

Item No 05:-

18/01313/FUL

**40 Park Road
Blockley
Moreton-In-Marsh
Gloucestershire
GL56 9BZ**

Item No 05:-**Erection of two bedroom dwelling with amenity space at 40 Park Road Blockley Moreton-In-Marsh Gloucestershire GL56 9BZ**

Full Application 18/01313/FUL	
Applicant:	Mr & Mrs S Reynolds
Agent:	JCPC Ltd
Case Officer:	Joanne Reeves
Ward Member(s):	Councillor Mrs Sue Jepson
Committee Date:	11th July 2018
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Residential Development Outside Development Boundaries
- (b) Scale and Design / Character and Appearance of Conservation Area
- (c) Residential amenity
- (d) Cotswold AONB
- (e) Highway Safety and Parking Provision

Reasons for Referral:

The application has been referred to Planning Committee by the Ward Member for Blockley following concerns regarding the impact the proposed development would have on 'on-street' parking provision.

1. Site Description:

No. 40 Park Road comprises an end of terrace dwelling within the Blockley Conservation Area. The dwelling appears as two storeys when viewed from Park Road (west), but as a result of the land levels, three storeys to the rear (east). It is constructed from natural stone, under a natural blue slate roof. Up until recently, there was a small lean-to structure to the rear (this has since been removed). There is an associated garden area to the east, together with vehicular access and off-road parking for at least one vehicle to the north.

The terrace makes a positive contribution to the Blockley Conservation Area, which is a designated heritage asset. The site is also within the Cotswold Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

17/00722/FUL- Three storey side extension and single storey rear extension - Refused 13/04/2017. Appeal dismissed 10/11/2017 (Ref: APP/F1610/D/17/3178437).

17/02952/FUL - Single storey rear extension - Permitted 12/09/2017.

17/05030/FUL - Three storey side extension and single storey rear extension - Permitted 05/03/2018.

3. Planning Policies:

LPR15 Conservation Areas
LPR38 Accessibility to & within New Develop
LPR39 Parking Provision
LPR42 Cotswold Design Code
LPR46 Privacy & Gardens in Residential Deve
NPPF National Planning Policy Framework

4. Observations of Consultees:

Account has been taken of the Conservation Officer's comments made in respect of planning permission 17/05030/FUL for the erection of a three storey side extension and single storey rear extension, which are included within the Officer's Assessment.

5. View of Town/Parish Council:

Blockley Parish Council: No comments received to date.

6. Other Representations:

Eight third party letters of objection have been received from local residents, including two from the same individual, raising the following concerns:

- i. the loss of the off-road parking space and the impact the provision of a new dwelling would have on existing on-street parking along Park Road;
- ii. the loss of important views and the impact of the proposed development on the character and appearance of the conservation area.

Several comments have been made in respect of matters that are not material to the consideration of the planning application. For example, the Local Planning Authority is unable to control whether the proposed dwelling would be used as a primary residence, or a holiday let. Similarly, there can sometimes be private issues between neighbours, such as private rights of access, and covenants that are not relevant planning considerations.

7. Applicant's Supporting Information:

Planning, Heritage and Design and Access Statement.

8. Officer's Assessment:

The application seeks planning permission to erect a two bedroom dwelling to the north gable-end of the existing dwelling. Earlier this year, planning permission was granted for a three storey side extension and single storey rear extension in the same location as the proposed dwelling (Ref: 17/05030/FUL). This extension was deemed acceptable following comments made by the Inspector in a previous Appeal Decision (Ref: APP/F1610/D/17/3178437) dated 10 November 2017 relating to the site.

The two bedroom dwelling now proposed would be identical in its scale, form and design to the permitted three storey extension; appearing as a two storey end-of-terrace dwelling when viewed from Park Road, and a three storey dwelling with single storey lean-to when viewed from the east. It would be constructed from natural stone under a pitched natural blue slate roof. The existing garden area serving No. 40 would be sub-divided on an east-west basis, and form separate garden areas for the proposed dwelling, and No. 40.

(a) Residential Development Outside Development Boundaries

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". The starting point for the determination of the application is therefore is the current Development Plan for the district, which is the Cotswold District Local Plan 2001-2011.

The application site is located outside a Development Boundary as designated in the current Local Plan. Development on the site is therefore primarily subject to Policy 19: Development Outside Development Boundaries. Criterion (a) of Policy 19 has a general presumption against the erection of new build open market housing (other than that which would help to meet the social and economic needs of those living in rural areas) in locations outside designated development boundaries. The provision of the open market dwelling proposed in this instance would therefore typically contravene the guidelines set out in Policy 19. Notwithstanding this, the Local Planning Authority must also have regard to other material considerations when determining planning applications. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF). Paragraph 2 of the NPPF states that the Framework "is a material consideration in planning decisions".

Paragraph 47 of the NPPF states that local planning authorities should identify a supply of deliverable sites sufficient to provide five years' worth of housing. It also advises that an additional buffer of 5% or 20% should be added to the five-year supply "to ensure choice and competition in the market for land". In instances when local planning authorities cannot to demonstrate a five-year supply of deliverable housing sites paragraph 49 states that the "relevant policies for the supply of housing should not be considered up-to-date."

In instances where the development plan is absent, silent or relevant policies are out of date local planning authorities should have regard to paragraph 14 of the NPPF which states that planning permission should be granted unless;

- "- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted."

In the case of sites located within the Cotswold Areas of Outstanding Natural Beauty the second bullet point is applicable by virtue of footnote 9 accompanying paragraph 14.

In light of recent appeal decisions it is considered that little or no weight can now be given to Policy 19 insofar as it relates to applications for new build open market housing.

In the context of the above, it is also necessary to have regard to the emerging Cotswold District Local Plan 2011-2031 (eLP) when considering this application. The eLP has been through Local Plan Examination. The Local Plan Inspector has also issued his 'Report on the Examination of the Cotswold District Local Plan 2011-2031'. It is therefore anticipated that the new Local Plan will be adopted in the Summer of 2018. Due to the progress towards adoption, Officers are satisfied that the policies can now be given substantial weight and the eLP is now the most significant material consideration.

Whilst Blockley is not designated as a Principal Settlement in the current Local Plan, it has been identified as such in the emerging Local Plan. In particular, it has been identified as one of 17 settlements that has sufficient facilities and services to accommodate new residential development. The village has a primary school, village shop, hotel and public house. It is in close proximity to the larger service centre of Moreton-In-Marsh, to which there is a regular bus service. Employment opportunities are also available nearby at Draycott, Northcot Business Park and Northwick Business Centre.

Emerging Local plan policy DS2: Development within Settlement Boundaries states that -

"Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle."

In light of the advanced stage of the emerging Local Plan and the lack of objection to this policy in the Inspector's Report on the Examination of the Cotswold District Local Plan 2011-2031, it is considered that Policy DS2 carries substantial weight, and as such is the most significant material consideration in the determination of this application. The erection of a new dwelling in this location is therefore considered to be acceptable in principle.

(b) Scale and Design / Character and Appearance of Conservation Area

The application site lies within the Blockley 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 NPPF requires that local planning authorities take account of the desirability of sustaining or enhancing the significance of heritage assets. In particular, paragraph 132 states that when considering the impact of a proposal on the significance of a designated heritage asset, such as a Conservation Area, great weight should be given to the asset's conservation. It also states that significance can be harmed through alteration or development within its setting. Paragraph 134 states that where proposals will cause harm to the significance of a designated heritage asset that is less than substantial harm, that harm should be weighed against the public benefits of those works.

Section 7 of the NPPF requires good design. Local Plan Policy 42 also 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.

Similarly, Policy 15 of the Cotswold District Local Plan seeks to preserve or enhance the character or appearance of Conservation Areas within the District. In particular, it states that proposals requiring planning permission should only be permitted if the siting, scale, form, proportions, design, colour and materials of any new or altered buildings are in keeping with the character and appearance of the area in general.

Policies EN2 (Design of the Built and Natural Environment), EN10 (Designated Heritage Assets), and EN11 (Designated Heritage Assets - Conservation Areas) of the eLP also carry substantial weight, given the Plan's advanced stage in the examination process. These policies largely reiterate current policy. Policy EN2 states that development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of a design quality that respects the character and distinctive appearance of the locality. Policy EN10 states that in considering proposals that affect a designated heritage asset or its setting, great weight should be given to the asset's conservation; whereas Policy EN11 states that development proposals that would affect Conservation Area and their settings, will be permitted provided they will preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features.

No. 40 Park Road is situated at the northern end of a long historic terrace. This part of the Blockley Conservation Area has a very distinctive character. Terraces line the east side of the road. They are most likely all 19th century in date. Each terrace maintains a good degree of historic integrity and significance. As such, they are considered to make a positive contribution to the conservation area.

The terraces tightly enclose the street. The terraces differ slightly in age, style and construction, and are placed within varying proximity to each other. Between No. 40 and No. 41 there is a gap, which forms an important break, providing some relief to this tighter terraced street scene. There

are views out from the street and pavement across the village and countryside to the east. These views are far-reaching and form an important part of the distinctive character and appearance of this part of the conservation area. Within the Blockley Conservation Area Statement the maps identify the gap between No. 40 and the adjacent terrace as allowing for important views.

The application seeks planning permission to erect a dwelling to the north facing gable-end of No. 40, adding another unit to the terrace, and replicating its historic form. The proposed dwelling would be identical in its scale, form and design to the previously permitted three storey extension, the principle of which was validated by the Inspector in Appeal Decision Ref: APP/F1610/D/17/3178437, having regard to its impact of the conservation area's character and appearance.

In particular, the height of the ridge and eaves would replicate the existing, thereby respecting the strong historic form and visual rhythm of the terrace, and the distinctive character and appearance of this part of the Blockley Conservation Area. The Inspector was of the view that such an alteration to the terrace, and the obscuring of its historic gable-end, was not harmful to the character or appearance of the conservation area. She was also of the opinion that the extent of 'closing off' of the gap between the terraces, would still sufficiently preserve long-distance views through to open countryside in the open space retained to the side of No. 41.

Furthermore, concerns regarding the pattern of the fenestration, and the importance of the rhythm of that fenestration to the historic terrace, have also been overcome. In particular, the dwelling incorporates a front door, and windows that in their placement, scale, design and detailing reflect the existing historic units. There is also a chimney provided to the new gable end. Accordingly, the design of the dwelling is considered to preserve the character and appearance of the conservation area. The terrace's significance as a positive feature of the designated heritage asset (i.e. conservation area) would also be sustained. The proposed dwelling is therefore considered to accord with Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, Section 12 of the NPPF, and Local Plan Policies 15 and 42, together with emerging Local Plan Policies EN2, EN10, and EN11.

(c) Residential Amenity

A core planning principle of the NPPF is also to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (paragraph 17).

Local Plan Policy 46 seeks to protect residential amenity. In particular, it states that care needs to be taken when considering the design and layout of new residential development, including extensions to existing dwellings, and that privacy and daylight to neighbouring properties is not adversely affected.

Emerging Local Plan Policy EN2 (Design Code) sets out policy with regard to residential amenity, and is broadly consistent with the policy advice set out in Local Plan Policy 46. This policy can also be afforded substantial weight as a result of the advanced stage of the emerging Local Plan in the examination process.

The proposed dwelling by virtue of its form, extent, relationship to neighbouring properties, and placement of windows and doors, would not have an adverse impact on the living conditions currently enjoyed by the occupants of neighbouring properties in terms of loss of privacy and daylight. Therefore, with regard to residential amenity, the proposed dwelling is considered to accord with the core planning principle of the NPPF, Local Plan Policy 46 and emerging Local Plan Policy EN2 in terms of residential amenity.

(c) Cotswold AONB

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

Section 11 (paragraphs 109-125) of the NPPF seeks to conserve and enhance the natural environment. In particular, paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting valued landscapes. Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Emerging Local Plan Policy EN5 relates to the Cotswold AONB, and states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight. Again, this policy can be afforded substantial weight (subject to modification) as a result of the emerging Local Plan's advanced stage in the examination process.

The proposed dwelling would be seen within the wider built-up landscape character, including views from more recent development to the east. However, it would also be seen within the context of the existing terraces and would comprise matching materials. It is therefore considered that the proposed dwelling's physical presence would not adversely affect the landscape qualities of the surrounding AONB, but would blend in sufficiently with its surroundings. In this regard the proposed dwelling is considered to comply with requirements of the NPPF to conserve the special landscape qualities of the Cotswold AONB, and eLP Policy EN5.

(d) Highway Safety and Parking Provision

Section 4 (paragraphs 29-41) of the NPPF supports sustainable transport, including safe and suitable accesses to sites for all people. It states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, and avoiding street clutter. With regard to parking, it states that local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership; and an overall need to reduce the use of high-emission vehicles. The NPPF states that development should only be 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. Local Plan Policy 39 relates to parking provision and states that development shall incorporate provision for 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 capacity of any existing off street public parking.

Emerging Local Plan Policy INF4: Highway Safety also seeks to create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, and avoids street clutter. Emerging Local Plan Policy INF5 relates specifically to parking provision. It states that development should make provision for residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.

No. 40 Park Road comprises a two bedroom dwelling. If the previously permitted three storey extension were to be built, this would result in the creation of a three bedroom dwelling. The dwelling currently proposed has two bedrooms. The DCLG parking toolkit referred to in Annex F of eLP Policy INF5 calculates the average level of car parking required for a two bedroom dwelling as 1.2 spaces, and the average level for a three bedroom dwelling as 1.5 spaces.

Both the three storey extension, and the proposed dwelling, would result in the loss of the existing off-road parking space to the north of No. 40 Park Road. Whilst the loss of the parking space is regrettable, its removal would effectively 'free-up' an additional on-street parking space by virtue of making the existing dropped kerb vehicular access to the site redundant; thereby compensating for the loss.

It is noted that the majority of the dwellings along Park Road, by virtue of their terraced nature, do not benefit from off-road parking provision. As such, there is a high reliance on 'on-street' parking. However, Officers have visited the application site on several occasions during the daytime and parking has been observed as being available outside, or in close proximity to the site. Notwithstanding this, it is acknowledged that this may not always be the case in the evenings.

Nonetheless, even though there may be a high demand for on-street parking, on balance, this is not considered to indicate a high degree of parking under provision in the locality to the extent that planning permission should be refused. In particular, unrestricted on-street parking is available within a reasonable walking distance of the site. It should also be noted that facilities, including a primary school, village shop and public house are within easy walking distance, as is a bus stop, which provides a regular service to Moreton-In-Marsh.

Taking account the above, and the nature and location of the site, and in particular the modest scale of the proposed development (e.g. a two bedroom dwelling), it is considered that the lack of dedicated off-road parking provision would not harmfully inconvenience future occupiers, pose an unacceptable risk to highway safety, or materially harm the character and quality of the area.

9. Conclusion:

In view of the above, the proposed development is considered to accord with the objectives of Local Plan Policies 15, 38, 39, 42 and 46, the relevant paragraphs of the NPPF, and emerging Local Plan Policies DS2, EN2, EN5, EN10, EN11, INF4 and INF5.

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 permitted shall be carried out in accordance with the following approved plans: Location Plan (Drawing No. C628-L01 Rev A), As Proposed Site Layout Plan (Drawing No. C628-P01 Rev C), and As Proposed Plans and Elevations (Drawing No. C628-P02 Rev E).

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 exterior of No. 40 Park Road.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policies 15 and 42, and the National Planning Policy Framework, the development hereby permitted is completed in a manner appropriate to the site and the surrounding Conservation Area.

Prior to the construction of any external wall of the development hereby permitted, a sample of the proposed roofing material shall be approved in writing by the Local Planning Authority and only the approved roofing material shall be used.

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

Prior to the construction of any external wall of the development hereby permitted, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies 15 and 42, and the National Planning Policy Framework 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. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the building.

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, and the National Planning Policy Framework.

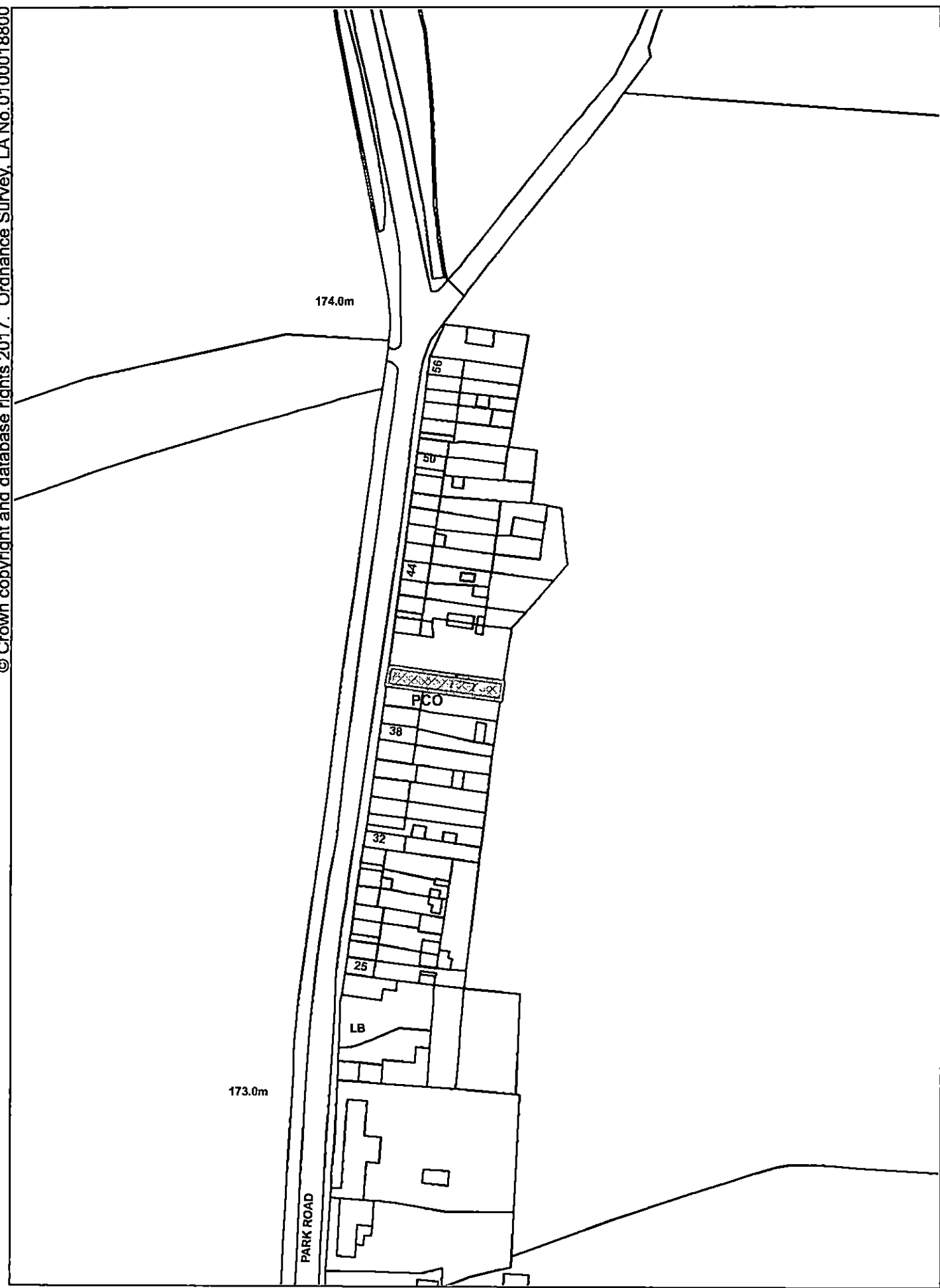
No bargeboards or eaves fascias shall be used in the development hereby permitted.

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, and the National Planning Policy Framework.

The windows and doors shall be painted in a colour to be first submitted to and approved in writing by the Local Planning Authority and shall thereafter be maintained in the approved colour unless otherwise agreed in writing by the Local Planning Authority.

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, and the National Planning Policy Framework.

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COTSWOLD
DISTRICT COUNCIL

40 PARK ROAD BLOCKLEY

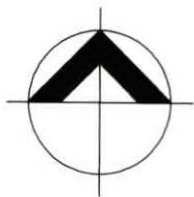
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 Department:
 Date: 29/06/2018

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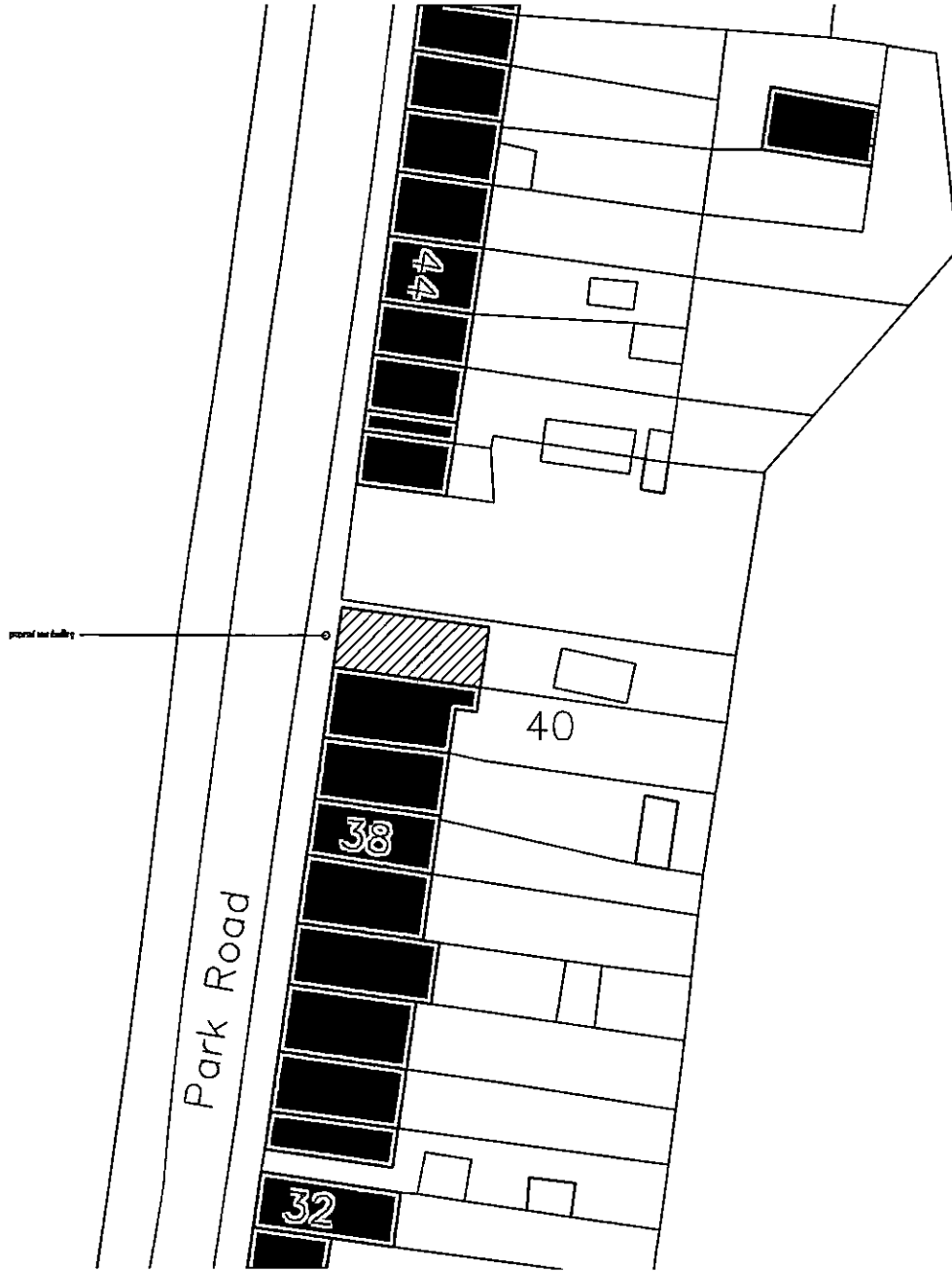




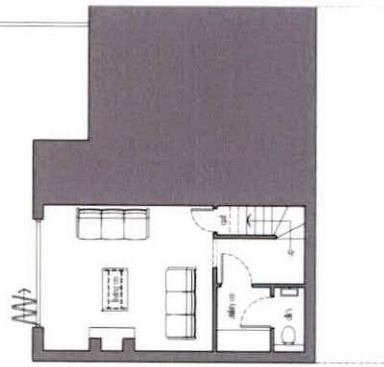
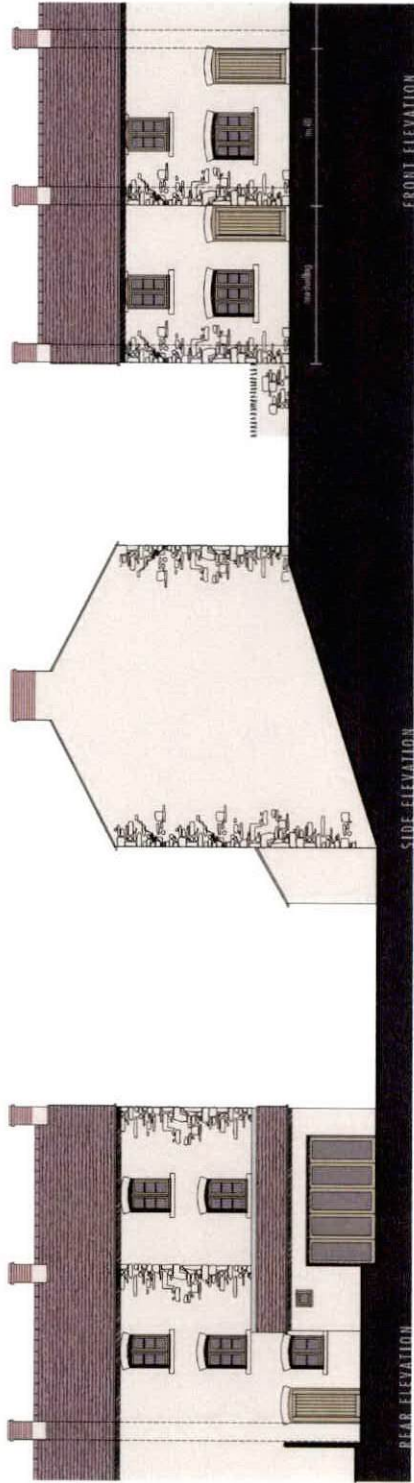
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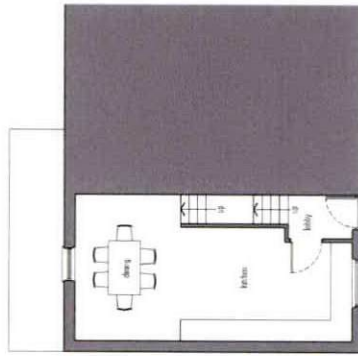
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		date FEB/17	drawing LOCATION PLAN		
		paper size A4	job C628	no. C628-L01	rev A



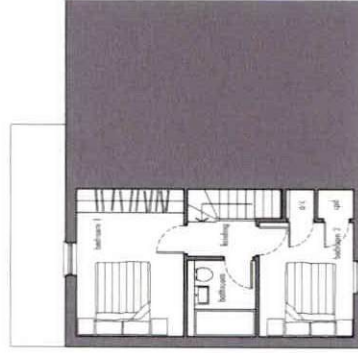
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		<p>date FEB/17</p>	<p>drawing AS PROPOSED SITE LAYOUT PLAN</p>		
		<p>paper size A4</p>	<p>job C628</p>	<p>no. C628-P01</p>	<p>rev C</p>



lower ground floor plan



ground floor plan



first floor plan



PROJECT 40 PARK ROAD BLOCKLEY MORETON-IN-MARSH GLOUCESTERSHIRE GL56 9BZ	scale	Client
	1:100	S REYNOLDS & M BECKER
	date	drawn by
	JAN/17	AS PROPOSED
	project size	PLANS AND ELEVATIONS
	A2	no.
	CG28	CG28-P02
		rev
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Appeal Decision

Site visit made on 10 October 2017

by Elaine Benson BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 November 2017

Appeal Ref: APP/F1610/D/17/3178437
40 Park Road, Blockley GL56 9BZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs S Reynolds against the decision of Cotswold District Council.
 - The application Ref 17/00722/FUL, dated 19 February 2017, was refused by notice dated 13 April 2017.
 - The development proposed is erection of two storey side extension with lower ground floor to rear.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. Planning permission was originally sought for an extension that was level with the front elevation of the appeal property (No 40) (the original scheme). The Council sought and received amendments to the proposal which included stepping back the front of the extension (the revised scheme). One of the reasons for refusal was based on these amendments and reflects comments made by the Council's conservation advisor. The appellants would like both schemes to be considered in this appeal. Public notification and other consultations were carried out in respect of the original scheme. Accordingly, I consider that no parties would be prejudiced by considering it alongside the revised scheme that was determined by the Council.

Main Issues

3. The main issues in this appeal are the effects of the proposed extensions on the character and appearance of the terrace of which they would form part and the street scene, and the statutory duty to consider the desirability of preserving or enhancing the character or appearance of the Blockley Conservation Area.

Reasons

4. The appeal site is within the Blockley Conservation Area, a designated heritage asset. The Blockley Conservation Area Statement (BCAS) and its accompanying maps describe the character and appearance of the area and identify its important attributes. These include the distinctive Park Road terraced cottages and the view obtained from between the 2 terraces containing Nos 40 and its

neighbour at No 41 (No 41). These attributes, along with the historic development of the village contribute towards the significance of the designated heritage asset.

5. The terrace in which No 40 stands (the appeal terrace) is one of a number on the east side of Park Road which date from the 19th century. They comprise traditional Cotswold stone construction with pitched, slate roofs. The terraces differ slightly in age, style and construction but the height, width and front elevations of the cottages within the various terraces are generally uniform. They are little changed and retain their character. The outlines of the terraces can be seen from lower levels in the village. The strength of the continuous linear form and design consistency of the terraces make a great contribution to their character and distinctiveness and those of Park Road. Park Road has one of the few linear layouts in the conservation area and extends from the village centre to the surrounding countryside.
6. In combination these features contribute towards the distinctive character, or significance, of Park Road and the conservation area. The Council considers that the appeal terrace is a non-designated heritage asset by virtue of its age, traditional materials and construction techniques, its architectural design and the surviving features. There are no reasons to disagree.
7. No 40 is a two-storey end of terrace cottage which is three-storeys at the rear due to the steeply sloping ground levels in the locality. Both of the proposed side extensions would conceal its gable end. However, I am satisfied that this gable and the limited publically available views of it are not essential to the significance of the non-designated heritage asset or that of the conservation area.
8. The heights and widths of the two schemes would give the general appearance of adding a further cottage onto the end of the terrace, increasing its historic length. The revised scheme would be set back from the front of No 40 and this would result in lower eaves and roof ridge lines. In design terms it would be clear that it was an extension to the original property. However, the setback would disrupt the strong characteristic linear form and 'flow' of the terrace and the extension would attract some attention away from the form of the terrace. Therefore, the revised scheme would harm the significance of the conservation area and the terrace, and would be detrimental to the street scene. I agree with the Council's conservation adviser and the appellants that the original scheme would more appropriately relate to the historic form of the appeal terrace than the revised scheme.
9. However, in terms of more detailed design factors, the repetition of the door and window openings within the narrow frontages of each cottage makes a significant and positive contribution to the character and appearance of the row of terraces and consequently the conservation area. Whilst the position, scale and form of the proposed windows would replicate those found on No 40 and its neighbours, the front elevation of both extensions would not fully respect the arrangement of openings on the fronts of the terraces. The introduction of a greater area of blank stonework at ground level and the absence of a doorway would appear incongruous and would disrupt the appearance of the appeal terrace as a whole, would fail to preserve the character or appearance of the designated and non-designated heritage assets and would harm their significance.

10. For the reasons I have set out, the construction of both extensions would fail to preserve or enhance the character or appearance of the conservation area or those of the appeal terrace. This harm would amount to less than substantial harm to the significance of the designated and non-designated heritage assets.
11. Turning to the significance of the space, or gap, between the 2 neighbouring terraces, there are far reaching views across the lower-lying levels of the village and towards the countryside beyond, although public views from this position are limited to a degree by the extent and depth of the terraces and by the narrowness of Park Road. This view is identified as important in the BCAS and I agree. The gaps between each of the terraces in Park Road vary in size, with the space between the 2 terraces containing No 40 and No 41 being one of the largest. The width of the latter space would be reduced as a result of the construction of both of the proposed extensions.
12. In considering the effect on the character and appearance of the conservation area of the proposed reduction of this gap, I have carefully considered the submitted evidence and my observations relating to the available views over the countryside, the differing ground levels, the presence of the attractive stone wall demarking the front boundary of No 41's parking area and the absence of any permanent front boundary to the land at the side of No 40. The majority of the existing gap relates to land associated with No 41. This cottage is at significantly lower ground level than its parking area which aligns with the level of No 40. Therefore, even if the appeal extensions were to be built, a wide gap between the extension and No 41 would remain. This would also be proportionate to the other spaces between the Park Road terraces.
13. Although it would change, there would be no loss of an important view and I give less weight than the Council to the importance of the gap as a visual break between the neighbouring terraces. Taking all of the foregoing factors into account I conclude that the appeal proposals would not diminish the importance of the historic view which would be preserved by the retention of the space at the side of No 41, thereby also preserving the character and appearance of the conservation area and those of the appeal terrace. Consequently, there would be no harm to significance in this regard. Nonetheless, this does not outweigh the harm identified above.
14. For the reasons set out I conclude that the proposed extensions would conflict with saved Policy 15 of the Cotswold District Local Plan which among other things indicates that within conservation areas development will be permitted provided that it preserves or enhances the special character or appearance of the area. There would also be conflict with the objectives of the National Planning Policy Framework (the Framework) to conserve the historic environment, with which Policy 15 is consistent. There would be no conflict in respect of Policy 15's requirement that development should not result in the loss of open spaces, which by their openness make a valuable contribution to the character or appearance or allow important views into and out of the conservation area.
15. In accordance with the requirements of the Framework I have determined whether there are public benefits which would outweigh the identified less than substantial harm to the significance of the heritage assets. The benefits accruing from the proposal would be solely for the appellants. No other public benefits have been put forward with this appeal.

Other matters

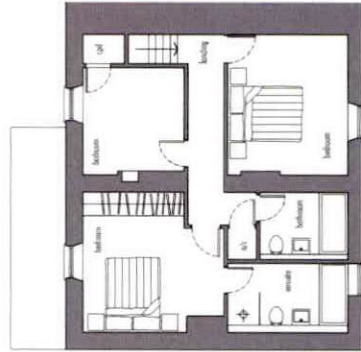
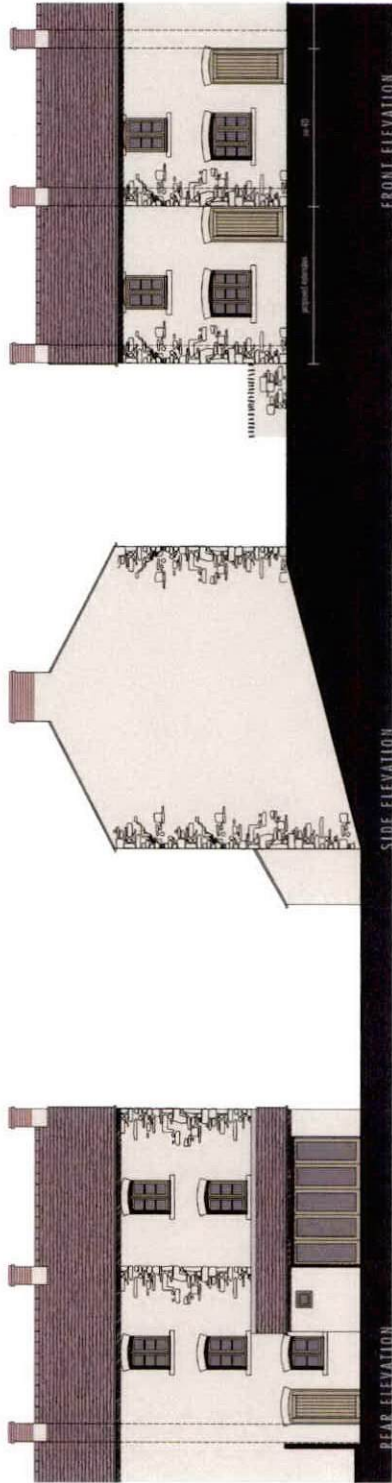
16. Although it is not in dispute between the main parties, I am required to have regard to conserving the special landscape qualities of the Cotswolds Area of Outstanding Natural Beauty (AONB). The proposed extensions would be seen within the wider landscape, including in views from more recent development to the east. Nonetheless, they would be seen within the context of the existing terraces and would comprise matching materials. I therefore consider that their physical presence would not adversely affect the landscape qualities of the surrounding AONB but would blend in sufficiently with their surroundings. In this regard the proposals would comply with requirements of the Framework to conserve the special landscape qualities of the AONB.
17. All other matters raised have been taken into account. None affect my conclusions on the main issues. For the reasons given the appeal is dismissed.

Elaine Benson

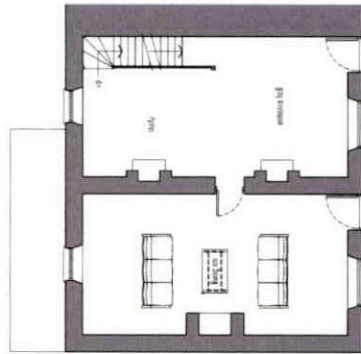
INSPECTOR

PERMITTED THREE STOREY SIDE EXTENSION & SINGLE STOREY REAR EXTENSION

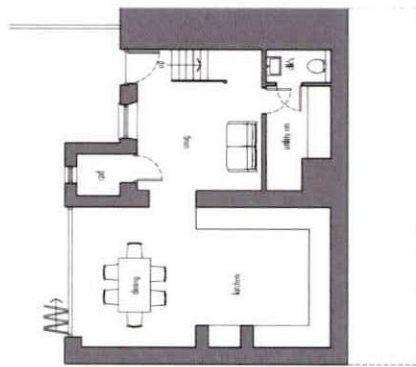
REF: 17/05030/FUL.



first floor plan



ground floor plan



lower ground floor plan

PROJECT	40 PARK ROAD BLOCKLEY MORRETON-IN-MARSH GLOUCESTERSHIRE GL56 9BT	Scale	1:100	Client	S REYNOLDS & M BECKER
DATE	JAN/17	DATE	JAN/17	DESIGNER	AS PROPOSED
PROJECT NO	A2	PROJECT NO	A2	PLANS AND ELEVATIONS	
DATE	17/05/17	DATE	17/05/17	PROJECT NO	CG2B-P02
PROJECT NO		PROJECT NO		PROJECT NO	C