

Item No 06:-

17/02515/FUL

**Pippins
Rookery Lane
Chedworth
Cheltenham
Gloucestershire
GL54 4AJ**

Item No 06:-

Side and rear extensions, timber balustrade to existing amenity space over garage and to render existing property at Pippins Rookery Lane Chedworth Cheltenham Gloucestershire GL54 4AJ

Full Application 17/02515/FUL	
Applicant:	Mr Daniel Rotherford
Agent:	Tomas Millar Howard Workshop Ltd
Case Officer:	Hannah Minett
Ward Member(s):	Councillor Jenny Forde
Committee Date:	8th November 2017
RECOMMENDATION:	PERMIT

Main Issues

- (a) Character and Appearance and Impact on Chedworth Conservation Area
- (b) Impact on Area of Outstanding Natural Beauty, Trees and Landscape
- (c) Impact on Amenity

1. Site Description

The application site is a detached split level property in Chedworth Conservation Area. The dwelling is located to the southern side of Cheap Street on a steep valley sloping upwards to the rear. The post-war dwelling is finished in recon stone with a concrete tiled roof with a flat roof garage with terrace and conservatory above.

2. Relevant Planning History

None

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

Tree Officer: No objections

5. View of Parish Council

In response to the originally submitted scheme Chedworth Parish Council objected to the application on the grounds that "the materials proposed are out of keeping with the area, that the design of the elevations and roof treatment are not in the Cotswold vernacular and make no reference to it, and that the changes would have an adverse effect on the Conservation area."

The Parish Council also objected to the revised scheme on identical grounds.

6. Other Representations

Two letters of support were received in response to the revised scheme.

Two letters of objection were received in response to the originally submitted scheme which in summary, raise the following concerns:

- Design is not in keeping with conservation area or any Cotswold village;
- All properties in Rookery Lane are built in either Cotswold stone or Bradstone with timber windows- there is no wood cladding, zinc roofing or render to any front elevation;
- Flat roof is not in keeping;
- The landscaping proposed will bring the property into full view from the road;
- Access/construction management is not mentioned; and
- The proposed parking area to the front would destruct the natural line of the Cotswold stone wall that outlines Rookery Lane.

Three further objections were received in response to the revised scheme which repeat the comments above. The comments gave more emphasis on the objections towards the creation of the parking area to the front of the site; however this proposal has since been omitted from the scheme.

7. Applicant's Supporting Information

Design and Access Statement

8. Officer's Assessment

Proposal and Revisions

The applicant seeks planning permission for the following works:

- a single storey side and rear extension with pitched roof to front and flat roof to rear;
- a two storey rear extension;
- a timber balustrade above garage to use flat roof as an amenity space (use existing); and
- to render over the recon stone exterior of the existing dwelling.

The original scheme proposed extensive ground works and landscaping to create a tiered garden with Cotswold stone retaining walls and alterations to the front boundary wall to create a parking area to the front of the site onto Cheap Street. This has since been removed from the scheme.

The original scheme also proposed a flat roof to the single storey side and rear extension however this has now been revised to show a pitched roof side extension and flat roof rear extension. Interested parties were re-consulted once revised plans were submitted.

(a) Character and Appearance and Impact on Chedworth Conservation Area

The site is located in Chedworth Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. Local Plan Policy 15 reflects this in that development

must preserve or enhance the character or appearance of the area as a whole, or any part of that area.

Chedworth Conservation Area Statement also reflects paragraph 72 of the Planning Act in that the character and appearance of the area should be preserved. Specifically the statement reads 'The hierarchy of traditional buildings should not be challenged through the introduction of large executive-style homes... the clear hierarchy of cottages and traditional houses that exist in the village should be respected.'

Section 7 of the NPPF requires good design. Similarly, Local Plan Policy 42 requires development to be 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 Cotswold Design Code welcomes contemporary design so long as the extension respects the character of the existing building and does not diminish its quality and integrity.

The Cotswold District Local Plan 2011-2031: Submission Draft Reg.19 (July 2017) (emerging Local Plan) can only be afforded limited weight, however emerging Local Plan Policy EN2 refers to an updated Design Code which supports contemporary design that reinforces a sense of place. A contemporary approach should make strong local references and respect elements of Cotswold vernacular, in order to maintain the architectural distinctiveness of the area.

The existing dwelling is a 1960s detached, non-descript dwelling finished in recon stone with a concrete roof and plastic window frames. The building is not of architectural or historic merit and does not contribute to the special character or appearance of Chedworth Conservation Area. The property was built as a pair with the neighbouring dwelling 'Half Moon House' to the east (shown as Barnside on plans). The neighbouring dwelling has now been significantly extended in a Cotswold vernacular style, as have the majority of dwellings in the immediate vicinity.

Originally, the scheme proposed a single storey flat roof side and rear extension as well as a two storey flat roof rear extension. The scheme was then revised and now proposes a single storey side extension with a pitched roof to the front and flat roof element to the rear, in addition to a two storey flat roof extension to the rear. The extensions have a simple, contemporary and visually recessive appearance from the front. The side extension would be clad in untreated larch which would have a lightweight appearance and the pitched roof extension would mimic the pitch to the dwelling and would be finished in tiles to match the dwelling. This would make reference to the Cotswold vernacular and ensure the extension appears in keeping with the character of the conservation area.

To the rear of the pitched roof extension would be a flat roof element which would wrap around the side and rear of the property. Neighbours raised concern that flat roofs were not in keeping with the area. While the extent of flat roof originally proposed was considered overly stark, the single storey flat roof is now smaller in scale and low profile when viewed against the pitched roof. This extension is not visible from the public realm but will be visible when viewed from the neighbouring property to the west, particularly if trees are removed and screening is lost. The flat roof appears no larger than a flat roof garage, which while not particularly valued in the conservation area, is commonly seen in the immediate vicinity. The form of the extension can therefore be seen to reference the garages commonly seen on 1960s properties in the area. Overall, taking into account the design and materials of the existing building, the single storey flat roof element is not considered cause harm to the character or appearance of the conservation area.

The most contemporary addition in the scheme is the two storey box extension proposed to the rear elevation. The extension would be clad in zinc standing seam to the sides and roof and untreated larch to the rear. The extensive use of zinc cladding and the bulky form makes no reference to the Cotswold vernacular; however it would be entirely hidden from public view by the existing house. Furthermore, when viewed from Half Moon House to the east, the side extension would serve to partly screen and break up the bulkiness of the two storey extension. Due to the

topography and screening from existing buildings, the extension is not considered to cause harm to the character or appearance of the conservation area.

The neighbouring occupiers raised concern that the design and material palette is not in keeping with the area or the Cotswold vernacular. They object to the appearance of the front elevation which proposes windows and fully glazed doors with powder coated aluminium frames. Plans for the front of the property also show a glass balcony, sliding doors, three roof-lights, wooden cladding and a render finish. There is no balcony proposed to the front elevation, but a replacement timber balustrade to the roof of the garage which is already used as an amenity space. In regard to the remaining concerns, it should be noted the installation of aluminium frames to the windows and doors and rooflights does not require planning permission.

The scheme proposes to clad the recon stone exterior with render. There are no other rendered buildings in the immediate vicinity; however there are examples of rendered properties in the wider area of Chedworth, including Pancake Hill as well as contemporary examples and one example of a contemporary replacement dwelling finished in a combination of timber cladding and render. These examples demonstrate that there is variety in the wider area of Chedworth.

When considering the render finish, one must consider that many dwellings in this vicinity are built in recon stone and are not particularly distinctive to the Cotswolds. As such, the render cladding is not going to result in the loss of any historic fabric. The Chedworth Conservation Area Statement (CCAS) states that "there was a strong tradition of external lime washing...a number of properties within Chedworth display the beautiful patina of fading peeling limewash that not only cheers the eye but also preserves the rubble masonry". The statement goes on stating that "the District Council welcomes the opportunity of considering unashamedly contemporary design solutions providing these are respectful and appropriate to their historic context". As such, a render finish should not be discounted, particularly when it helps to create a homogenous appearance, combining the existing dwelling with the new. Weight must also be given to the fact that the dwelling is well set back from the frontage onto Cheap Street and from Rookery Lane. On balance, the principle of a render finish is considered to be acceptable. A condition will however be imposed to ensure a sample of the colour and finish is approved.

(b) Impact on AONB, Trees and Landscape

Section 11 of the NPPF seeks to conserve and enhance the natural environment. More specifically, paragraph 115 of the Framework advises that great weight should be given to conserving the landscape and scenic beauty of an AONB (amongst other sensitive areas) which have the highest status of protection for such aspects.

The scheme originally proposed significant earthworks, tree removal and a series of retaining walls to the front of the property. These works have since been omitted from the scheme which is welcomed as it is the boundary wall and green verge that will help assimilate the development into its setting. The Council's arboriculturist has been consulted and confirmed that the main trees are at the far rear of the site at a higher ground level and a sufficient distance away to avoid being affected by the proposal.

The dwelling can be seen in far reaching views across the valley. The pitched roof side extension is not considered to be a prominent addition and the more bulky rear extensions will not be seen, and thus will not affect the landscape character. The proposed render finish to the existing property will make the dwelling appear more prominent, however this is not considered to intrude upon long range views or be detrimental to the character of the landscape.

(c) Impact on Amenity

One of the core planning principles of the NPPF (paragraph 17) states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings". Local Plan Policy 46 states the design and layout of

residential development should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight, and adequate private outdoor living space.

Taking into account the siting, scale and height of the extensions against the position of neighbouring dwellings, the proposal is not considered to impinge on the amenities of neighbouring occupiers.

9. Conclusion

The proposal is considered to comply with national guidance and the relevant policies of the Development Plan. As such, planning permission should be granted.

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):

P/001 received 27/06/2017
 P/710 A received 29/08/2017
 P/711 A received 29/08/2017
 P/712 A received 29/08/2017
 P/713 A received 29/08/2017
 P/210 received 27/06/2017
 P/211 received 27/06/2017
 P/212 received 27/06/2017
 P/213 A received 29/08/2017
 Revised Landscape Plan received 29/08/2017

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

Notwithstanding the revised landscape plan received 29/08/2017, planning permission is not granted for any detached outbuildings on the site.

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

No development shall commence on the site until plans have been submitted to and approved in writing by the Local Planning Authority showing the following:

- An identified fixed datum point outside the application site (i.e. one that will not be affected by the development of the site)
- Existing and proposed site levels across the site
- Finished floor levels of the proposed development
- Details (height and proposed external finish) of any retaining structures to open areas around the dwelling.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development hereby permitted relates well to the character of the Conservation Area in accordance with Cotswold District Local Plan Policy 15.

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.

No bargeboards or eaves fascias shall be used in the proposed development.

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

The timber balustrade shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

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

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PIPPINS ROOKERY LANE CHEDWORTH

Scale: 1:1250

Organisation: Cotswold District Council

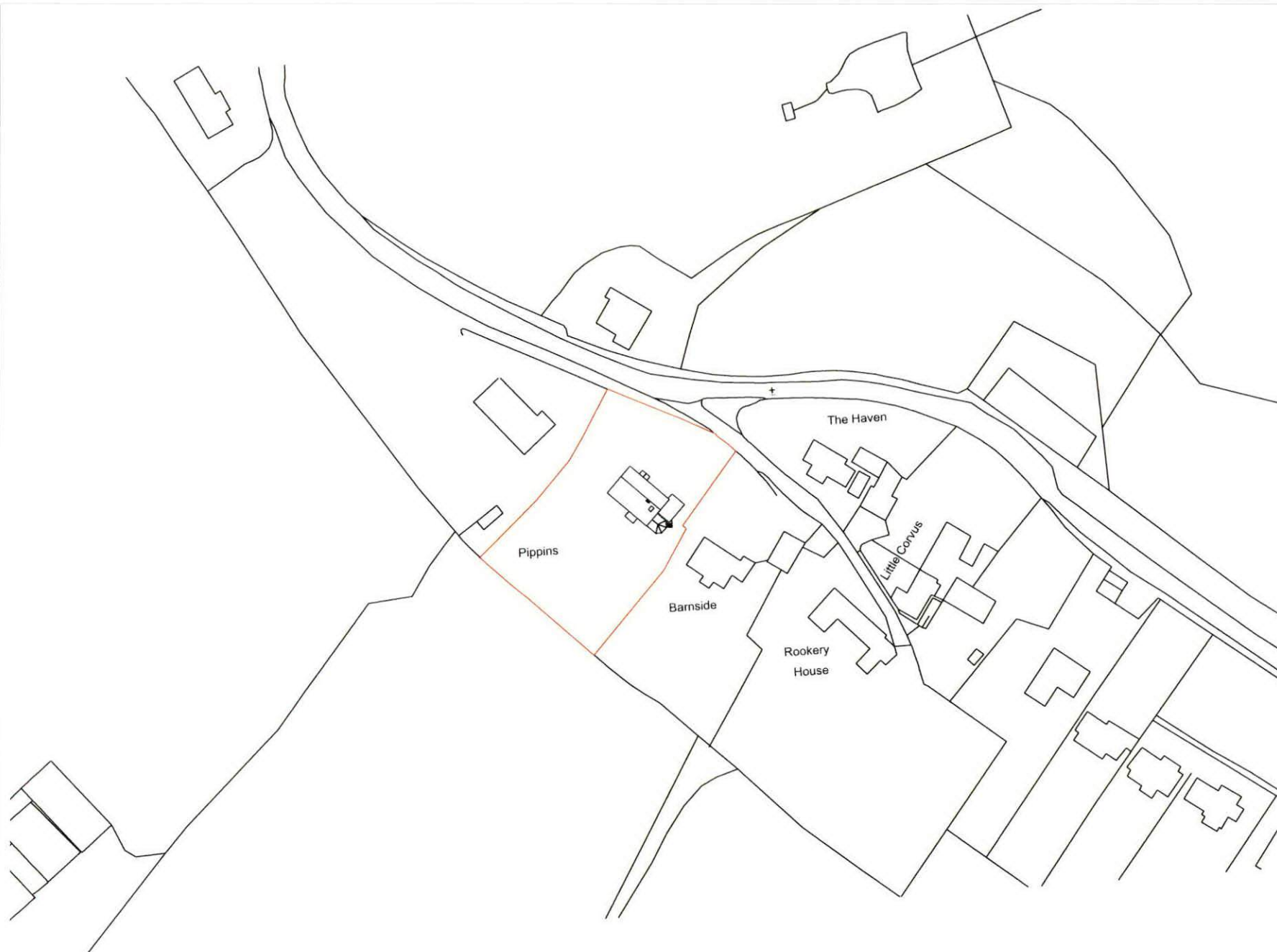
Department:

Date: 26/10/2017



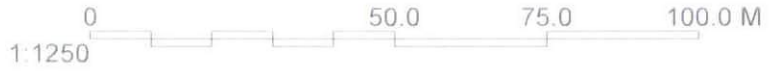
COTSWOLD
DISTRICT COUNCIL





P/001

SITE LOCATION PLAN
1:1250



Rev.	Date	Notes
No.	Date	Issue Notes
Chartered Architects		
MILLAR+HOWARD WORKSHOP		
St Mary's Mill St Mary's Chalford STROUD Gloucestershire GL6 8NX		
t 01453 887186 e info@mhworkshop.co.uk		
Project Pippins, Chedworth		
Job No.		1625
Drawing Title EXISTING: Site Location Plan		
Checked By		TM
Drawn By	RL	Date March 2017
Scale		1:1250@A4
Drawing No.	P/001	Revision -
File Name		.../folder/file



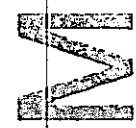
P/710 PROPOSED NORTH EAST ELEVATION
1:100



General Notes
 1. Do not scale from drawings
 2. All dimensions to be checked on site
 3. Unless otherwise stated dimensions are in millimetres
 4. Drawings to be read in conjunction with all other project drawings
 5. Copyright IM&A © Howard Workshop Ltd

Rev. Date Notes

A	28/01/17	Pitched roof on extension front elevation and timber balustrade
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No. Date Issue Notes

No.	Date	Issue Notes
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Chartered Architects

**MILLAR+HOWARD
WORKSHOP**

St Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL6 9NX

t: 01453 887186
 e: info@mhworkshop.co.uk

Project
Pippins, Chedworth

Job No. **1625**

Drawing Title
PROPOSED
 North East Elevation

Checked by
 TM

Drawn By RL	Date March 2017
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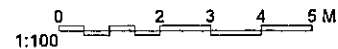
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Drawing No. P/710	Revision A
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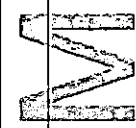
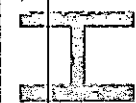
P/713 PROPOSED SOUTH EAST ELEVATION
1:100



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Rev.	Date	Notes
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A	29/8/17	Pitched tiled roof on extension and timber balustrade
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No.	Date	Issue Notes
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Chartered Architects
MILLAR+HOWARD
 WORKSHOP

Si Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL8 8NX
 t: 01453 887186
 e: info@mlworkshop.co.uk

178

Project
 Pippins, Chedworth

Job No. 1625

Drawing Title
PROPOSED
 South East Elevation

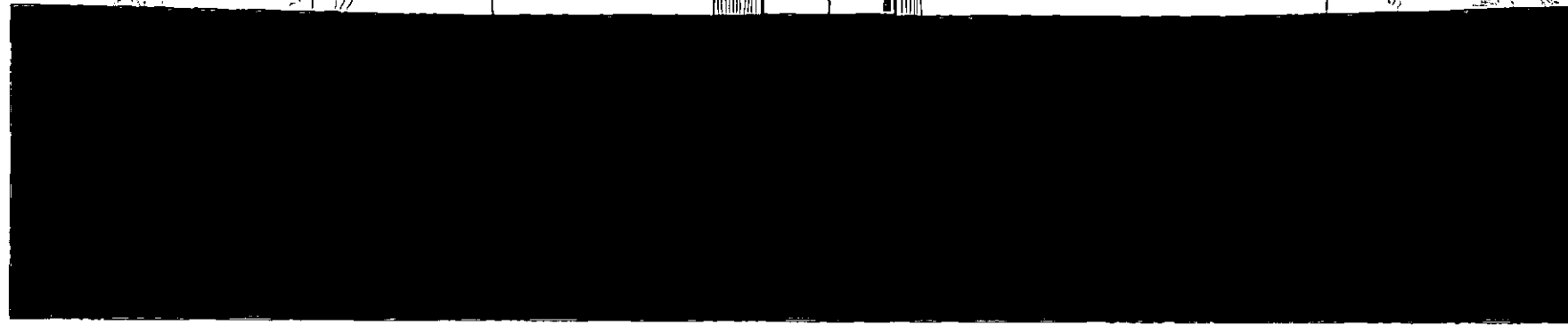
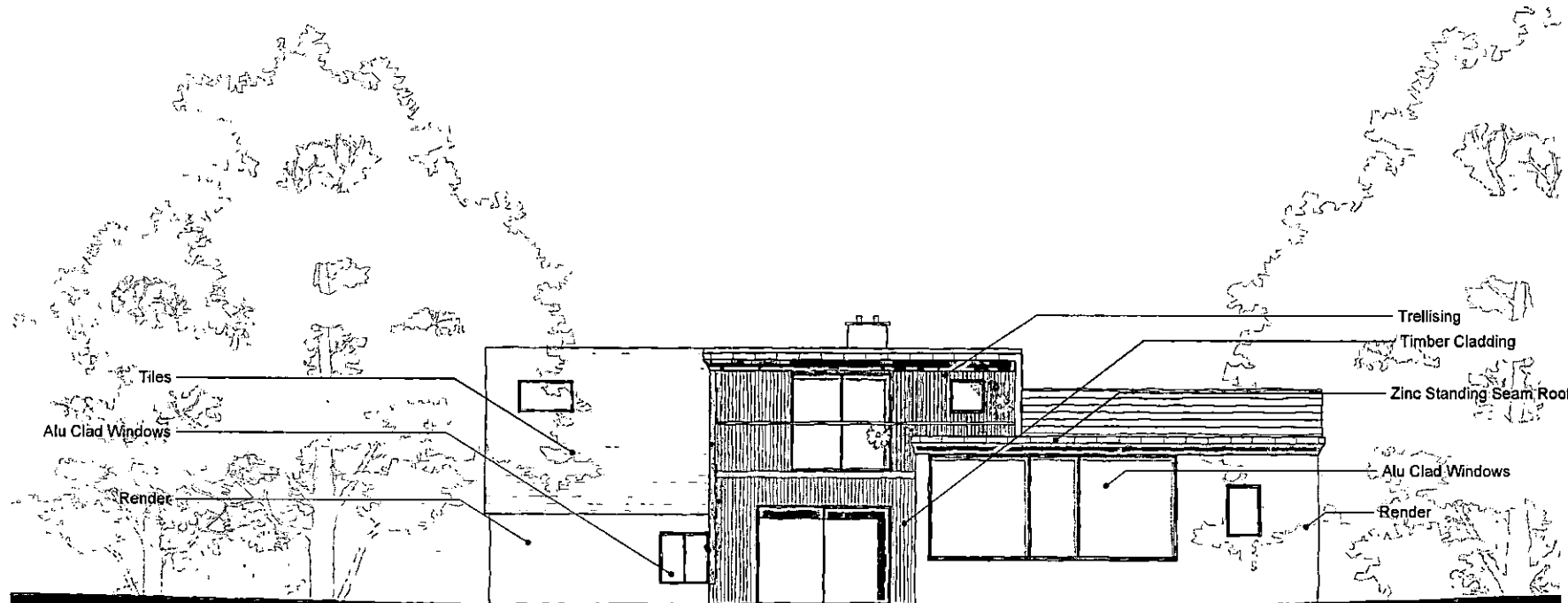


Drawn By RL Date March 2017

Scale 1:100@A3

Drawing No. P/713 Revision A

File Name Planning



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Rev.	Date	Note
A	25/01/17	Pitched tiled roof on exterior

No.	Date	Issue Notes

Chartered Architects

MILLAR+HOWARD
WORKSHOP

St Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL6 8NX

t: 01453 867186
 e: info@mlhworkshop.co.uk

Project
Pippins, Chedworth

Job No. **1625**

Drawing Title
PROPOSED
 South West Elevation

Checked by
 TM

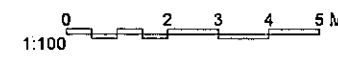
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Drawing No. **P/712** Revision **A**

File Name **Planning**

P/712 PROPOSED SOUTH WEST ELEVATION
 1:100



179

New Alu Windows

Render

Timber Balustrade

Zinc Standing Seam

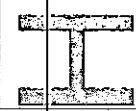
Zinc Standing Seam

Timber Cladding

Alu Clad Sliding Doors

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Rev.	Date	Notes
A	29/01/17	Timber Balustrade



No.	Date	Issue Note

Chartered Architects
MILLAR+HOWARD
 WORKSHOP

St Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL6 8NX

t: 01453 887188
 e: info@mhworkshop.co.uk

Project
 Pippins, Chedworth

Job No. 1625

Drawing Title
PROPOSED
 North West Elevation

Created by
 TM

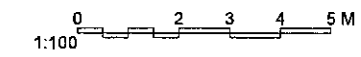
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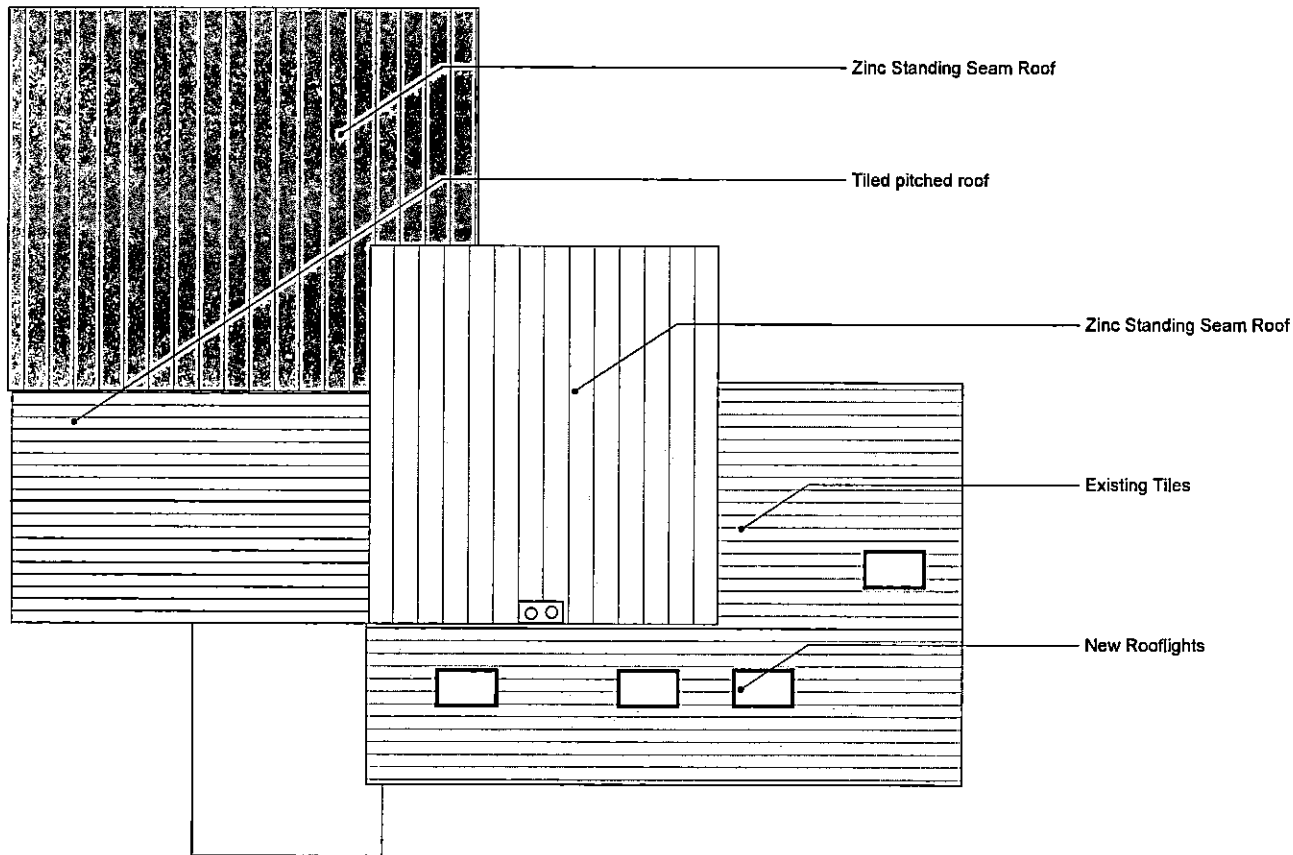
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Drawing No. P/711 Revision A

File Name Planning

P/711 PROPOSED NORTH WEST ELEVATION
 1:100





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Rev.	Date	Notes
A	25/01/17	Pitched tiled roof on existing

No.	Date	Issue Note

Chartered Architects
MILLAR+HOWARD
 WORKSHOP

St Mary's Mill
 St Mary's
 Chalford
 STROUD
 Gloucestershire
 GL6 8NX

t: 01453 887186
 e: info@miworkshop.co.uk

Project
 Pippins, Chedworth

Job No. 1625

Drawing Title
PROPOSED
 Roof Plan

Checked by
 TM

Drawn By RL Date March 2017

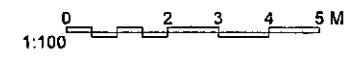
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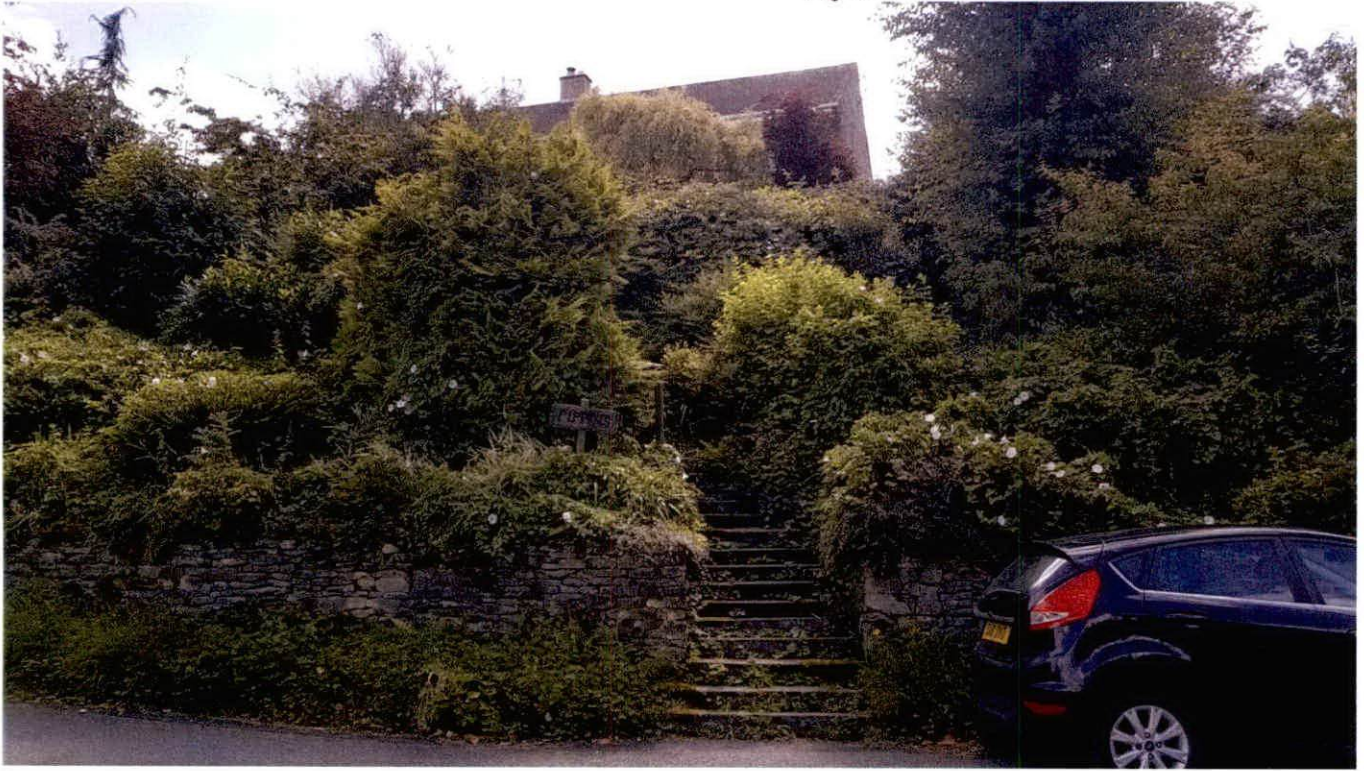
Drawing No. P/213 Revision A

File Name Planning



P/213 PROPOSED ROOF PLAN
 1:100





View from streetscene



Front elevation



Rear elevation



From rear looking towards left side neighbour