

**Item No 05:-**

**17/04737/FUL**

**The Fennings  
Back Ends  
Chipping Campden  
Gloucestershire  
GL55 6AU**

**Item No 05:-****Two storey extension and single storey extension at The Fennings Back Ends  
Chipping Campden Gloucestershire GL55 6AU**

<b>Full Application 17/04737/FUL</b>	
<b>Applicant:</b>	Mr & Mrs M Annett
<b>Agent:</b>	Christopher Stone MCIAT Ltd
<b>Case Officer:</b>	Hannah Minett
<b>Ward Member(s):</b>	Councillor Lynden Stowe Councillor Mark Annett
<b>Committee Date:</b>	14th February 2018
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Character, Appearance and Impact on Area of Outstanding Natural Beauty (AONB)
- (b) Impact on neighbouring living conditions

**Reasons for Referral:**

The application has been referred to the Planning Committee for determination as the applicant is one of the Ward Members, Councillor Mark Annett.

**1. Site Description:**

The application relates to a modern detached property within the town of Chipping Campden. The property is accessed via a private drive off Backends and is set well back from the road, behind a burial ground. The property is finished in a combination of natural Cotswold stone and render, with a concrete tile roof, in keeping with the surrounding streetscene.

The site lies within the Cotswold Area of Outstanding Natural Beauty and just outside the Chipping Campden Conservation Area.

**2. Relevant Planning History:**

15/00768/FUL - Proposed two storey side extension. Permitted 2015

CD.2591/P - Erection of a single storey rear extension. Permitted 1995

**3. Planning Policies:**

NPPF National Planning Policy Framework  
LPR42 Cotswold Design Code  
LPR46 Privacy & Gardens in Residential Deve

**4. Observations of Consultees:**

None

**5. View of Town Council:**

Chipping Campden Town Council - No objection

## 6. Other Representations:

A letter of objection has been received from the occupier of neighbouring property Berrington Lodge. The objection can be read in full online however in summary, raises the following concerns:

- Design and Access Statement erroneously describes changes to previous scheme as minor- new chimney and additional ground floor windows are significant changes and will cause more noise and domestic disturbance;
- Section drawing is incorrectly drawn – shows a hipped roof instead of a pitched roof and takes 25 degree test point from wrong position; and
- Objections to previous scheme still stand – objects on grounds of overbearing impact and loss of light

## 7. Applicant's Supporting Information:

None

## 8. Officer's Assessment:

### (a) Character, Appearance and Impact on Area of Outstanding Natural Beauty (AONB)

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 site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB). Section 85 of the Countryside and Rights of Way (CROW) Act 2000 states that relevant authorities have a statutory duty to conserve and enhance the natural beauty of the AONB.

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 emerging policies of the Cotswold District Draft Local Plan 2011-2031 Submission Draft Regulation 19 (the Emerging Local Plan) cannot yet be afforded significant weight but the policy is still a material consideration. Emerging Policies EN2, EN4 and EN5 are consistent with the NPPF and current Local Plan Policy 42.

The scheme proposes a part single storey, part two storey side extension to the dwelling to provide additional living accommodation and a single storey rear extension to the garage to provide a utility room. The two storey side extension has the same scale, form and design to that previously approved, however the side porch has been omitted, a chimney has been added and a window has been substituted with full height French doors. The two storey extension would follow the ridge and eaves of the existing roof with a gable to the rear. Although not necessarily subservient, the scale, proportions, form and design of the extension is in keeping with the character and appearance of the dwelling.

The single storey extension is proposed to the rear of the garage and would link to an existing rear extension. The extension falls within the parameters of permitted development however has been included in the submission nonetheless. The extension is small in scale and subservient in form. The pitched roof would keep the height of the roof low and be in keeping with the single storey front extension. Both extensions would be constructed in stone, render and concrete tiles to match the existing dwelling.

Overall, the proposed design, scale, form, proportions and use of materials of both extensions would respect the character and appearance of the existing dwelling. The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policy 42 and the design considerations contained in Section 7 of the NPPF.

### **(c) Impact on neighbouring living conditions**

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.

The occupier of Berrington Lodge has raised concern that the two storey side extension would be overbearing and would result in a loss of daylight. The objector also points out that the section drawing which shows the '25 degree rule' is erroneous. The proposed section drawing submitted with the application does not relate to the roof form proposed and takes the 25 degree measurement from the wrong position, as such, it will not be considered as a part of the application.

The proposed side extension is the same footprint and height as previously approved where on balance, the extension was considered to be acceptable by the Planning Committee. There have been no changes in policy or legislation relevant to the determination of the application and therefore no reason for the recommendation to change.

It is acknowledged that The Fennings lies on higher ground than Berrington Lodge and that the extension would marginally break the 25 degree rule, however there are no side facing windows proposed, and there is considered to be adequate distance between the buildings to avoid a significantly adverse impact on the neighbouring living conditions with regard to loss of light and overbearing.

As such, the proposed development is considered to accord with the objectives of Cotswold District Local Plan Policy 46 and the residential amenity considerations contained in Section 7 of the NPPF.

### **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):

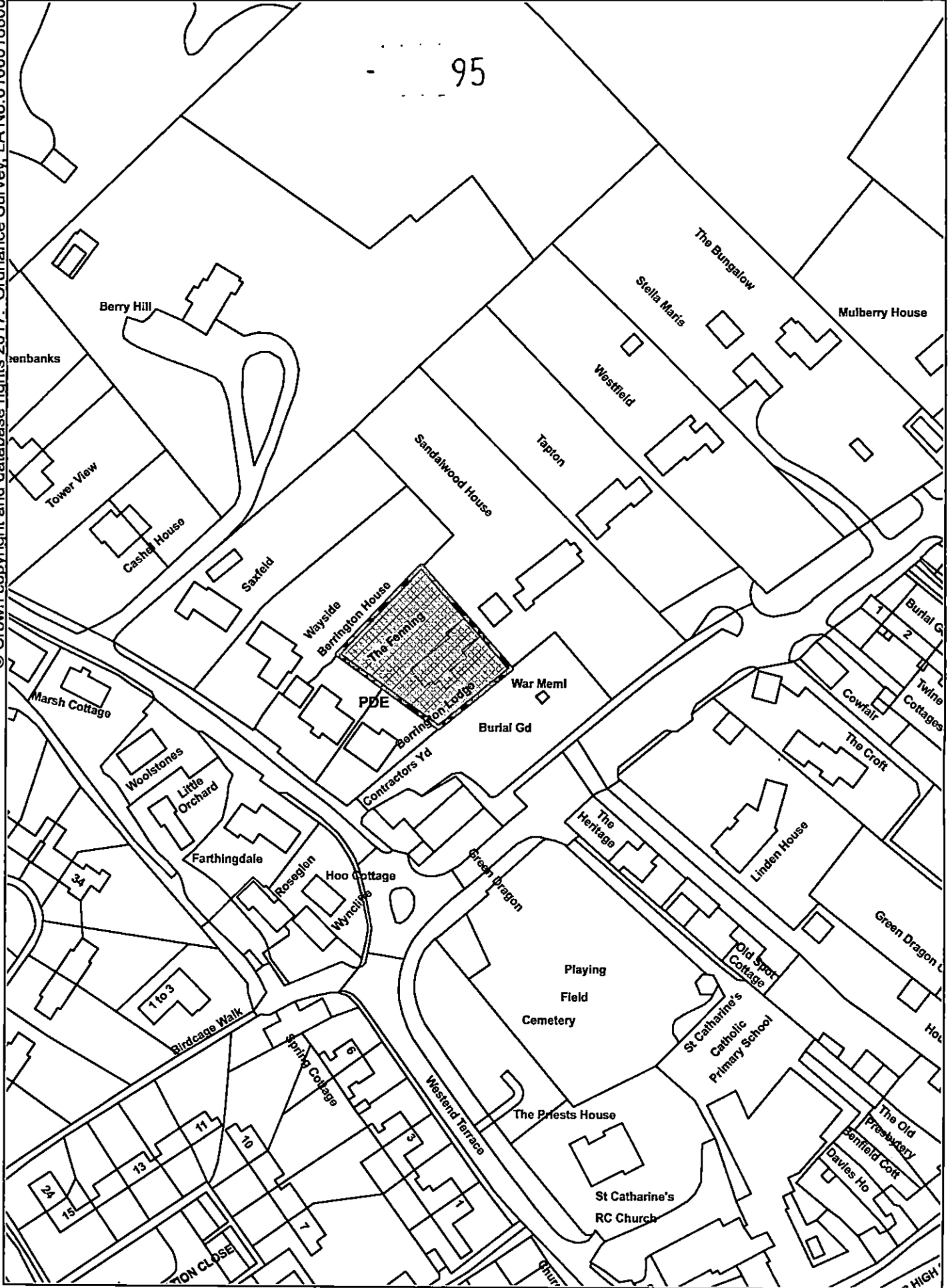
Site Location Plan, 01 A and 02.

**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.

© Crown copyright and database rights 2017. Ordnance Survey, LA No. 0100018600



**THE FENNINGS BACK ENDS CHIPPING CAMPDEN**

Scale: 1:1250

Organisation: Cotswold District Council

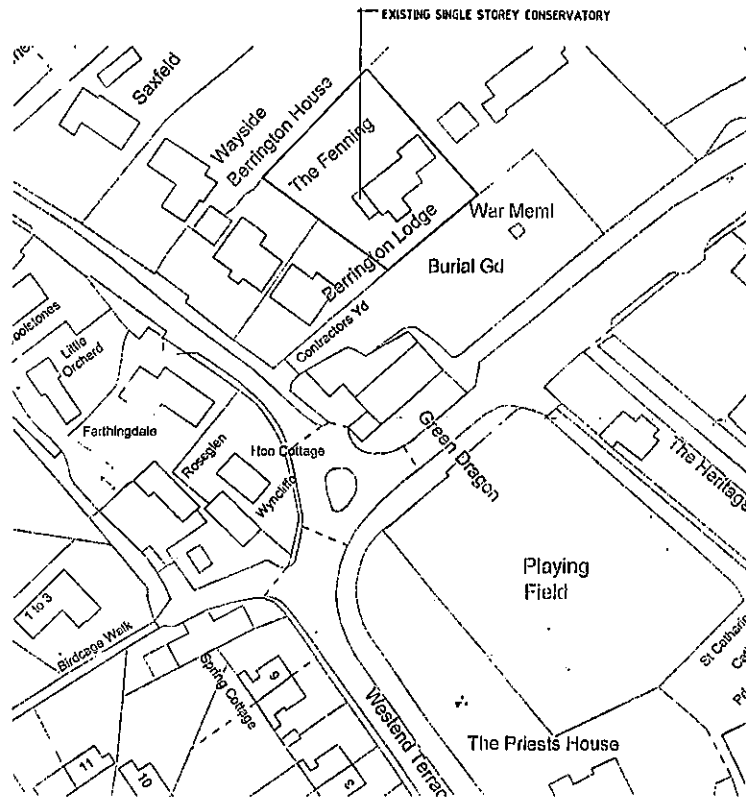
Department:

Date: 01/02/2018

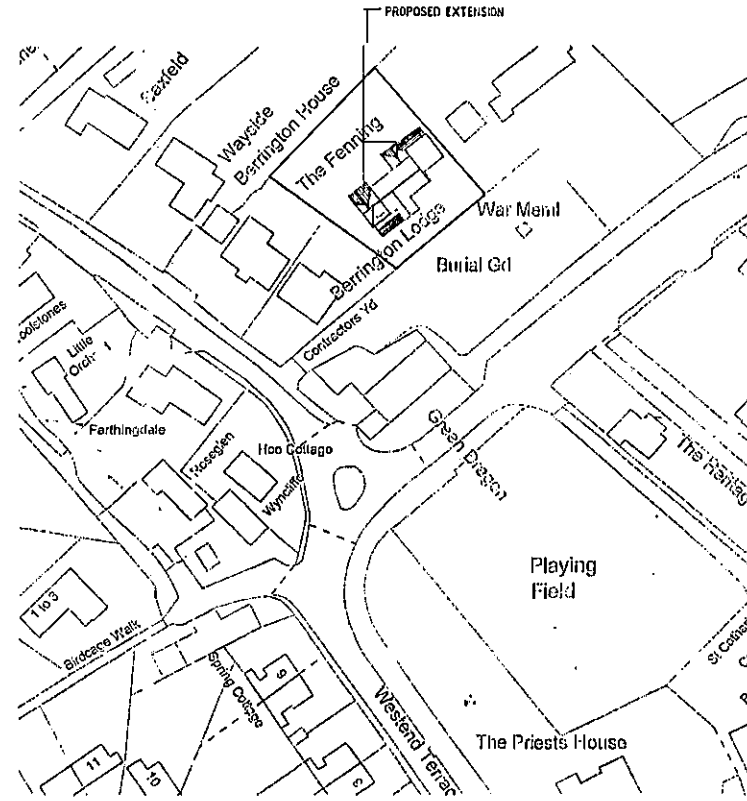


**COTSWOLD**  
DISTRICT COUNCIL





EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:500

96



The Design Studio  
 Henington + Rippled Road + Hadden + Chatterbox + GL51 4SR  
 Tel: 01286 384328 + Fax: 01286 387970  
 Email: info@christopherstone.com

PROJECT  
**THE FENNING  
 BACK END  
 CHIPPING CAMPDEN  
 GL55 6AU**

TITLE  
**SITE LAYOUT**

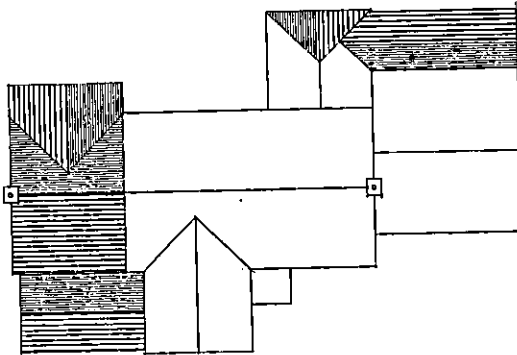
REVISED

SCALE	DATE	NORTH
1:500	8/11/17	
JOB No.	DWG. No.	REV. No.
506	02	

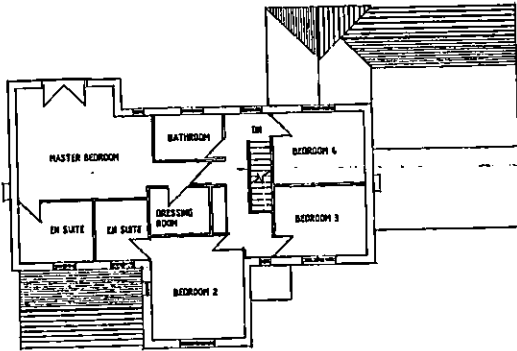
This drawing must not be used. All drawings must be checked on site before commencing work or preparing any drawings. Any errors or omissions must be brought to the Designer's attention.

Design Drawn: 10/11/17 08:04 1/3/2017

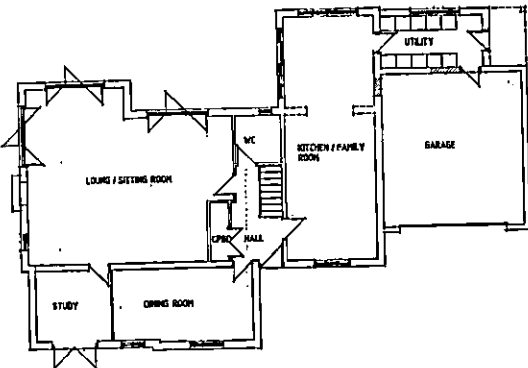
NOT TO SCALE



ROOF PLAN



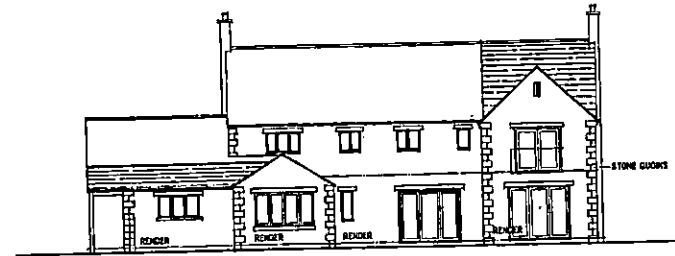
FIRST FLOOR PLAN



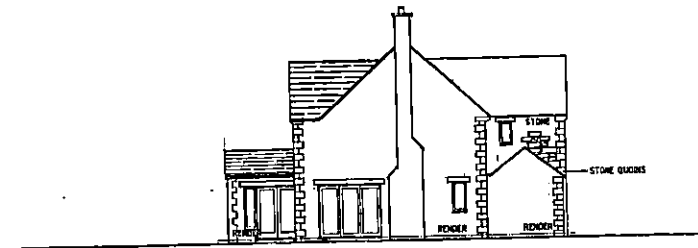
GROUND FLOOR PLAN



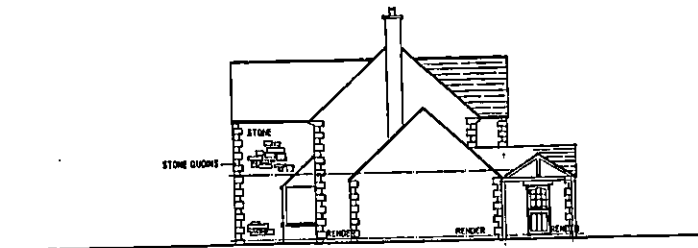
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

97



The Design Studio  
 Hornleigh - Springfield Road - Histon - Cambridgeshire - CB5 5LR  
 Tel: 01353 438423 - Fax: 01353 438430  
 Email: christopher@crstone.co.uk

PROJECT

THE FENNINGS  
 BACK END  
 CHIPPING CAMPDEN  
 GL55 6AU

TITLE

PROPOSED SCHEME

REVISIONS

A 19/11/17 MATERIALS ADDED TO ELEVATIONS

SCALE	DATE	REVISION
1:100	8/11/17	
JOB No.	ORIG. No.	REV. No.
506	01	A

This drawing must not be used. All dimensions must be checked on site before commencing work or preparing final drawings. Any errors or omissions must be brought to the Designer's attention.

NOT TO SCALE