

Item No 10:-

17/03858/FUL

**Nurses House
London Road
Poulton
Cirencester
Gloucestershire
GL7 5JG**

Item No 10:-**Proposed extensions to side and rear and new porch at Nurses House London Road Poulton Cirencester Gloucestershire GL7 5JG**

Full Application 17/03858/FUL	
Applicant:	Mr David Fowles
Agent:	Geoffrey Bowman Chartered Architect
Case Officer:	Adrian Walker
Ward Member(s):	Councillor David Fowles
Committee Date:	13th December 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and appearance
- (b) Impact on amenity

Reasons for Referral:

Councillor David Fowles is both applicant and Ward Member.

1. Site Description:

The application relates to a 1960's detached two storey dwelling with attached single garage. The site is accessed by driveway from London Road and is neighbored by similar 1960's property either side with a more recent property known as Rosskeen to the rear, accessed by a driveway on the north western boundary of the site. The Poulton Conservation Area is located approximately 40 metres to the north west.

2. Relevant Planning History:

No relevant planning history.

3. Planning Policies:

NPPF National Planning Policy Framework
LPR42 Cotswold Design Code
LPR46 Privacy and Gardens in Residential Developments

NOTE: In assessing this application regard has been made to the emerging policies set out within the Cotswold District Local Plan 2011-2031: Submission Draft Regulation 19 (June 2016). As that document has not yet been examined nor adopted it has been afforded only limited weight. Its contents do not materially affect the assessment and recommendation set out in this report.

4. Observations of Consultees:

N/A

5. View of Town/Parish Council:

No representation received.

6. Other Representations:

One objection has been received from the neighbouring property Rosskeen to the rear of the site. The objection relates to the proximity of the proposed extension to boundary of the property.

Officer Comments: Amended plans have been received which set the extension 150mm from the boundary line. Consultation on the amended plans was undertaken and no further objections were received.

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

This application proposes a number of extensions and alterations which can be summarised as follows;

- Pitched roof open porch (2.1m width, 1.2m depth, 3.5m height. max.)
- Two storey pitched roof side extension with front facing dormer window (3.2m width, 5m depth, 7.2m height. max.)
- Two storey rear gable extension (4.7m width, 6m depth, 7.2m height. max.)
- Single storey pitched roof rear extension (6.5m width, 1.8m depth, 3.7m height. max.)
- Pitched roof garden room (4.2m width, 3.1m depth, 4.2m height. max.)

(a) Design and impact on the surrounding area

Section 7 of the National Planning Policy Framework (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.

Policy 42 (Cotswold District Design Code) of the Cotswold District Local Plan (the Local Plan) 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 area. This is also reflected in Policy EN2 of the emerging Local Plan.

The walling of the existing property is of reconstituted stone and the design of the property is of its time and not considered by officers to be of special architectural merit or historic interest.

The proposed open porch is of a vernacular design with a pitched roof which respects the character of the front elevation and the street scene.

The proposed two storey side extension has a pitched roof with a front facing dormer window and projects forward from the front elevation by approximately 10 cm. Two storey extensions that project from the front elevation are not usually supported, however in this instance the projection is minimal and follows the building line of the existing single storey extension which is to be demolished. Given the eaves and the ridge height of the extension are lower than that of the existing building, the extension appears subservient to the host dwelling and considered appropriate in this context.

The two storey rear gable extension is also subservient in height to the host dwelling and appropriately detailed. The single storey rear extension sits comfortably within the rear elevation and the context of the other proposed extensions. Finally, the pitched roof garden room attached to the garage is also appropriately proportioned and detailed in relation to the garage and the context of the site.

It is therefore considered that the proposed design, scale, form, proportions and use of materials would respect the character and appearance of the existing dwelling and the surrounding area. The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policy 42 and the design considerations contained in Sections 7 and 11 of the NPPF.

(b) Impact on Amenity

Paragraph 17 of the NPPF 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".

Cotswold District Local Plan Policy 46 (Residential Amenity) states that the design and layout of new residential development, including extensions to existing dwellings should provide adequate areas of open space around dwellings, so as to ensure reasonable privacy, daylight and adequate private outdoor living space.

The host dwelling benefits from a reasonable sized plot, therefore the extensions can be accommodated while retaining ample private amenity space.

The single storey elements of the proposal are not considered to raise any concerns in regards to loss of daylight or privacy to neighbouring residents.

The two storey element of the proposal is concentrated to the north west of the site which is bounded by the driveway to the property 'Rosskeen'. As this area is primarily used for access it is not considered the proposal would cause any undue loss of daylight to this area. Two first floor windows are proposed, one on the front elevation and the other on the side elevation facing the south east. First floor windows on side elevations are usually resisted however in this instance the existing garage which has a high pitched roof obscures any views of the neighbouring property from the window preventing any loss of privacy.

As such, the application is considered to be in accordance with Policy 46 of the Local Plan, and Section 7 of the NPPF and is acceptable in respect of any potential impact on neighbouring living conditions.

9. Conclusion:

Given the design and location of the proposal it is considered that the scheme would not harm the character and appearance of the proposal site or the immediate surrounding area. In regards to residential amenity, there would be no unacceptable harm to neighbouring residents in terms of loss or privacy loss of light or overlooking. The proposed development therefore considered to be in accordance 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.

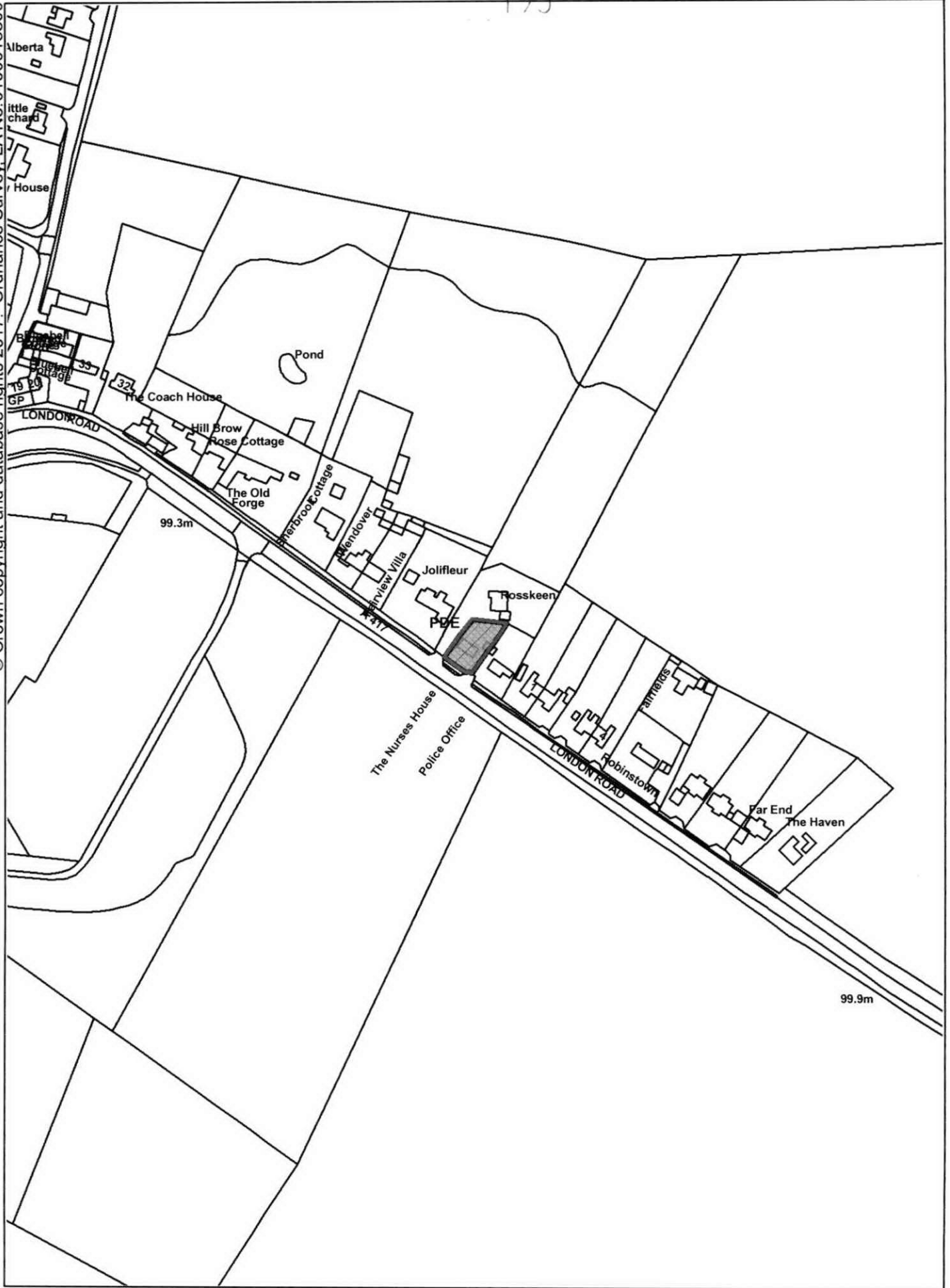
The development hereby approved shall be implemented in accordance with the following drawing number(s): 1707.1, 1707.2, 1707.3a, 1707.4c, 1707.5c, 6c, 1707.7, 1707.8b.

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

NURSES HOUSE LONDON ROAD POULTON

Organisation: Cotswold District Council

Department:

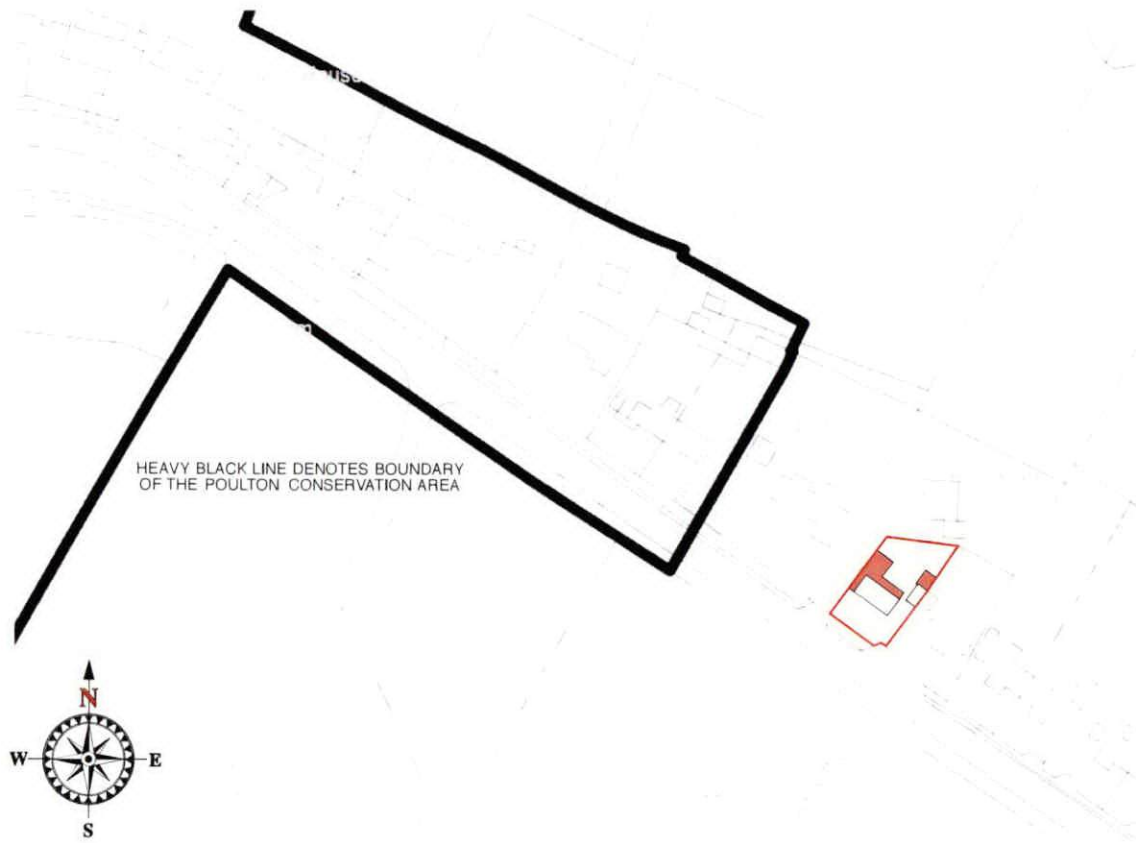
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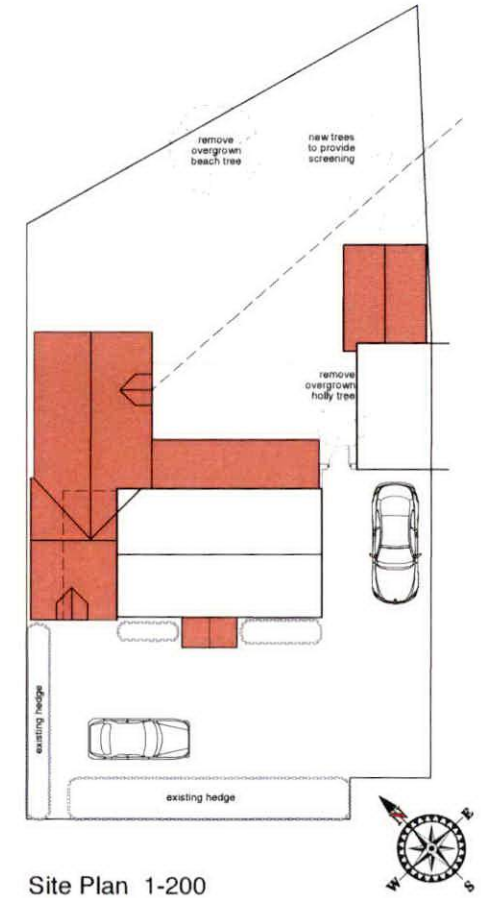
NURSE'S HOUSE LONDON ROAD POULTON GL7 5JG

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Block Plan 1-1250

SITE PLAN 1-200 scale & BLOCK PLAN 1-1250 @ A3



Site Plan 1-200



1708.8b NW boundary wall moved 150mm from boundary 30 October 2017

GEOFFREY BOWMAN
 bsc. hons. dip arch t.i.b.a. chartered architect



scale: 1-50
 date: August 2017

The Hay Barn Bibury Stud Bibury
 Cirencester GL7 5BB 01285 740025

drawg no: 1708.8b

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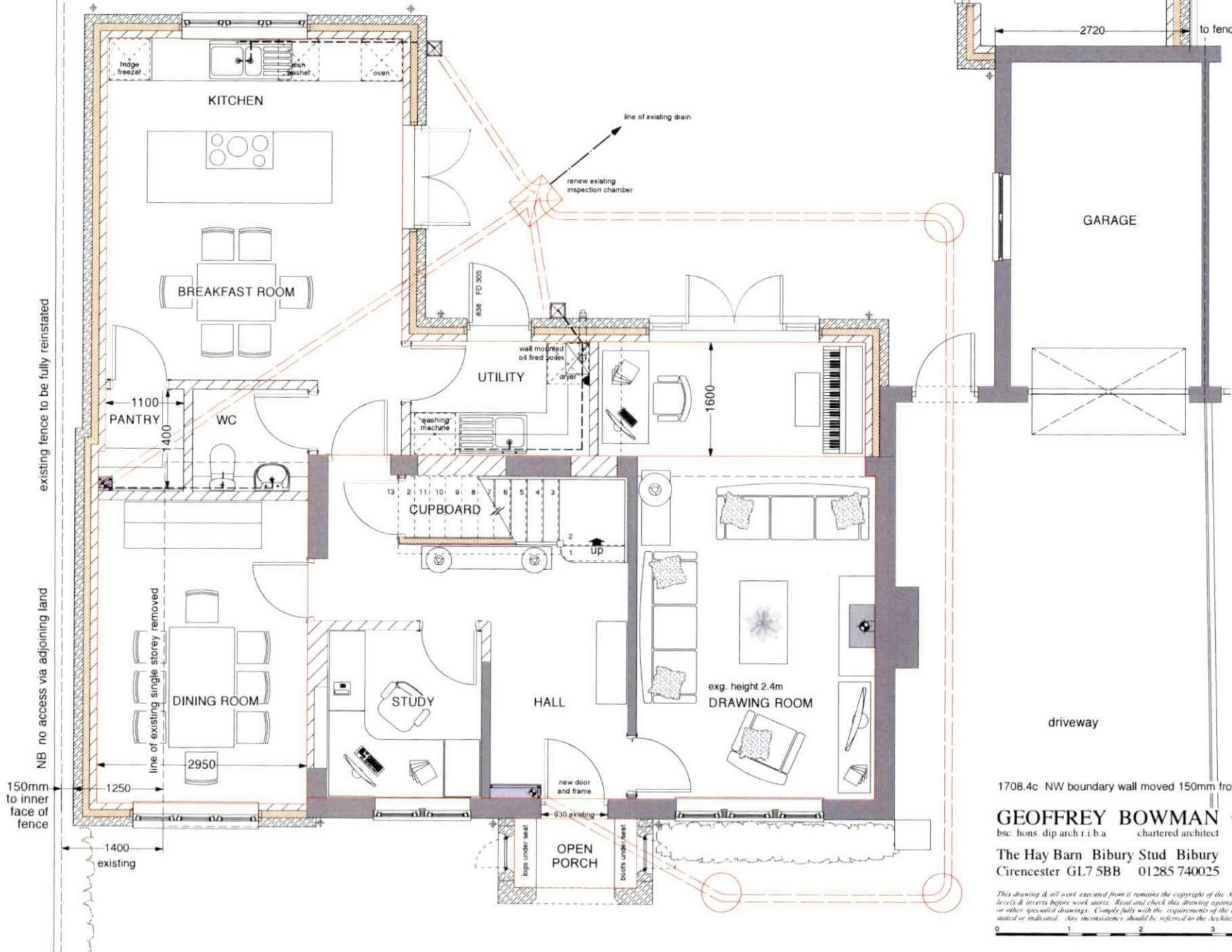


NURSE'S HOUSE LONDON ROAD POULTON GL7 5JG

PROPOSED Ground Floor Plan

GARDEN ROOM
3.6 x 2.6m - 9.36 sq.m

87.05 sq.m floor area to red line
new extension 48.04 sq.m / porch 1.66 sq.m
existing altered / refurbished 38.012 sq.m



197

driveway

1708.4c NW boundary wall moved 150mm from boundary 30 October 2017

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scale 1-50
date August 2017

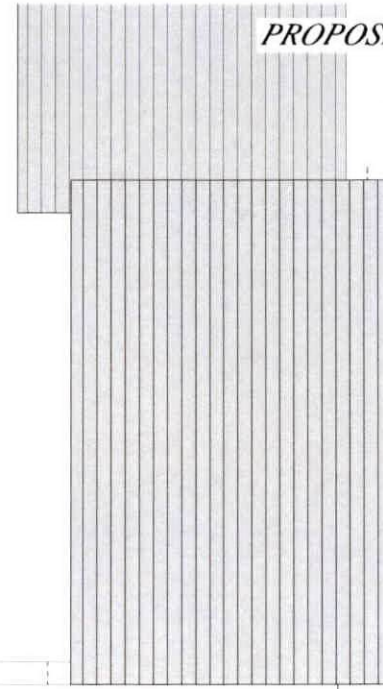
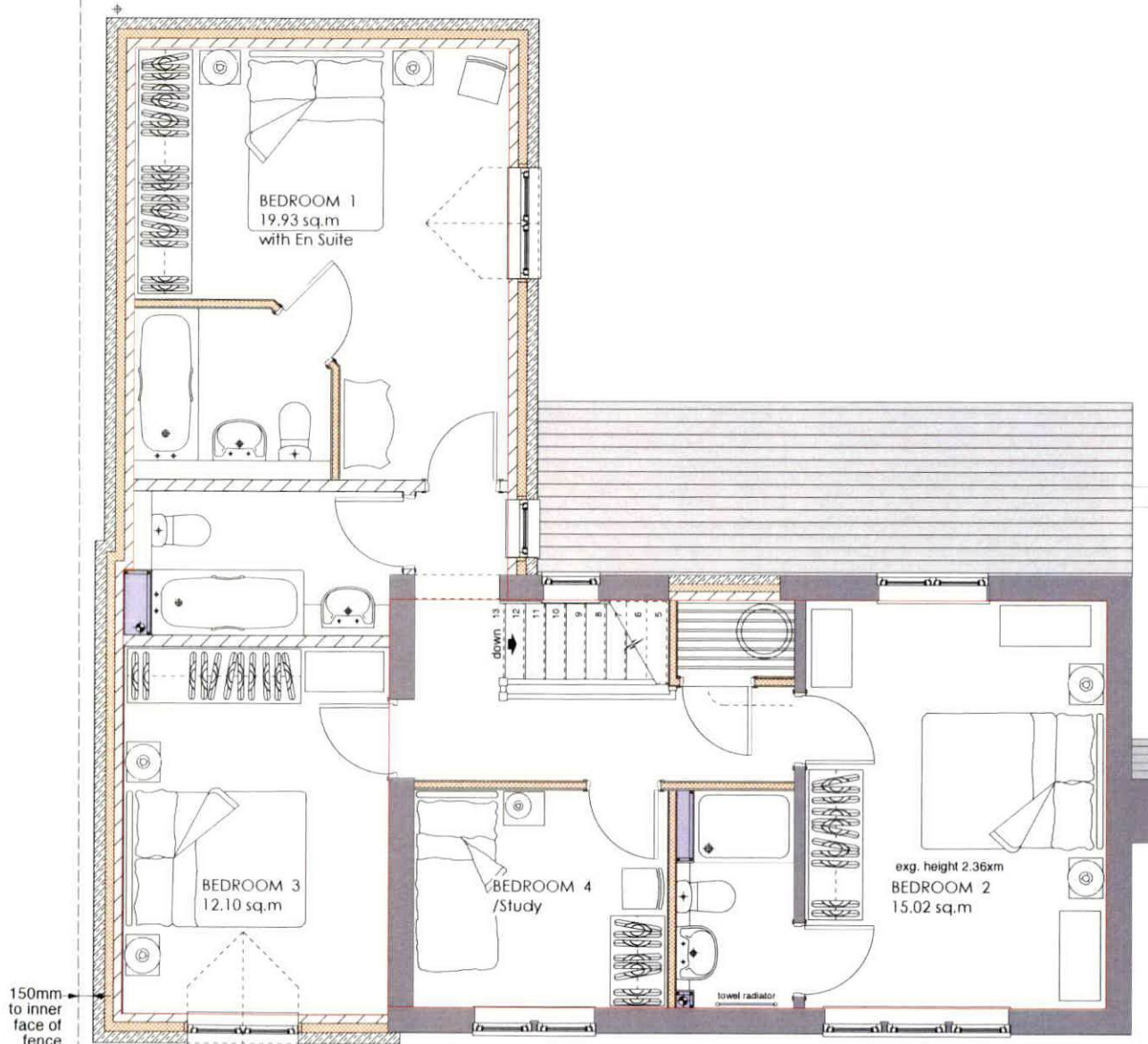
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drwg 1708.4c
no 4c

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74.95 sq.m floor area to red line
 new extension 39.13 sq.m /
 existing altered /refurbished 35.812 sq.m



198

1708.5c NW boundary wall moved 150mm from boundary 30 October 2017

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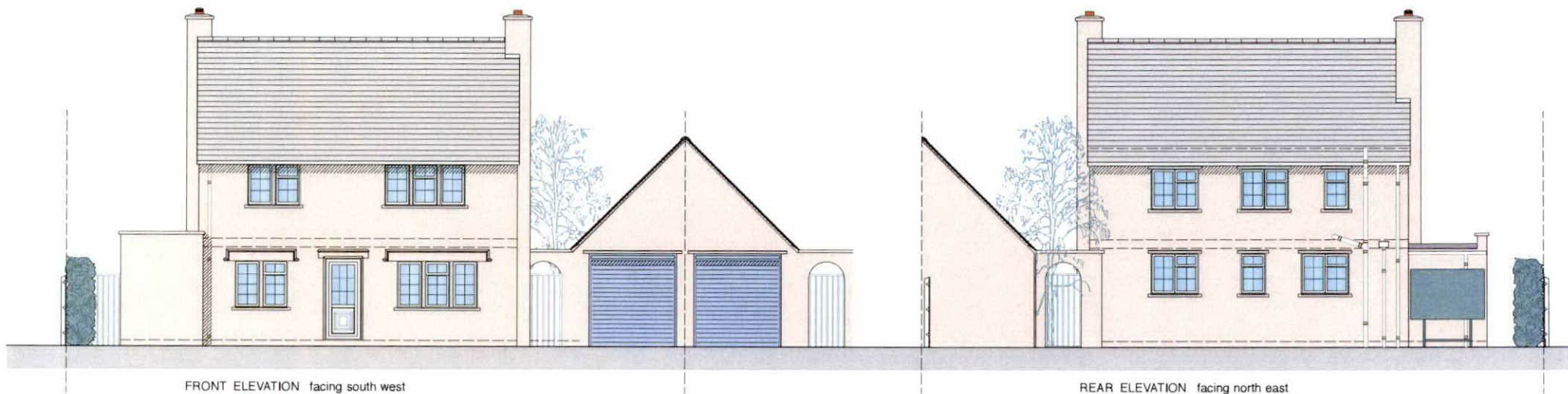
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drwg 1708.5c
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FRONT ELEVATION facing south west

REAR ELEVATION facing north east



SIDE ELEVATION facing south east

SIDE ELEVATION facing north west

199

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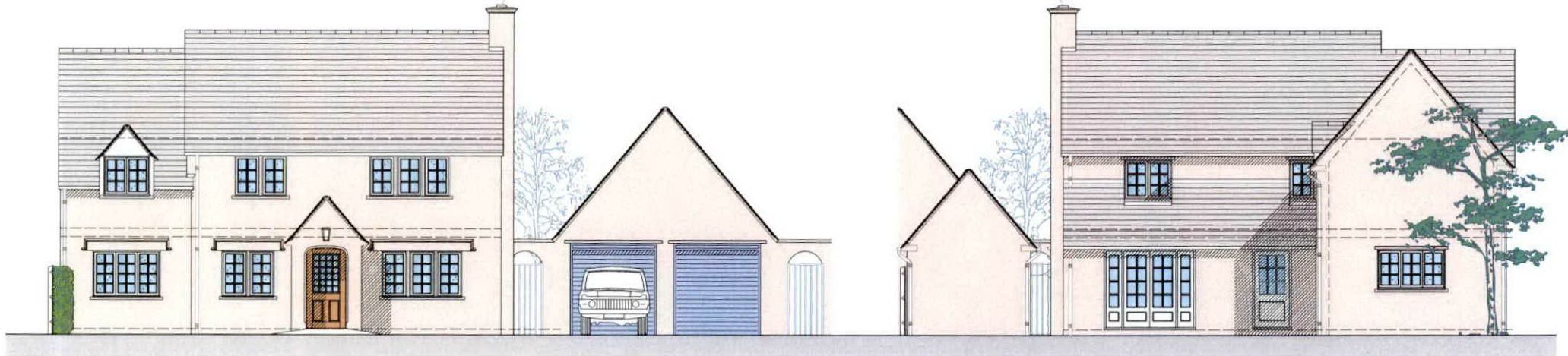


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drwg no. 1708. **3a**

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FRONT ELEVATION facing south west

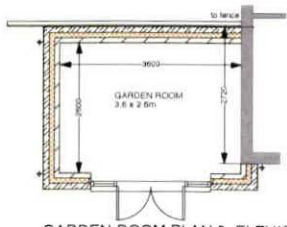
REAR ELEVATION facing north east



SIDE ELEVATION facing south east

SIDE ELEVATION GARDEN ROOM facing north west

SIDE ELEVATION facing north west



GARDEN ROOM PLAN & ELEVATIONS



south east

north west

1708.6c NW boundary wall moved 150mm from boundary

30 October 2017

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scale 1-100
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drwg no 1708.6c

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