

Item No 11:-

17/03909/FUL

**The Little House
Victoria Road
Quenington
Cirencester
Gloucestershire
GL7 5BW**

Item No 11:-

Proposed garage and garden machinery store at The Little House Victoria Road Quenington Cirencester Gloucestershire GL7 5BW

Full Application 17/03909/FUL	
Applicant:	Mr D Stevenson
Agent:	Fleming Architects
Case Officer:	Adrian Walker
Ward Member(s):	Councillor Ray Theodoulou
Committee Date:	13th December 2017
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design and Impact on Character and Appearance of the Listed Building and Conservation Area
- (b) Impact on amenity
- (c) Highways and parking

Reasons for Referral:

The Local Ward Member Councillor Ray Theodoulou has requested the application be considered by the Planning Committee on the grounds of local controversy about the merits of the scheme.

1. Site Description:

The application site is a large detached dwelling set within significant grounds in the Coln Valley Ward. The property is Grade II Listed and sits in the Quenington Conservation Area and the Coln Valley North of Fairford Special Landscape Area. The building dates from the mid C18 and is constructed of coursed rubble stone with a blue slate roof. The building has a formal Regency character.

2. Relevant Planning History:

17/02429/FUL: Replace greenhouse with log shed and realign bend in stone wall. Permitted 21.07.2017

16/01220/FUL and 16/01221/LBC: Proposed gates to north and south entrance. Permitted 10.05.2017

15/00202/FUL and 15/00203/LBC: Erection of single storey rear extension and alterations to existing roof. Permitted 08.05.2015

14/03987/FUL and 14/03988/LBC: Erection of single storey side extension, internal alterations and insertion of first floor rear facing window and enlargement of first floor side facing window. Permitted 03.12.2014

Paddock adjoining The Little House

CT.6361/A: Erection of two dwellings with Garages. Construction of new vehicular and pedestrian accesses. Alteration of existing vehicular and pedestrian accesses. Permitted 06.01.87

3. Planning Policies:

NPPF National Planning Policy Framework
 NPPF National Planning Policy Framework
 LPR15 Conservation Areas
 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: No objection subject to conditions

Landscape Officer: No objection

Tree Officer: No objection

5. View of Town/Parish Council:

Quenington Parish Council objects to this application due to the size and height of the proposed building in this location and its impact on the neighbouring properties. The footprint extends over the current boundary fence and therefore encroaches on the neighbours' turning rights on this land, which are essential to allow forward access onto Church Road.

Officer Assessment: Design, Access and Amenity will be discussed in the relevant sections of this report.

6. Other Representations:

Four neighbouring residents have objected to the proposed development for the following reasons;

- Design (including scale and materials)
- Access
- Amenity

- Inaccurate Redline Plan

Officer Comment: The original redline plan did not include the whole area of the proposed garage. Subsequently an amended redline plan was received and further consultation was undertaken.

- Use

Officer Comment: Concerns have been received regarding whether a change of use is required as some of the land falls outside the existing curtilage of The Little House. All the land is currently within residential use therefore no change of use is required. Concerns have also been raised about the internal layout of the garage and whether a mezzanine level or toilet is installed. These have not been included on the plans however would not require planning permission as the garage's use is incidental to The Little House.

7. Applicant's Supporting Information:

Design and Access Statement
 Arboricultural Survey

8. Officer's Assessment:

(a) Design and Impact on Character and Appearance of the Listed Building and Conservation Area

The application proposes a garage and garden machinery store. The proposal would be sited partly within the rear garden of The Little House and partly within the communal turning area, which is owned by the applicant. The proposed materials would include Cotswold stone walls and imitation stone roof tiles. The garage would be accessed from the southern side and via the communal turning area. In terms of scale the garage would have a total height of 2.6m to the eaves and 5.9m to the ridge and 5.75m in width by 6.5m in depth (max).

The Little House is a Grade II Listed Building. The Local Planning Authority is therefore statutorily required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses, in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The land is also located within the Quenington 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.

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 15 of the Cotswold District Local Plan states that development must preserve or enhance the character or appearance of the area as a whole, or any part of that area. Uses that create additional traffic, noise or other nuisance, which would adversely affect the character of the area, would not be permitted. It states that development will be permitted unless: it involves the demolition of a building, wall or other structure that makes a positive contribution; new or altered buildings are out-of-keeping with the special character or appearance of the area in general or in a particular location (in siting, scale, form, proportions, design or materials); or there would be the loss of open spaces that make a valuable contribution. This is further iterated in Policy EN1 of the emerging Local Plan.

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 garage would be located within an existing garden/driveway area and would not be readily visible from any area of the public realm or in views from the Conservation Area. The building is located within a discreet corner and set a sufficient distance away from the Grade II Listed Building so no to have any impact on its setting. The simple vernacular form, design and fenestration are welcomed and the building would be legible as an incidental outbuilding.

Concerns have been raised in regards to the height of the pitched roof and the use of imitation stone tiles for the roof. It has been suggested that slate may be more appropriate for the roof which would enable a lower pitch and match the nearby buildings. Within the Cotswold vernacular and the Quenington Conservation Area there is a mixture of slate and stone roofs and it is common to see them both together in close proximity, the pitch of the roof with imitation stone is considered appropriate for this setting.

The proposed building would not be a prominent addition in the landscape and is considered to respect the character and appearance of the Listed Building and the Conservation Area. The

proposed development is therefore considered to accord with the objectives of Cotswold District Local Plan Policies 15 and 42 and the design considerations contained in Sections 7 and 11 of the NPPF.

(b) 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 large garden therefore the outbuilding can be accommodated while retaining ample private amenity space.

The proposed garage is situated to the north east of the nearest neighbouring property, Front Street Cottage. The proposal sits close to the boundary to the driveway and parking area of this property. Given the orientation of the proposed garage in relationship to Front Street Cottage and the use of the neighbouring land as a driveway and parking it is not considered that the proposal will cause any amenity issues in regards to loss of daylight. The proposal also does not propose any windows that would cause any overlooking. Concerns have been raised in regards to additional disturbance that may be caused by the additional vehicle movements. The Little House has an existing access from the area and it is not considered that the garage would give rise to any increased disturbance.

It is therefore considered that the proposal would not lead to any loss of privacy, daylight or disturbance to neighbouring properties or gardens. 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.

(c) Highways and parking

Section 4 of the NPPF advocates sustainable transport, including safe and suitable accesses to all sites for all people. However, it also makes it clear that development should only be prevented or refused on highway safety grounds where the residual cumulative impacts of that development are severe. Local Plan Policy 38 also seeks to ensure sustainable and safe access to new development; whereas Policy 39 seeks to secure vehicle parking that takes account of the proposed use, its scale and location, its existing and potential accessibility by walking, cycling and public transport, and the proximity and capacity of any existing off-street public parking.

Concerns have been raised by neighbouring residents in regards to the loss of part of the existing area of driveway used for access and turning for The Little House, Southfields and Meadowlands. Southfields and Meadowlands were granted planning permission in 1987 (ref. CT.6361/A). Condition B of the permission states that 'A general turning area for trades people etc shall be provided and maintained free of obstruction at all times. Reason. To enable vehicles to turn on site.' The proposed garage encroaches onto the existing turning area by 0.9m on the north eastern side to 2.0m on the south western side. Currently the area is between 8-9 metres in length however in reality due to some mature hedges, the area available for turning is approximately 8m. With the proposed garage in place a turning area of a minimum of 7 metres will be retained. Given the average length of a family car is approximately 4.7m, a Transit Van is 5.5m and an ambulance is 6.5m, 7 metres is considered an acceptable area for a general turning, ensuring the Condition B of planning permission ref. CT.6361/A is complied with.

The application maintains the existing access arrangements and retains an acceptable area for a general turning. As such, it is considered, the proposal accords with Policies 38 and 39 of the

Local Plan, in addition to Section 4 of the NPPF, with any highway impact not being considered to be 'severe' having regard to paragraph 32.

9. Conclusion:

Given the location and design of the proposal it is considered that the scheme would not harm the character and appearance of the proposal site, immediate surrounding area, residential amenity or highway safety. The proposed development therefore considered to be in accordance with the NPPF and policies 38, 39, 42 and 46 of the Local Plan and it is recommended that planning permission 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): 073-C-001, 001182-1, 073-C-002, 37.34.01/02, 073-000-Location Plan -REV B.

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.

The tiles of the roof of the development hereby permitted shall be laid in diminishing courses and shall be permanently retained as such thereafter.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

All garage doors shall be of vertical boarded timber and shall be permanently retained as such thereafter.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, the development will be constructed of materials of a type, colour, texture and quality and in a manner 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 Policies 15 and 42.

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THE LITTLE HOUSE VICTORIA ROAD QUENINGTON

Scale: 1:1250

Organisation: Cotswold District Council

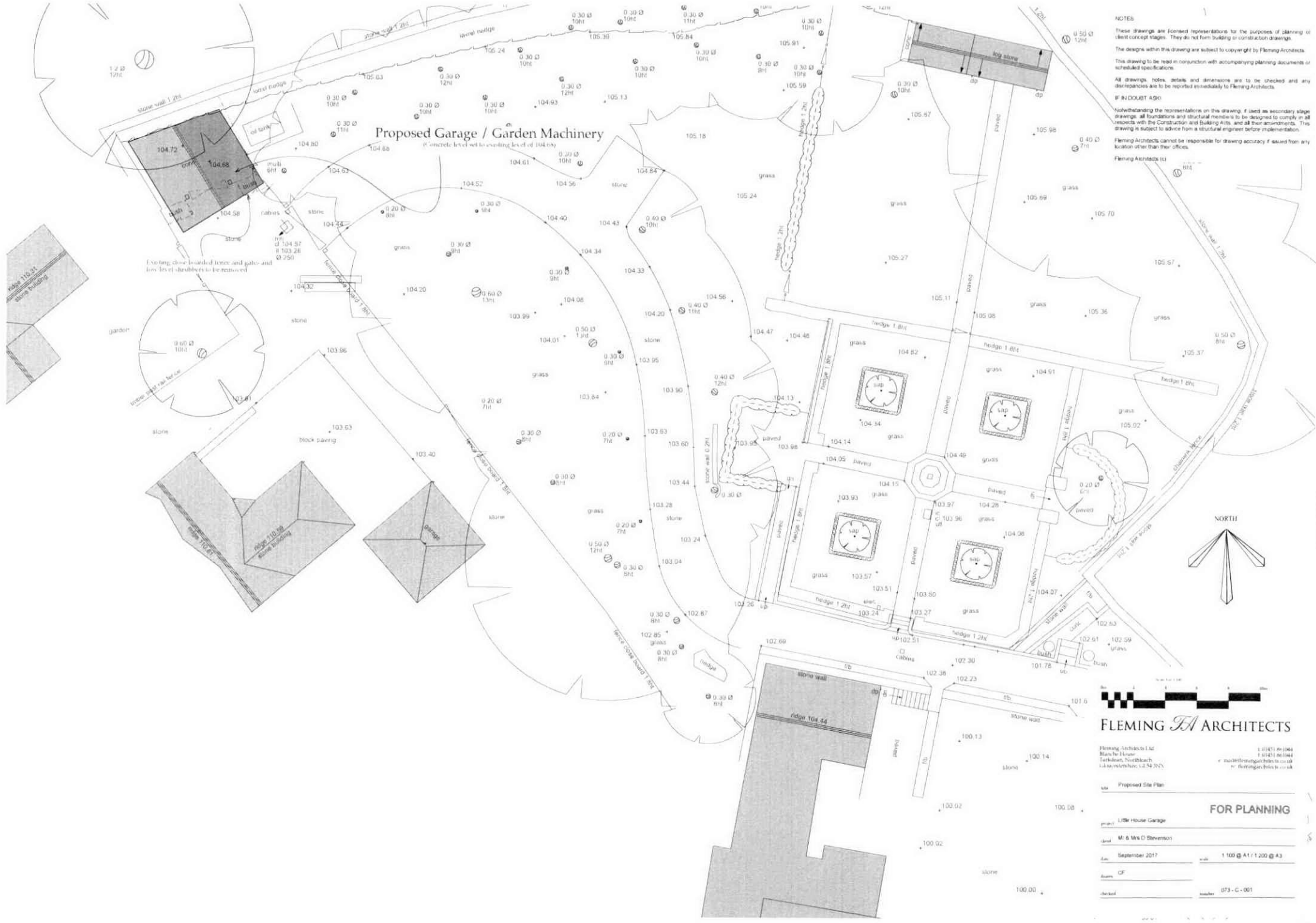
Department:

Date: 30/11/2017



COTSWOLD
DISTRICT COUNCIL





Proposed Garage / Garden Machinery
 (concrete level set to existing lev of 104.6x)

Existing close boarded fence and gate and low lev of shrubbery to be removed

NOTES
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Scale: Proposed Site Plan

FOR PLANNING

Project: 100 House Garage
 Client: Mr & Mrs D Stevenson
 Date: September 2017
 Scale: 1:100 @ A1 / 1:200 @ A3
 Author: CF
 Checked: number 073-C-001

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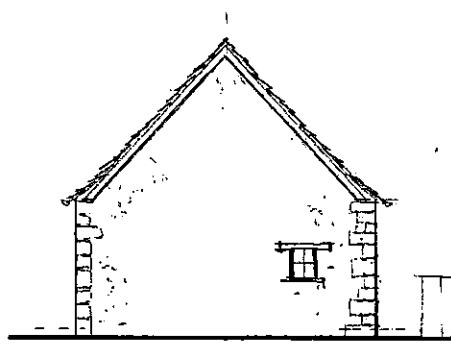
Materials:

Roof: Cotswolds Stone Tiles

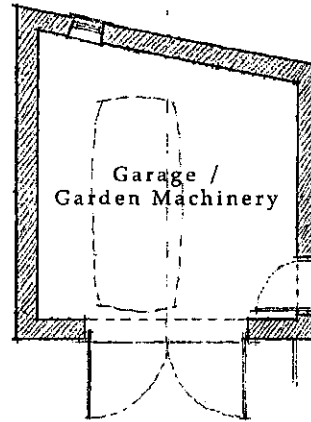
Walls: Stone quoins, random rubble stone wall (south gable only), stone coloured render. Robust stone detail at ground.

Windows & Doors: Oak lintels, oak boarded doors as drawn, black metal strap hinges, painted hardwood casement windows and glazed side door, stone cills, dovetail style openings in south gable with stone cills.

Rainwater goods: To match main house.



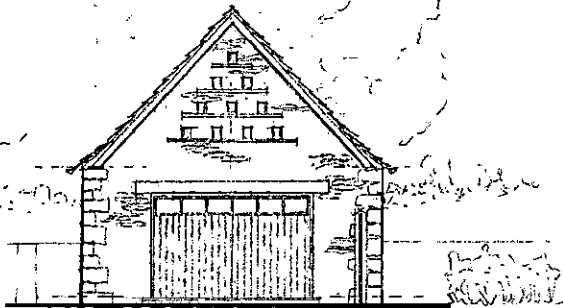
North Elevation



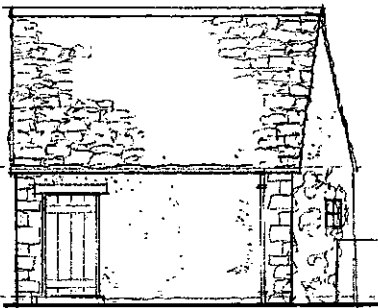
Ground Floor Plan



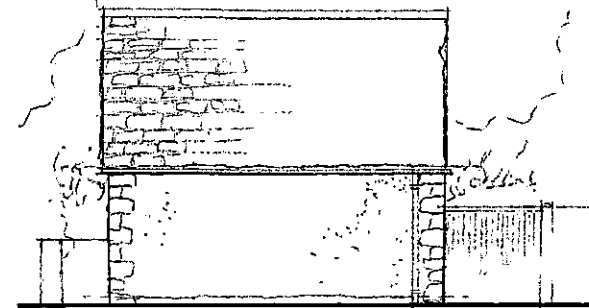
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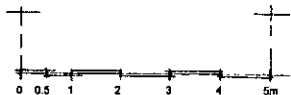
South Elevation



East Elevation



West Elevation



PROPOSED NEW GARAGE PLANS & ELEVATIONS

Mr and Mrs D Stevenson

Little House - Garage

Scale: 1:100 @ A3 September 2017

Drawing Number: 073 - C - 002

FLEMING FA ARCHITECTS

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