

Item No 07:-

17/04514/NONMAT

**Land Adjacent To Harbourlow
Broadway Road
Mickleton
Chipping Campden
Gloucestershire
GL55 6PT**

Item No 07:-

Erection of a bungalow (Non-material amendment to permission 16/02323/FUL involving raising of ridgeline by 225mm and addition of 3 rooflights in north elevation) at Land Adjacent To Harbourlow Broadway Road Mickleton Chipping Campden Gloucestershire GL55 6PT

Non-material amendment 17/04514/NONMAT	
Applicant:	Mr David Stowe
Agent:	Alscot Architecture Design & Planning
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	13th December 2017
RECOMMENDATION:	PERMIT

Main Issues:

Whether the proposed changes represent a non-material amendment to the approved scheme.

Reasons for Referral:

This applicant is a close relative of a District Councillor. In accordance, with Section D of the Council's Scheme of Delegation, non-material amendment applications submitted by a serving Member of the Council, or, the partner, a close relative or a close relative of the partner of a serving Member of the Council have to be referred to Planning and Licensing Committee for determination.

1. Site Description:

This application relates to a parcel of horticultural land located to the west of the village of Mickleton. The site lies approximately 75m from the western edge of the settlement. The application site measures approximately 460 sq metres in size and forms part of a larger field measuring approximately 2750 sq metres in area. The field has previously been used for horticultural purposes in connection with an adjacent nursery business.

The application site lies alongside the south western boundary of the field. It measures approximately 15m by 25m deep. The south western boundary of the site adjoins an area occupied by a range of derelict commercial greenhouses. The south eastern, north eastern and north western boundaries of the site adjoin horticultural land. The north eastern boundary of the field in which the application site is located is defined by a line of conifers. The site is set back approximately 30m from the B4632.

A horticultural/garden centre business lies to the west/north west of the application site.

The application site is located outside a Development Boundary as designated in the Cotswold District Local Plan 2001-2011.

The site is located outside the Cotswolds Area of Outstanding Natural Beauty (AONB). The AONB boundary runs along the southern edge of the B4632 approximately 8-10m from the south eastern boundary of the application site.

A Public Right of Way (HMN12) lies approximately 115m to the north west of the application site.

2. Relevant Planning History:

16/02323/FUL Erection of a bungalow. Granted 2016

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety
 LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR38 Accessibility to & within New Developments
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR46 Privacy & Gardens in Residential Developments

4. Observations of Consultees:

None

5. View of Town/Parish Council:

None

6. Other Representations:

None

7. Applicant's Supporting Information:

None

8. Officer's Assessment:

Planning permission was granted for detached bungalow on this site in 2016. The permission has not yet been implemented. The applicant is seeking to make a number of small changes to the approved scheme.

The changes involve;

- i) raising the ridgeline of the approved dwelling by 225m to 6.225m.
- ii) inserting three rooflights in the northern roofslope of the approved dwelling.
- iii) the addition of a single light opening to the side of the front porch and the replacement of a three light casement window and door in the rear elevation with a two light casement window and glazed door.

The application site is located outside the Cotswolds Area of Outstanding Natural Beauty.

The site lies in an area which is characterised by a variety of building styles and heights. There is no defining character in terms of design, size or scale. In the context of the site and its surroundings it is considered that the raising of the ridgeline by 225m will not have material impact on the design, proportions, size or scale of the approved dwelling.

The three rooflights will be positioned on the north facing roofslope and will therefore not be readily visible from the road. The rooflights could also be inserted under permitted development rights following the completion of the dwelling. The rooflights are also modest in size. It is considered that their insertion will not have a material impact on the approved scheme.

The additional window to the side of the porch is small in size and will mirror an approved window on the other side of the porch. It will provide more balance to the front of the dwelling. The changes to the rear elevation are not inconsistent with the arrangement of openings commonly seen in the garden elevation of dwellings. They will not be readily visible from public view. It is considered that the changes will not have a material impact on the approved development.

The proposed changes will not have a material impact on any other dwellings.

9. Conclusion:

It is recommended that the application is approved.

10. Proposed condition:

This decision relates to drawing number P01 1617-35 Rev 15/11/17

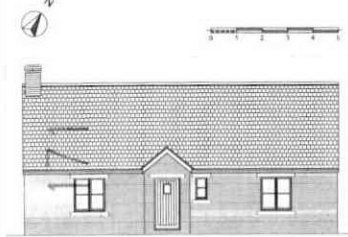
APPROVED 16/02/23 fwl

17/04/24 LND/NAF



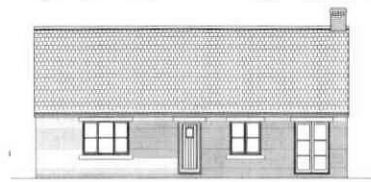
Site Elevation

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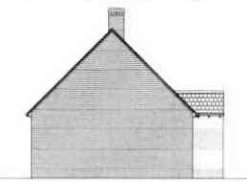
Front Elevation - South East

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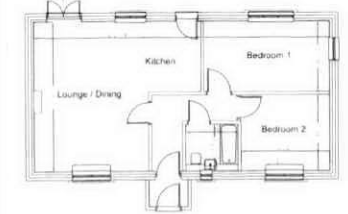
Rear Elevation - North West

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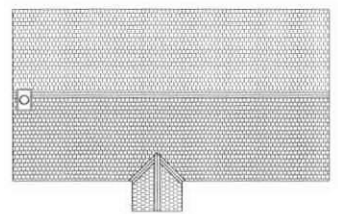
South West Elevation

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Ground Floor

1:100



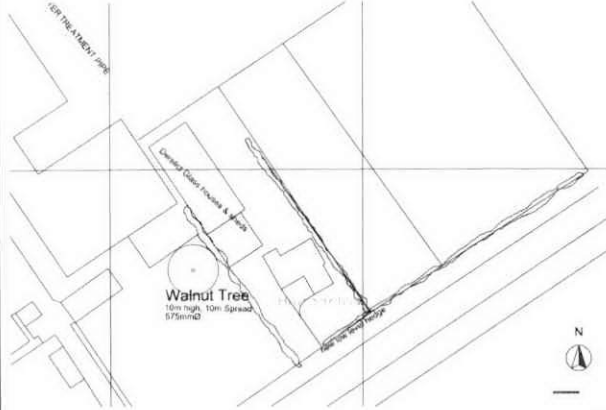
Roof Plan

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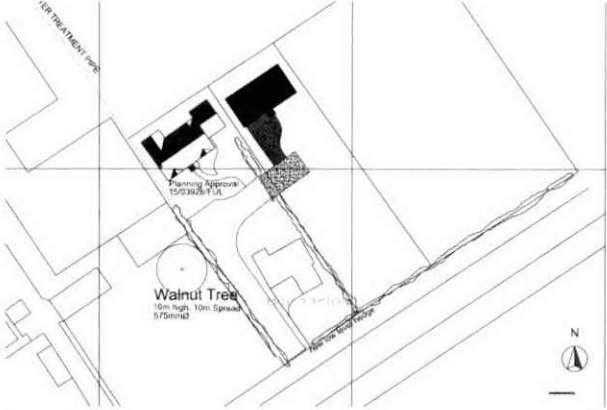
North East Elevation

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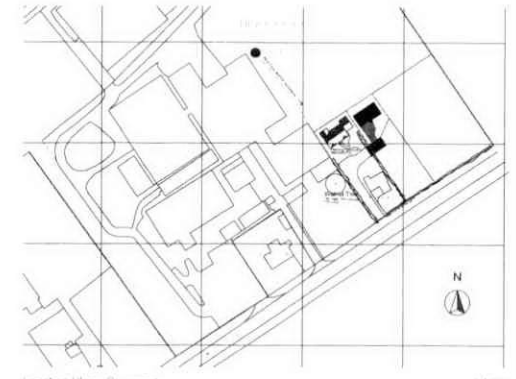
Site Location - Existing

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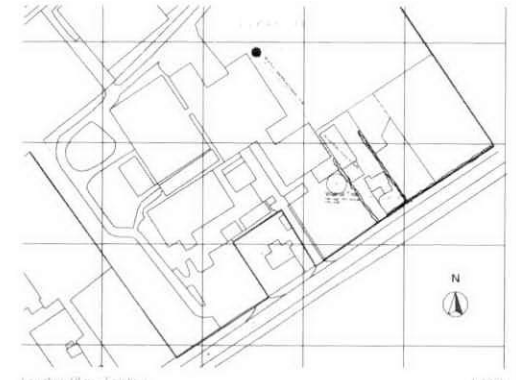
Site Location - Proposed

1:500



Location Plan - Proposed

1:1250



Location Plan - Existing

1:1250

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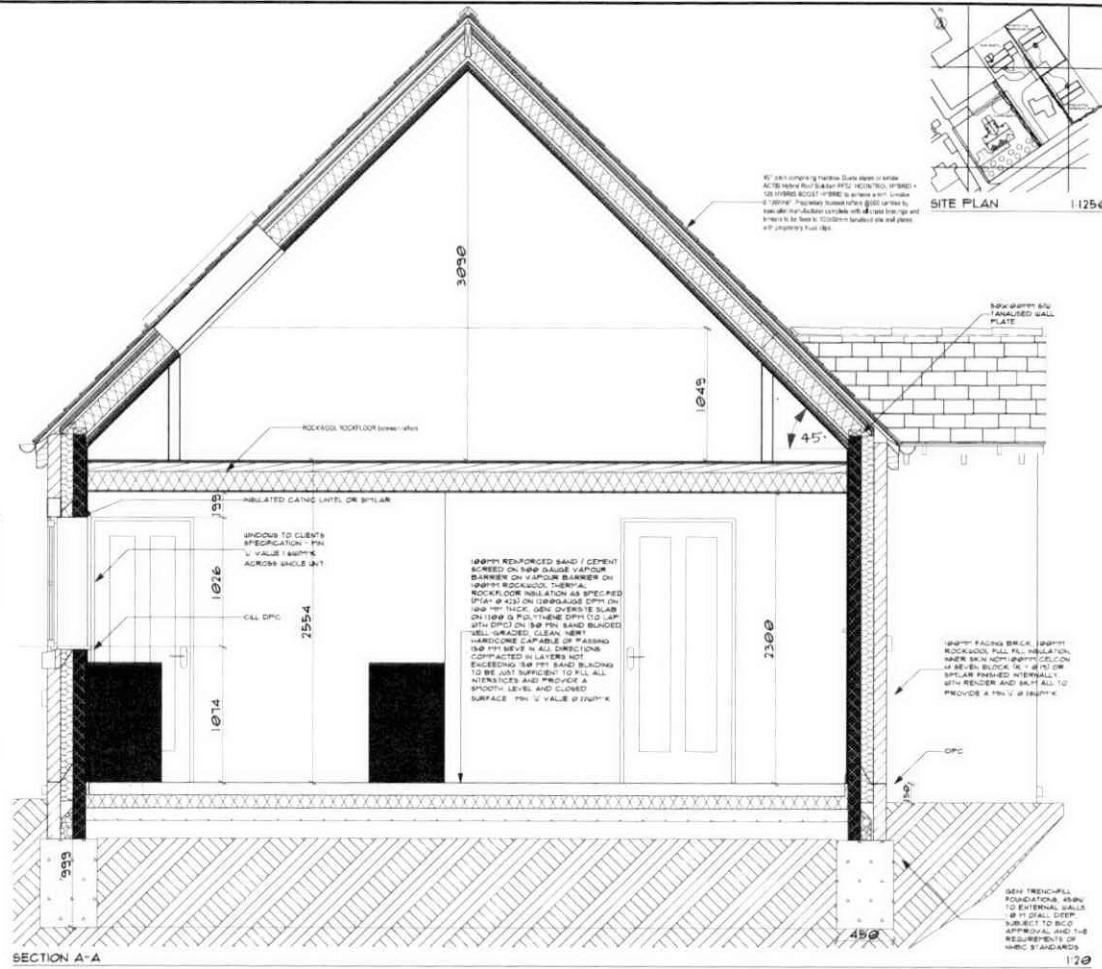
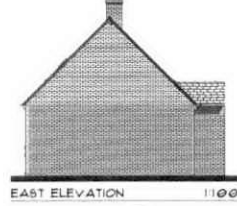
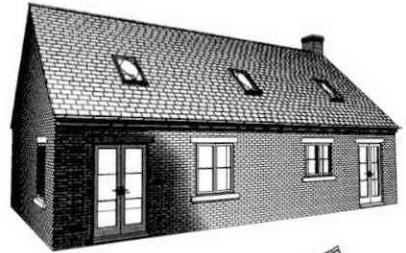
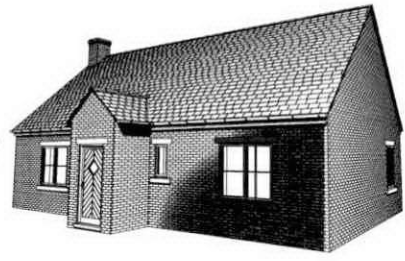
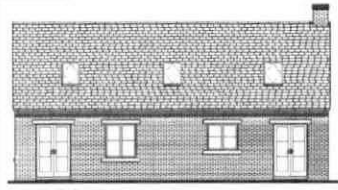
Client:
Mr Lynden Stowe

Project Title:
Proposed bungalow

Site Address:
**Land adjacent to Harbourlow
 Broadway Road
 Mickleton
 GL55 6PT**

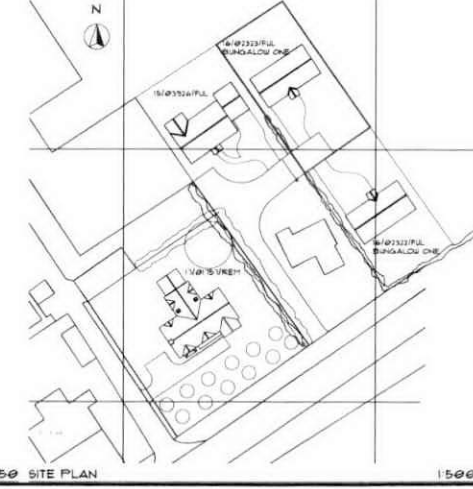
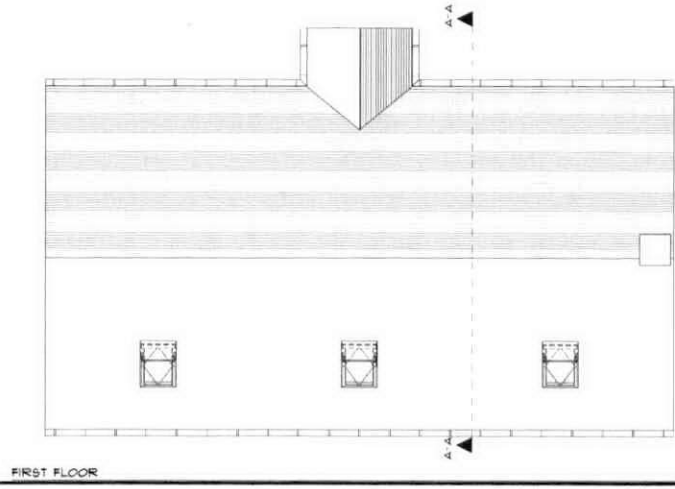
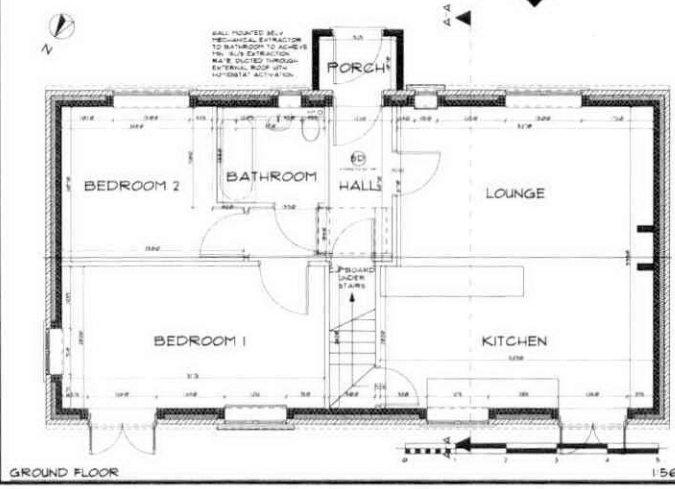
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Drawn by: NMT	Date: May 2016
15-003-02	Revision:

172



General Notes:

1. All work to be in accordance with the Building Code of Australia (BCA) and the National Construction Code (NCC).
2. All work to be in accordance with the Australian Standard (AS) and the Australian Standard (AS/NZS).
3. All work to be in accordance with the Australian Standard (AS) and the Australian Standard (AS/NZS).
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10. All work to be in accordance with the Australian Standard (AS) and the Australian Standard (AS/NZS).



ALSCOT ARCHITECTURE

SPACE | PLACE

CLIENT: TOPS NURSERY

PROJECT TITLE: BUNGALOW TWO 16/02323/FUL

SITE ADDRESS: TOPS NURSERY BROADWAY ROAD HICKLETON GL55 6PT

DRAWING SCALE: 1:50 @ 1:100 @ A1 A1

DRAWN BY: DATE

1911 AUGUST 2011

DRAWING TITLE: REVISION

P01 16/1-35 15/11/11