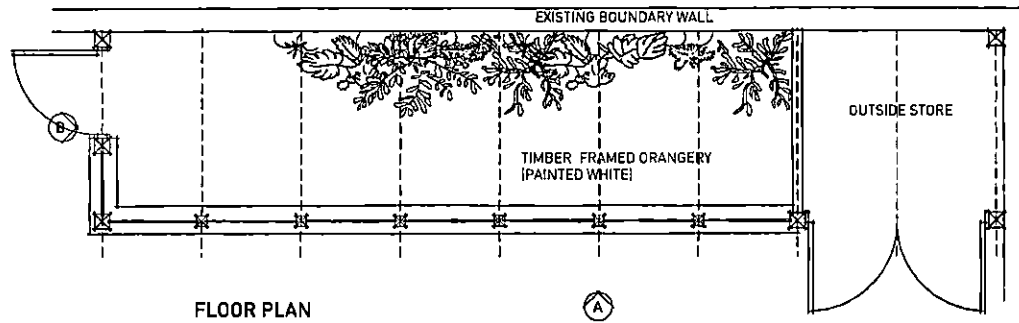
PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSPG.CO.UK | TEAM/DRAWN BY KB | APPROVED BY P.M: AR | DATE: 27/09/17 | SCALE: 1:200 @ A3 | DRWG: P14-1113 SHEET NO: _03 REV: F | CLIENT: BRIAN & SHARON GOUGH |



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17/03/18/for

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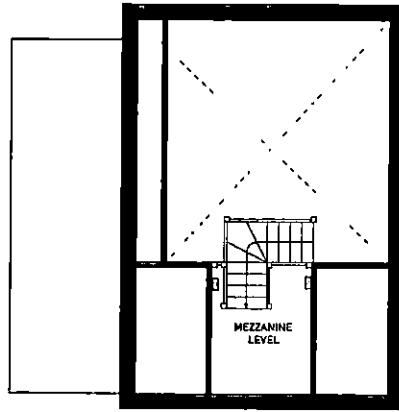
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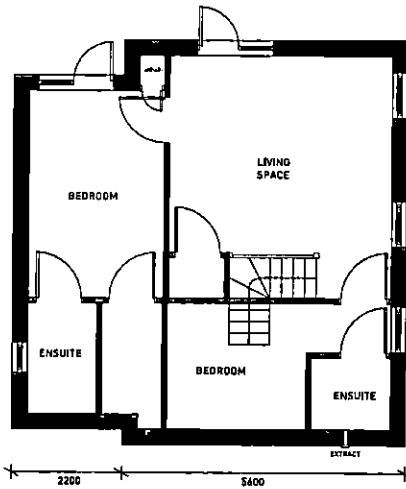
GARDEN COTTAGE, HIGH STREET, MICKLETON - ORANGERIE FLOOR PLAN & ELEVATIONS



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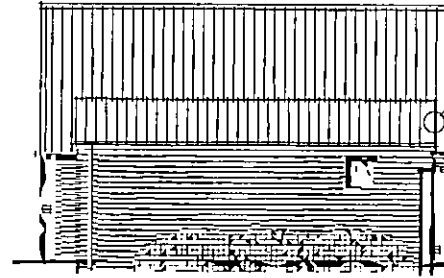


MEZZANINE

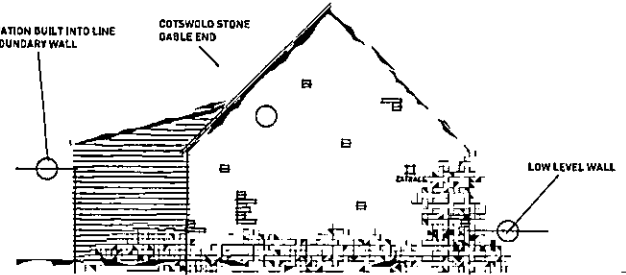


GROUND FLOOR

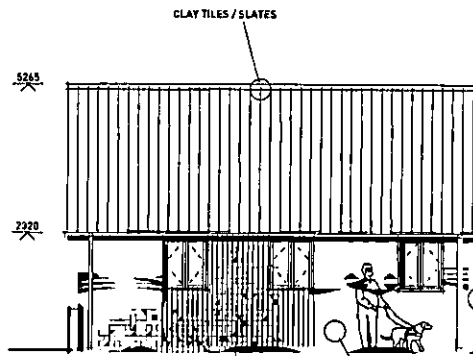
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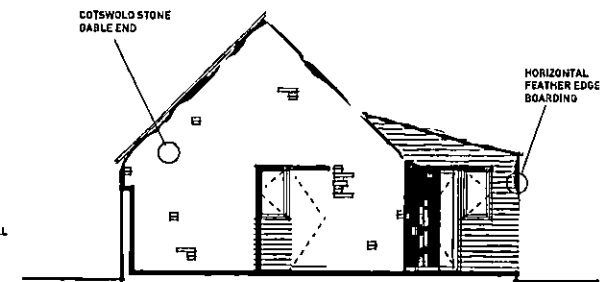
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

GARDEN COTTAGE, HIGH STREET, MICKLETON - FLOOR PLANS & ELEVATIONS

Pegasus Design



Above: View from High Street

Below: Existing garage and site boundary viewed from Garden Close

