

**Item No 02:-**

**18/00526/FUL**

**Hunters Lodge  
25 Ampney Crucis  
Cirencester  
Gloucestershire  
GL7 5SA**

**Item No 02:-****Two-storey rear extension and associated alterations at Hunters Lodge 25 Ampney Crucis Cirencester Gloucestershire GL7 5SA**

<b>Full Application 18/00526/FUL</b>	
<b>Applicant:</b>	Mr Kevin Underwood
<b>Agent:</b>	
<b>Case Officer:</b>	Adrian Walker
<b>Ward Member(s):</b>	Councillor David Fowles
<b>Committee Date:</b>	9th May 2018
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

**Main Issues:**

- (a) Design and impact upon the Conservation Area
- (b) Amenity
- (c) Access and Parking

**Reasons for Referral:**

Councillor Fowles shares the concerns raised by the Parish Council;

- Design (size)
- Overlooking/loss of privacy
- Loss of parking (garage)

**1. Site Description:**

The application site comprises a two storey stone built cottage with a stone tiled roof with various single storey extensions to the rear. The cottage is unlisted but has historic merit and is considered to be a non-designated heritage asset. The application site is located within the Ampney Crucis Conservation Area.

**2. Relevant Planning History:**

No relevant planning history

NPPF National Planning Policy Framework

LPR15 Conservation Areas

LPR38 Accessibility to and within New Development

LPR39 Parking Provision

LPR42 Cotswold Design Code

LPR46 Privacy & Gardens in Residential Development

NOTE: In assessing this application regard has been made to the emerging policies set out within the Cotswold District Local Plan 2011-2031: Main Modifications (February 2018). This document is in the process of being independently examined and has not been adopted therefore the policies do not carry full weight at the present time.

**3. Planning Policies:**

NPPF National Planning Policy Framework  
 LPR19 Develop outside Development Boundaries  
 LPR31 Equestrian Related Development  
 LPR42 Cotswold Design Code  
 LPR46 Privacy & Gardens in Residential Deve

**4. Observations of Consultees:**

Conservation Officer: No objection to the amended proposal subject to conditions.

**5. View of Town/Parish Council:**

The Parish Council objects to the application on the following grounds;

- Design (size)
- Overlooking/loss of privacy
- Loss of parking (garage)

**6. Other Representations:**

3 representations of support have been received from local residents in regards to the design of the proposal.

**7. Applicant's Supporting Information:**

Planning Application and Design Statement

**8. Officer's Assessment:****(a) Design and impact upon the Conservation Area**

The proposal is to reinstate a twin casement window to the front elevation in place of the existing garage doors. The proposal also includes replacement of the rear single storey flat roofed extension and side conservatory with a two storey rear gable extension and single pitched side and rear extensions.

Hunters Lodge is not a listed building but is a historic cottage of traditional form and materials making a positive visual contribution to the area. As such the cottage is considered to be a non-designated heritage asset. The Cottage lies within the Ampney Crucis 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 12 of the National Planning Policy Framework asks that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 132 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within the setting. Paragraph 134 states that where a development proposal will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm is weighed against the public benefits of those works. Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account and that a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset. The benefits of the proposal include the removal of the unsympathetic single storey rear extension. Furthermore, the design of the proposal is considered

to be complementary to the existing building and therefore there is no harm or loss to the significance of the heritage asset.

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.

Policy 42 of the Local Plan requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship. This is also reflected in Policy EN2 of the emerging Local Plan. In regard to extensions the Cotswold Design Codes states that: All extensions should be in scale and character with the building to which they are added.

The proposal includes the replacement of the rear single storey flat roofed extension and side conservatory with a two storey rear extension and a single pitched side and rear extensions. In general the form, details and materials are considered to be sympathetic to the prevailing historic environment.

The Parish Council has objected to the design of the proposals. This objection mainly concentrates on the size of the extensions. The originally submitted plans included a larger two storey gable extension. The size of this extension was considered to be out of proportion with the original building, did not appear subservient and was not considered acceptable.

Subsequently, amended plans have been received, reducing the two storey element by approximately 2 metres. The applicant has also removed the side dormer windows and French windows first floor level. French windows on the ground floor are acceptable in this instance however the use of full height windows and doors on the first floor are alien to the style and character of the cottage and would potentially be visible in the wider context of the Conservation Area. The applicant has subsequently replaced the first floor French windows with a traditional casement window which is considered to be acceptable.

As such it is considered that the amended design, form, proportions and use of materials would respect the character and appearance of the application site and the Conservation Area. The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policies 15, 42, and the design considerations contained in and guidance the NPPF. The equivalent emerging Local Plan Policies are broadly consistent with the current policies.

#### **(b) Residential 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. This is reiterated in the Design Code of the emerging Local Plan.

The host dwelling will retain ample amenity space in the large garden of the dwelling.

Objections have been received from the Parish Council in regards to terms of loss of privacy and daylight. The original proposal included first floor side facing dormers on the west elevation which

were considered to result in loss of privacy to the neighbouring property and have subsequently been removed.

The depth of the rear extension at first floor level has also been reduced by 2 metres to improve the daylight impact on the neighbouring property.

"BRE Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)" provides guidance for LPA to use to determine whether or not there will be an adverse effect to neighbouring properties. The 45 degree tests work for extensions that are perpendicular to a window in a neighbouring property. This involves measuring a 45 degree line from the extension in plan and elevation to the neighbouring window, if the 45 degree line extends above or beyond the centre line of the window in both cases there is a chance there will be an adverse effect on daylighting in the neighbouring property.

This test has been undertaken for the revised proposals on the neighbouring windows at 26 Ampney Crucis and the line does not extend beyond the centre line of the window in elevation however it does when measuring in plan, which means there may be some loss of light to the windows at both ground and first floor on the rear elevation. Further information was requested from the applicant regarding the layout of these rooms at 26 Ampney Crucis. The applicant has provided plans that show that the rooms which fail the 45 degree BRE test in plan also have windows on the southern elevation. These rooms receive the majority of their daylight from the windows on the southern elevation therefore a slight reduction in daylight received from the windows on the northern elevation would not result in a noticeable reduction of the daylight received in the room as a whole. It is therefore considered that the loss of light to these windows is acceptable in this instance.

On balance it is considered the proposal will not result in unacceptable harm to residential amenity accordance with Policy 46 of the Local Plan and the NPPF. The equivalent emerging Local Plan Policies are broadly consistent with the current policies.

#### **(b) Access and Parking**

Section 4 of the NPPF advocates sustainable transport, including safe and suitable access 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. This is reflected in Policy INF5 of the emerging Local Plan.

With regard to access, there is no change to the existing driveway which measures 10 metres in length and can accommodate parking for two cars. This would meet the existing and emerging policy requirement for a new dwelling of the same size in this location. The proposal will result in the loss of the existing garage which measures 2 metres in width. GCC Highways Standing Advice states that garages should be a minimum of 3 metres wide therefore the garage would not be recognised as an adequate parking space in today's standards and is unlikely to be currently used as a parking space. As such it is considered the development does not result in the loss of a viable parking space and retains sufficient off-street parking.

The scheme would not result in an adverse impact on the highway, parking or highway safety in accordance with Policies 38 and 39 of the Local Plan and paras 38 and 39 of the NPPF. The equivalent emerging Local Plan Policies are broadly consistent with the current policies.

**9. Conclusion:**

The application is considered to be in accordance with National and Local Policies and it is recommended that planning permission should be granted subject to conditions.

**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): .

**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 external walls of the development hereby permitted shall be built of natural Cotswold stone with the same stone colour and size, coursing bonding, method of pointing and mix and colour of mortar to that of the existing wall and shall be permanently retained as such thereafter. In addition, the pointing shall have a marginally recessed finish and shall be brushed or bagged to match the existing.

**Reason:** To ensure that in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

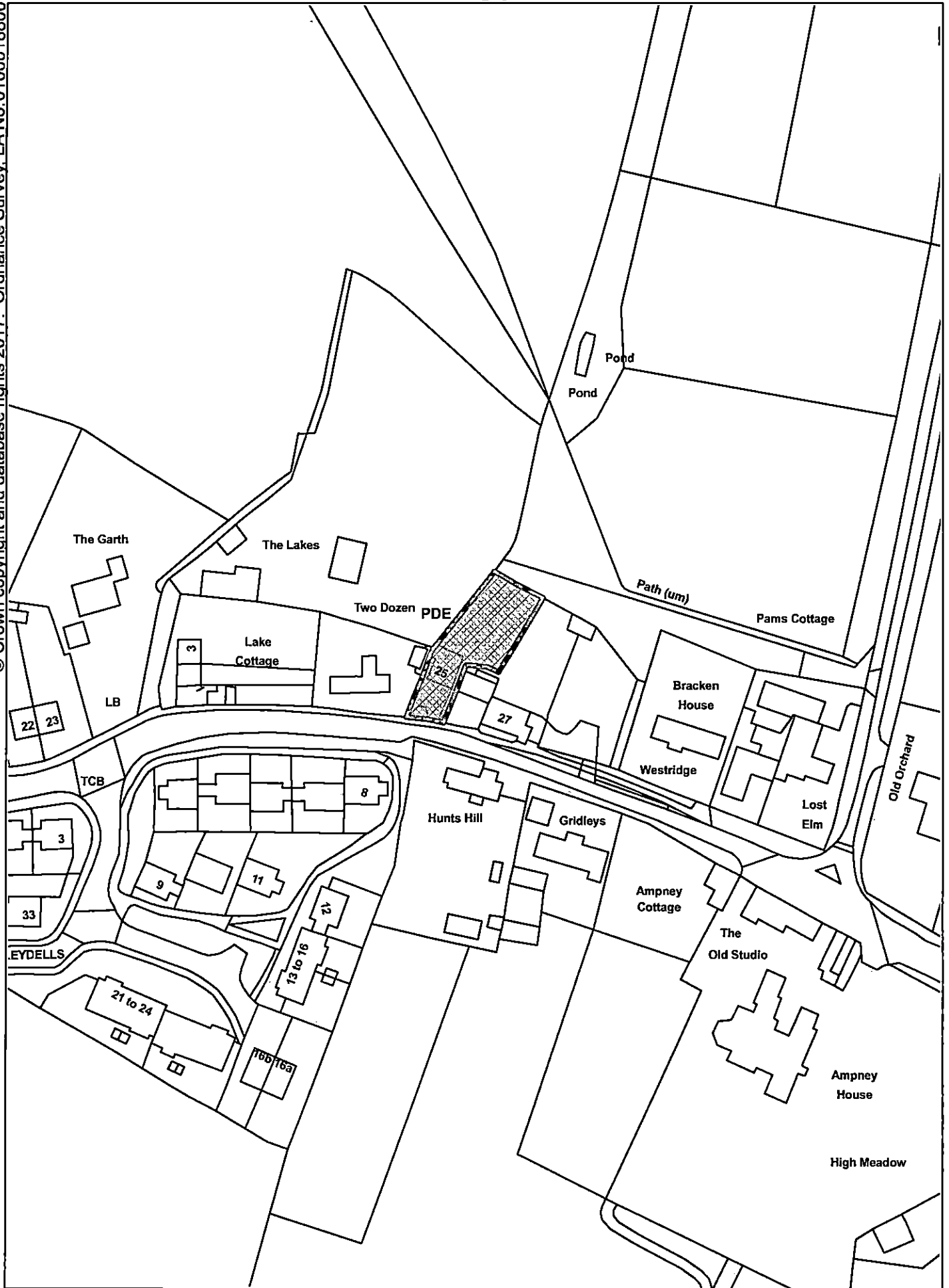
The roof slopes of the development hereby permitted shall be covered with Artificial Cotswold stone slates laid in diminishing courses with matching ridges and shall be permanently retained as such thereafter.

**Reason:** To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42 the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

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.

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**COTSWOLD**  
DISTRICT COUNCIL

**HUNTERS LODGE 25 AMPNEY CRUCIS**

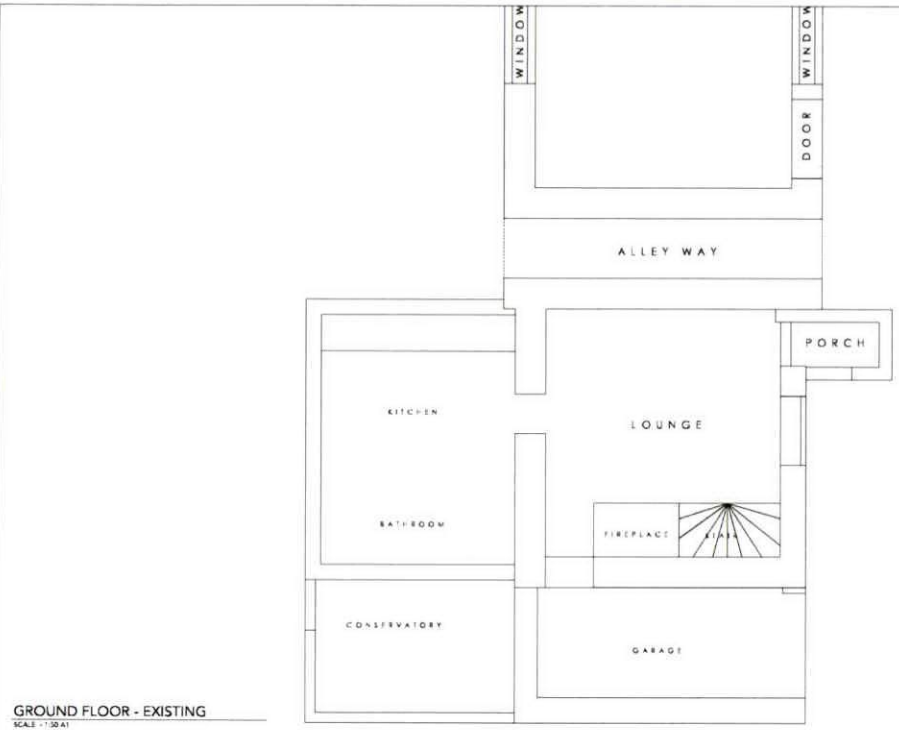
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Department:

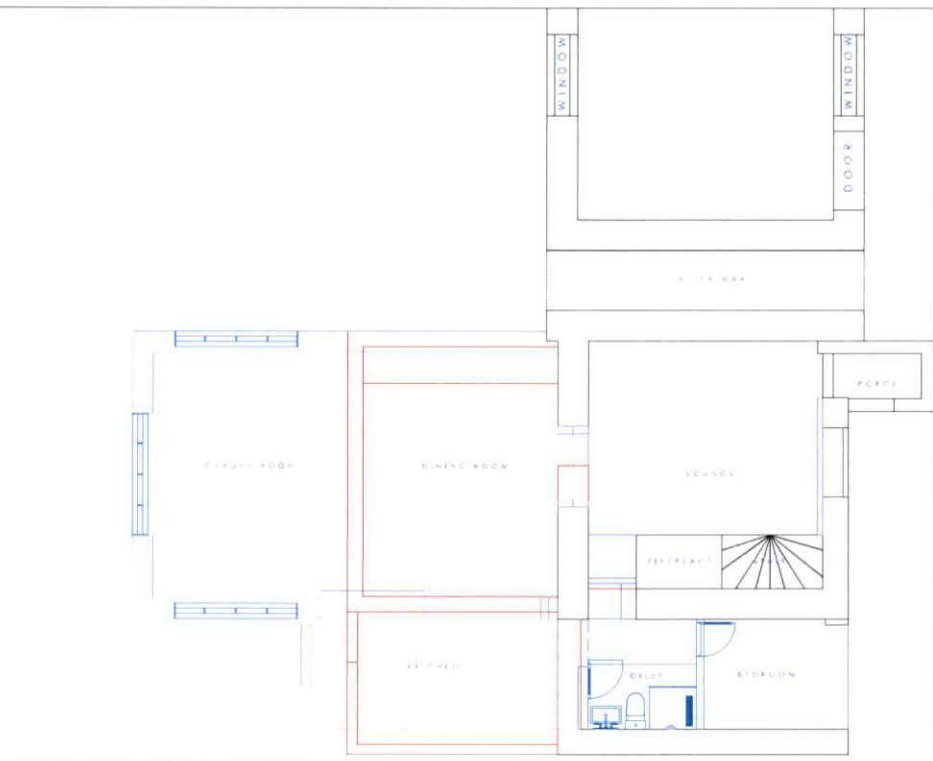
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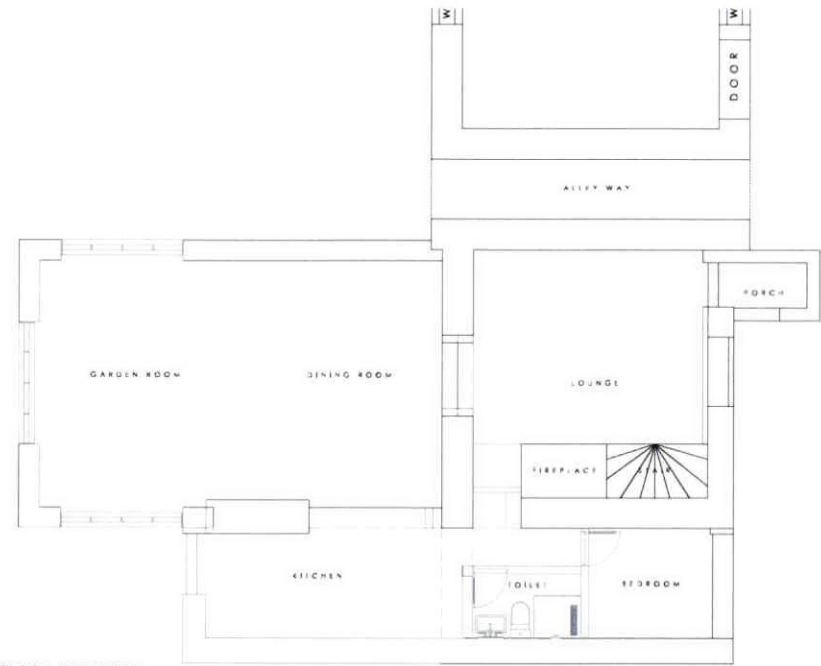




GROUND FLOOR - EXISTING  
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GROUND FLOOR - EXISTING & PROPOSED  
SCALE: 1:50A1



GROUND FLOOR - PROPOSED  
SCALE: 1:50A1

**LEGEND**

- EXISTING
- EXISTING TO BE REMOVED
- PROPOSED

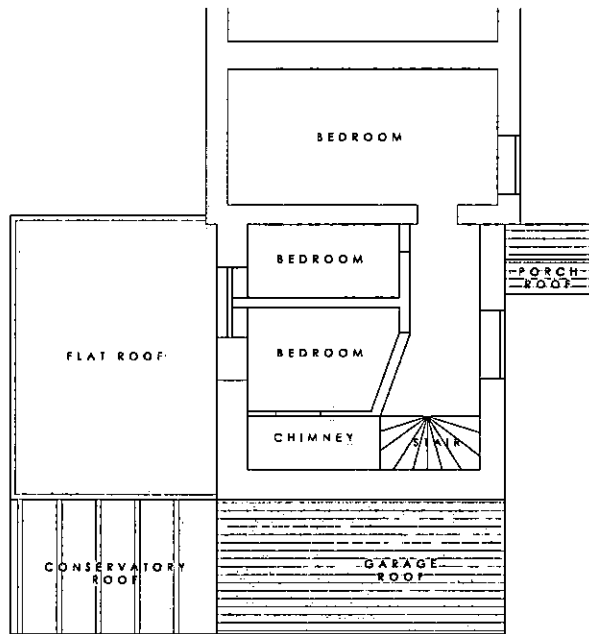
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CL	1/01/14	14/06/17
Checked	1/01/14	14/06/17

25 Amprey Crucis,  
Amprey Crucis,  
Nr. Cirencester  
Gloucestershire  
GL7 5SA

Ground Floor Plan  
Existing & Proposed

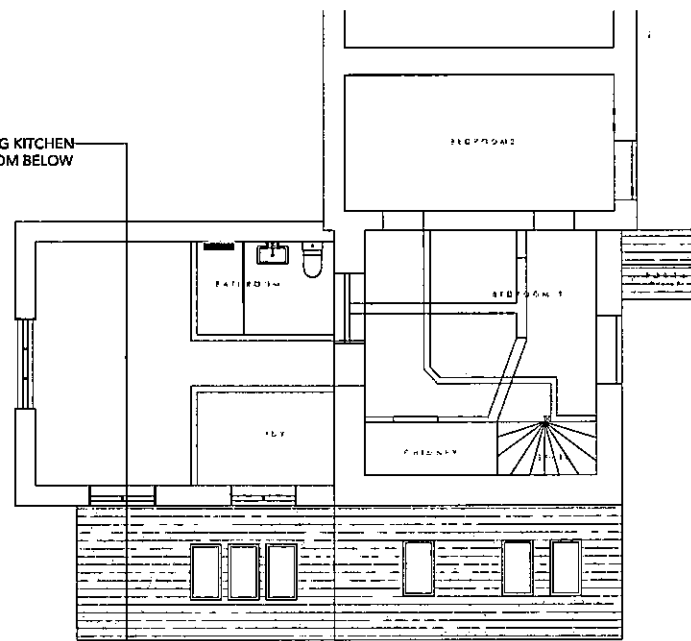
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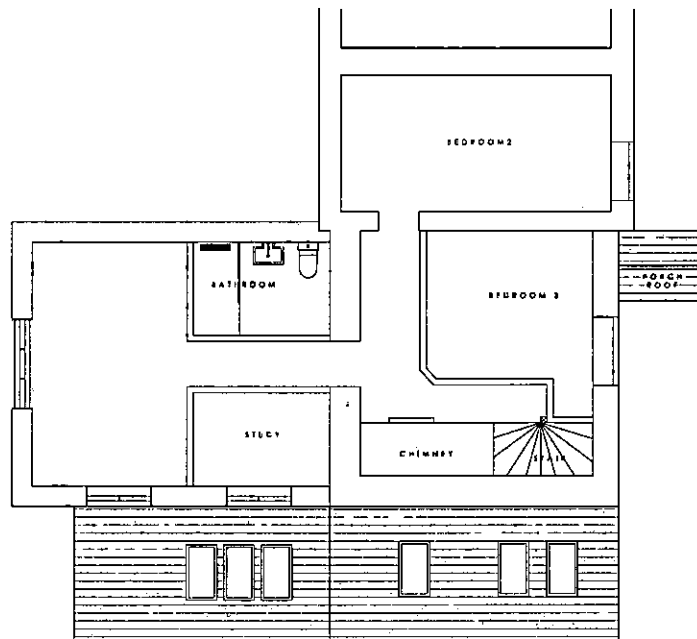
FIRST FLOOR - EXISTING  
SCALE - 1:120 A1

LINE OF EXISTING KITCHEN  
AND BATHROOM BELOW



FIRST FLOOR - EXISTING & PROPOSED  
SCALE - 1:120 A1

LEGEND



FIRST FLOOR - PROPOSED  
SCALE - 1:120 A1

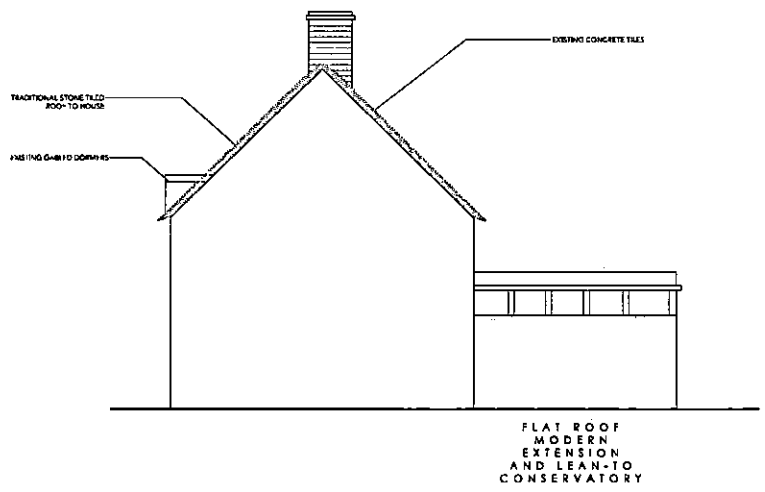
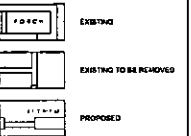
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25 Ampney Crucis,  
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Nr. Cirencester  
Gloucestershire  
GL7 6SA

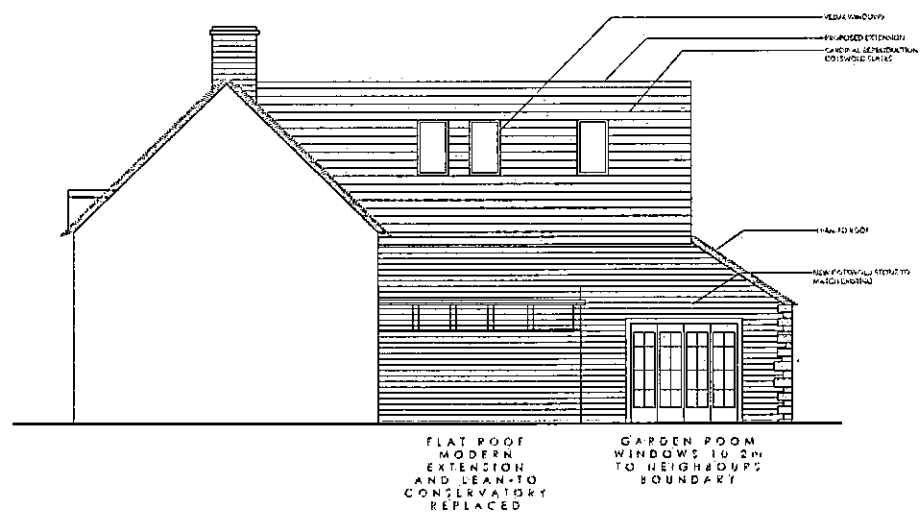
First Floor Plan  
Existing & Proposed

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Checked	AT	Project	100001	Sheet	100011
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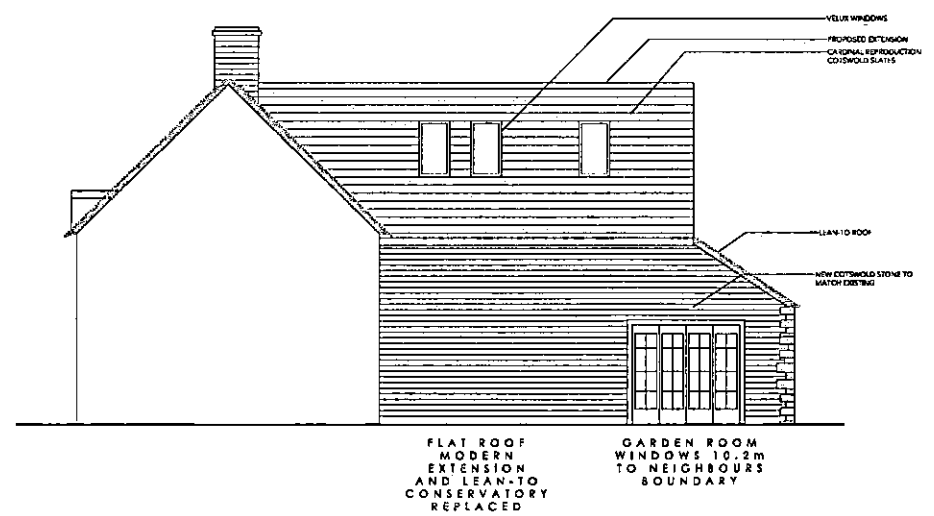
LEGEND



EAST ELEVATION - EXISTING  
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EAST ELEVATION - EXISTING & PROPOSED  
SCALE: 1:150 A1



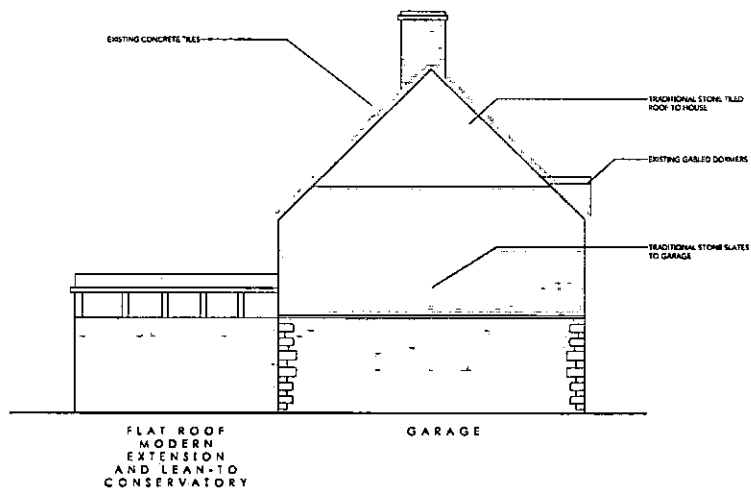
EAST ELEVATION - PROPOSED  
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3	Discussed	Date

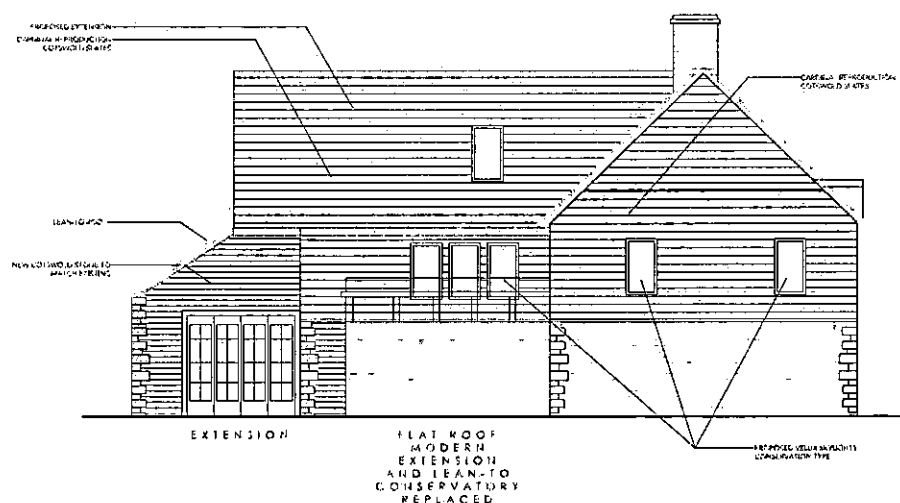
25 Ampney Crucis,  
Ampney Crucis,  
Nr. Cirencester  
Gloucestershire  
GL7 5SA

East Elevation  
Existing & Proposed

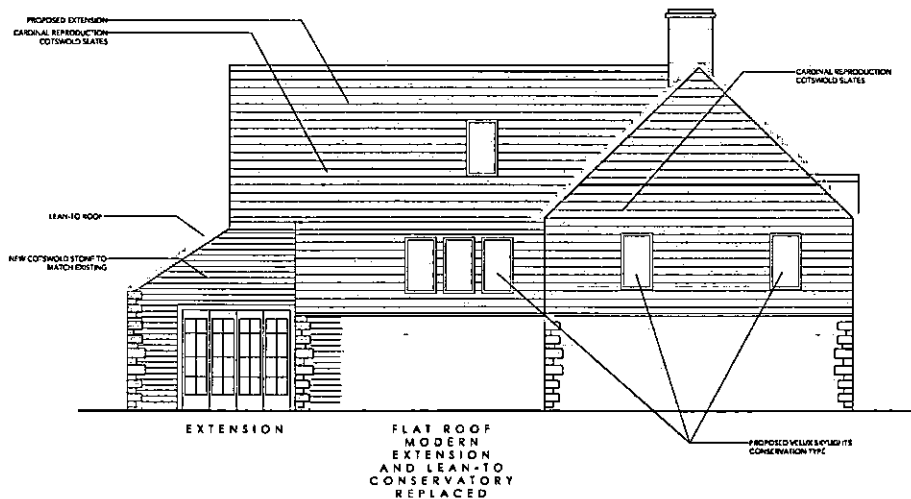
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2	Drawn	Approved	
3	Discussed	Date	



**WEST ELEVATION - EXISTING**  
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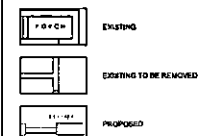


**WEST ELEVATION - EXISTING & PROPOSED**  
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**WEST ELEVATION - PROPOSED**  
SCALE = 1:50 A1

**LEGEND**

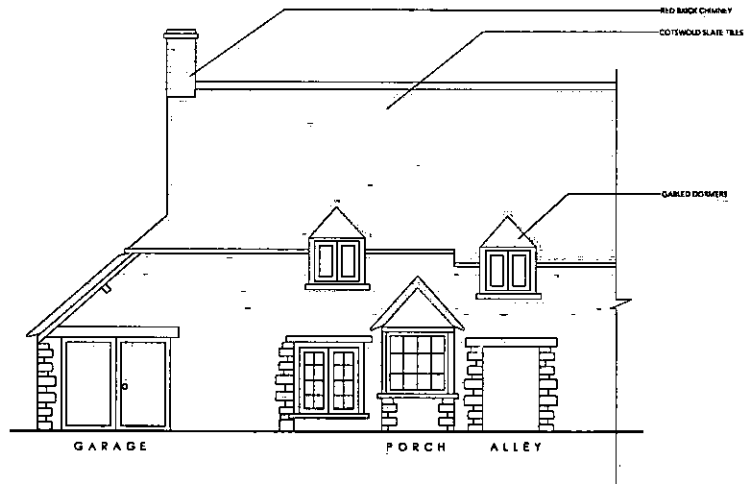


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3	Approved	DATE

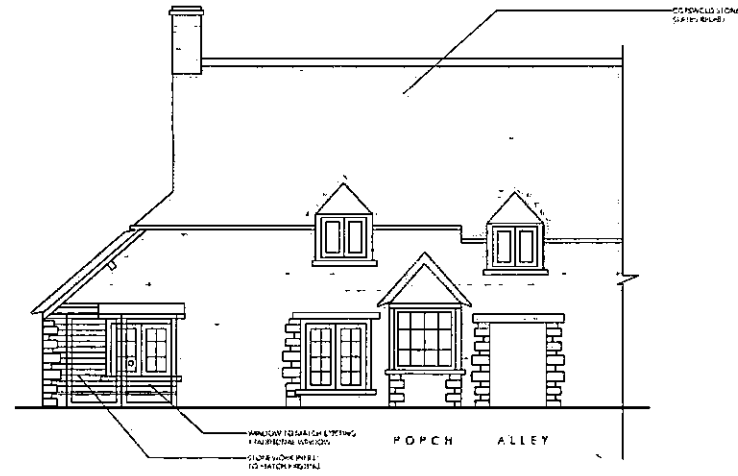
25 Ampney Crucis,  
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Nr. Cirencester  
Gloucestershire  
GL7 5SA

West Elevation  
Existing & Proposed

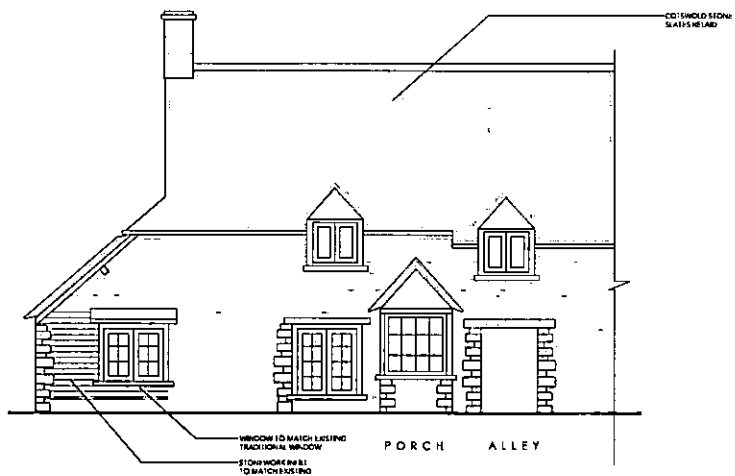
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Project No.	204	Rev	04	Sheet	04	Drawn	EDW



**SOUTH ELEVATION (FRONT OF HOUSE) - EXISTING**  
SCALE - 1:50 A1



**SOUTH ELEVATION (FRONT OF HOUSE) - EXISTING & PROPOSED**  
SCALE - 1:50 A1



**SOUTH ELEVATION (FRONT OF HOUSE) - PROPOSED**  
SCALE - 1:50 A1

**LEGEND**

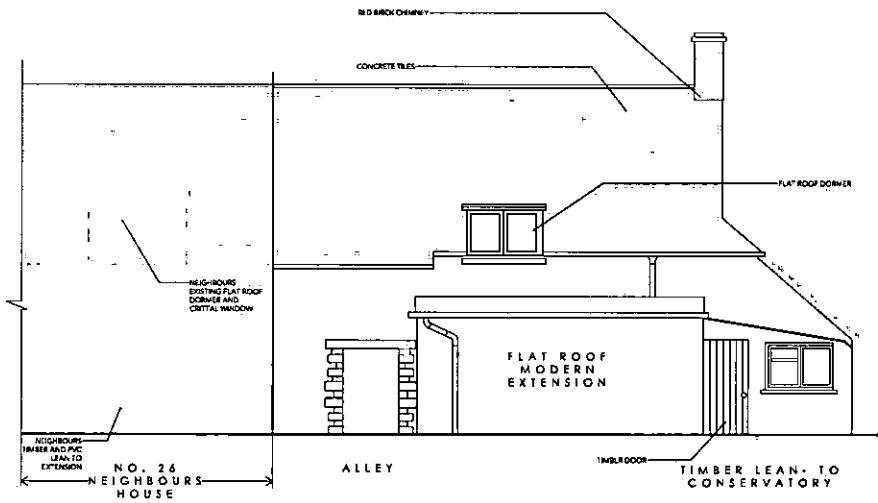
	EXISTING
	EXISTING TO BE REMOVED
	PROPOSED

Project Name	25 Ampney Crucis
Location	25 Ampney Crucis, Nr. Cirencester Gloucestershire GL7 5SA

25 Ampney Crucis,  
Ampney Crucis,  
Nr. Cirencester  
Gloucestershire  
GL7 5SA

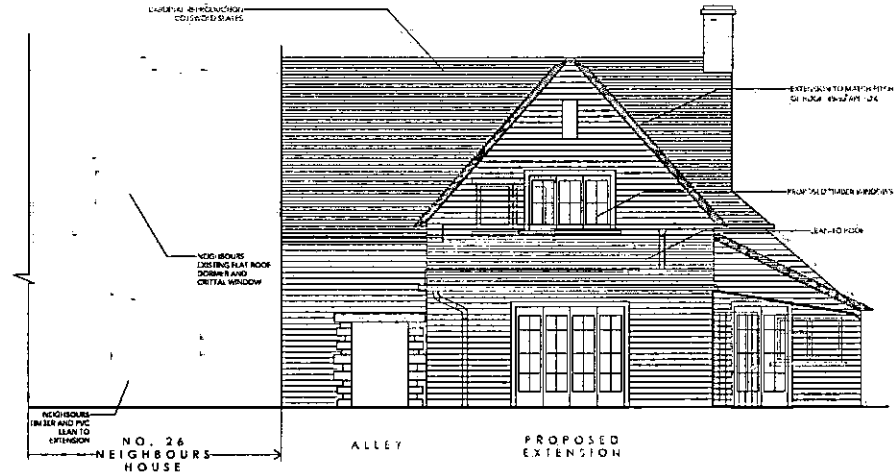
South Elevation (Front)  
Existing & Proposed

Scale	1:50	Date	14/09/17
Author	AK	Drawn	SR
Checked	A	Reviewed	KU



NORTH ELEVATION (REAR OF HOUSE) - EXISTING

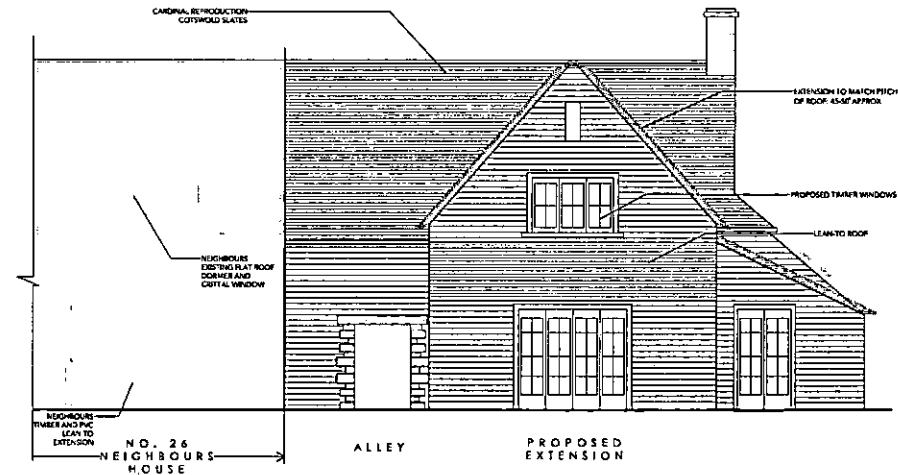
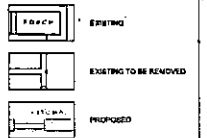
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NORTH ELEVATION (REAR OF HOUSE) - EXISTING & PROPOSED

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LEGEND



NORTH ELEVATION (REAR OF HOUSE) - PROPOSED

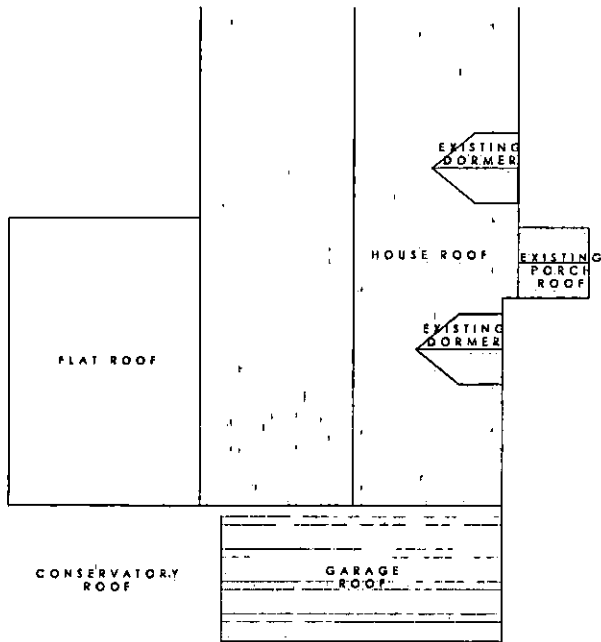
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Revision	1	15/07/17
Drawn	AT	11/07/17
Checked	AT	11/07/17

25 Ampney Crucis,  
Ampney Crucis,  
Nr. Cirencester  
Gloucestershire  
GL7 5SA

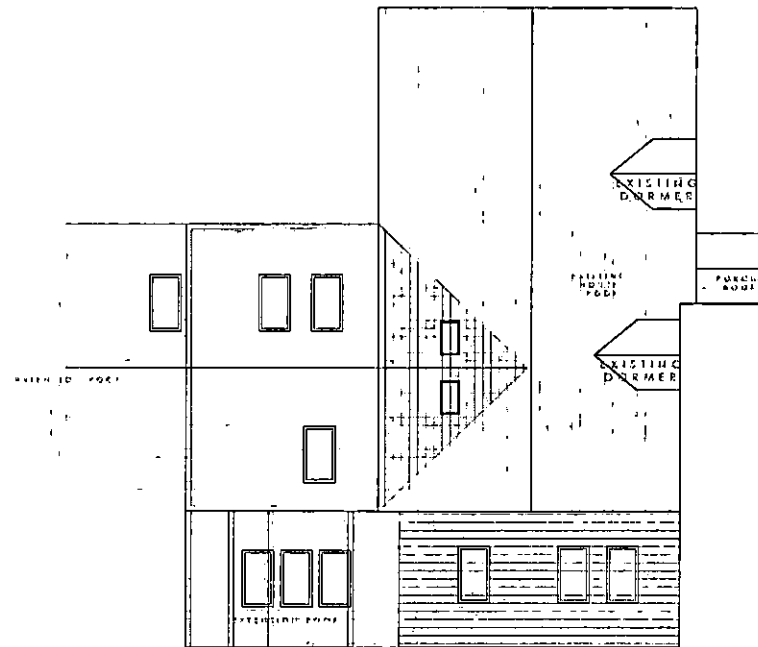
North Elevation (Rear)  
Existing & Proposed

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Drawn	AT	11/07/17
Checked	AT	11/07/17



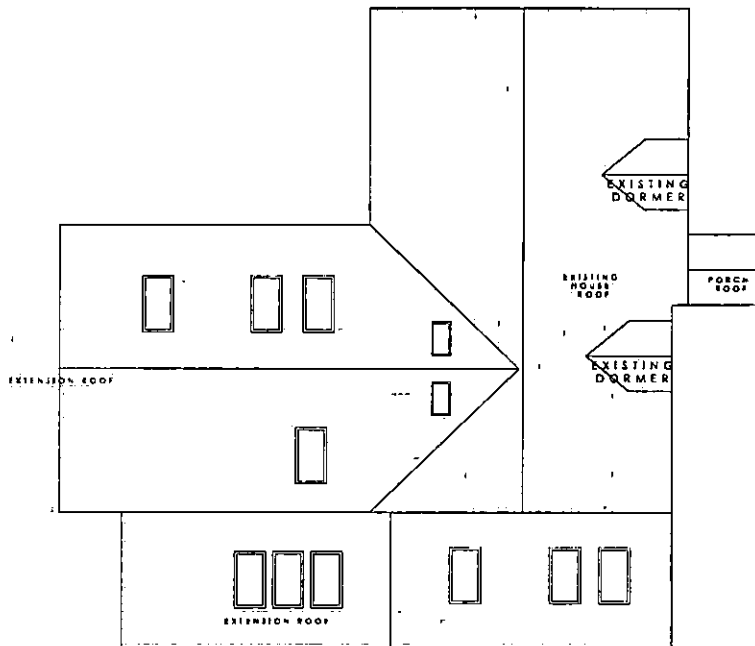
ROOF PLAN - EXISTING

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ROOF PLAN - EXISTING & PROPOSED

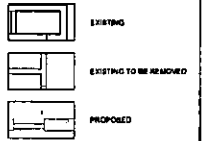
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ROOF PLAN - PROPOSED

SCALE 1:120 A1

LEGEND



Client	Project Name	Project No.
25 Ampney Crucis, Ampney Crucis, Nr. Cirencester Gloucestershire GL7 5SA		

25 Ampney Crucis,  
Ampney Crucis,  
Nr. Cirencester  
Gloucestershire  
GL7 5SA

Roof Plan  
Existing & Proposed

Drawn by	Checked by	Scale	Date
123	123	1:120	14/09/17