

Item No 04:-

18/03054/FUL

**30 Arbour Close
Mickleton
Chipping Campden
Gloucestershire
GL55 6RR**

Item No 04:-

**Two storey side extension to include garage conversion at 30 Arbour Close
Mickleton Chipping Campden Gloucestershire GL55 6RR**

Full Application 18/03054/FUL	
Applicant:	Mr & Mrs Tom Stowe
Agent:	Alscot Architecture
Case Officer:	Amy Hill
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	10th October 2018
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Design
- (b) Residential Amenity
- (c) Parking

Reasons for Referral:

The applicant is related to Councillor Stowe. As such the application is required to go before the Committee for determination in accordance with the Scheme of Delegation.

1. Site Description:

The site is located on a corner plot in a residential area of Mickleton and lies within the village's Development as defined within the Cotswold District Local Plan. The site consists of a two storey detached reconstituted stone dwellinghouse. The street consists of dwellings of a similar appearance to that of the application site. There is parking to the front and side of the dwellinghouse and a private garden to the rear.

The site is not within a conservation area or an area of outstanding natural beauty.

2. Relevant Planning History:

None

3. Planning Policies:

_DS2 Dev within Development Boundaries
_EN2 Design of Built & Natural Environment
_INF5 Parking Provision
NPPF National Planning Policy Framework

4. Observations of Consultees:

None received at the time of writing this report.

5. View of Town/Parish Council:

Not received at the time of writing this report.

6. Other Representations:

None received at the time of writing this report.

7. Applicant's Supporting Information:

Proposed plans

8. Officer's Assessment:

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 this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

The proposal is for a two storey side extension incorporating the existing garage as part of the kitchen. The roof canopy over the existing terrace is also shown as being removed, however this element is not considered to require planning permission.

(a) Design

Local Plan Policy DS2 (Development within Development Boundaries) acceptability of development and Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in. Paragraph 127 states decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

The proposed extension is stepped back from the front of the existing dwellinghouse by just over a metre and is stepped down by 65 cm, although the front eaves are the same height as the adjacent part of the existing dwellinghouse. The front elevation of the extension includes a roof light and dormer window, similar to the two existing dormer windows. The ground floor has 'garage' doors, although this only serves a storage area.

The roof slope extends lower to the rear resulting in an asymmetrical side elevation. This extends into a flat roof area of the current garage with an additional roof lantern. The materials are proposed as Bradstone walling, a concrete tile roof and white UPVC windows, to match the existing dwellinghouse.

The siting on a corner plot would result in the extension being prominent, in an area where many of the surrounding properties appear essentially unaltered. However, given that the extension is subservient and in keeping with the existing dwellinghouse, the visual impact is considered acceptable in regards to the character and appearance of the street.

The extension has been designed so it would be subservient to the host dwelling and would remain in keeping with it. The proposed materials are considered suitable for the dwellinghouse and context.

The siting on a corner plot would result in the extension being prominent, in an area where many of the surrounding properties appear mainly unaltered and similar to the site. However, given the extension is subservient and in keeping with the existing dwellinghouse, the impact is considered acceptable in regards to the character and appearance of the street.

The proposal is therefore considered to comply with the design aims of Local Plan Policy EN2 and Section 12 of the NPPF.

(b) Residential Amenity

Local Plan Policy EN2 also refers to the Cotswold Design Code which sets out guidance with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

Owing to the scale, siting and position relative to neighbouring properties, the proposed development is not considered to impinge on the residential amenities of the neighbouring properties with regard to potential loss of light or overbearing impact.

The windows to the front overlook a public highway. No windows are proposed in the side of the extension. To the rear, although a dormer window is proposed, this would overlook the driveway area of the neighbour to the rear, and would be alongside two existing dormer windows. As such, any increase in overlooking is considered minimal and would not cause harm to the amenity of the neighbours.

The flat roof part of the extension includes windows and glazed doors to the rear and side. These are at single storey level which, given the tall close boarded fencing and hedging around the rear garden, would have a limited impact on the amenity of neighbours.

Given the above, the proposal is considered to be acceptable having regard to the impact on residential amenity. It therefore complies with the residential amenity considerations of Local Plan Policy EN2 and NPPF Section 12.

(c) Parking

Plan Policy INF5 states that 'Development will make provision for residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.' The guidance notes form this policy support the considerations of Section 9 of the NPPF, specifically Paragraph 105 of the NPPF.

The proposed extension would remove both the existing garaging and parking space to the side of the dwellinghouse. Nevertheless, a parking space would remain to the front of the property. Additionally, on-street parking is available which did not appear to be limited at the time of the site visit. Given this and the service provision within Mickleton, a Principal Settlement, the remaining parking provision at the site is considered sufficient.

The proposal is therefore considered to comply with the aims of Local Plan Policy INF5 and Section 9 of the NPPF.

9. Conclusion:

The proposal is considered to accord with Local Plan Policies EN2 and INF5, and the material considerations of the NPPF. As such the proposal is recommended for permission.

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):
PO1 and PO3

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with 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 EN2, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.

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30 ARBOUR CLOSE MICKLETON

Organisation: Cotswold District Council

Department:

Date: 27/09/2018

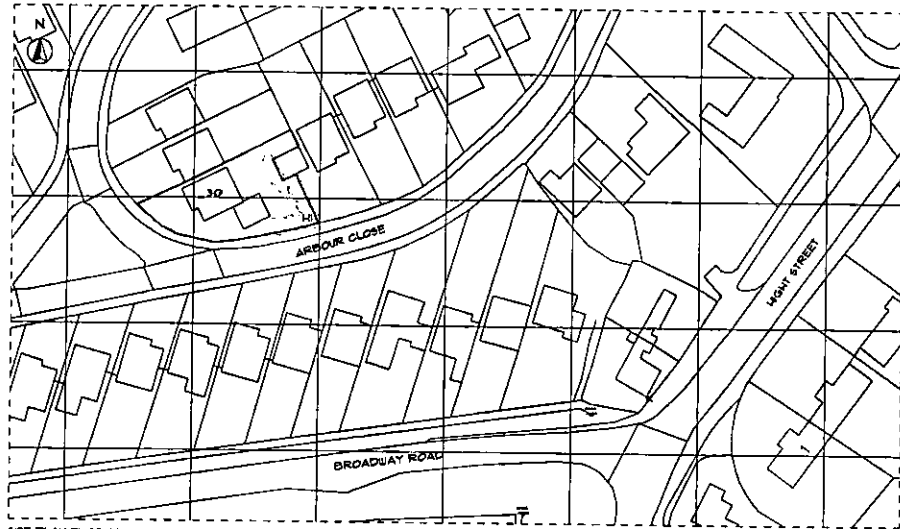
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COTSWOLD
DISTRICT COUNCIL

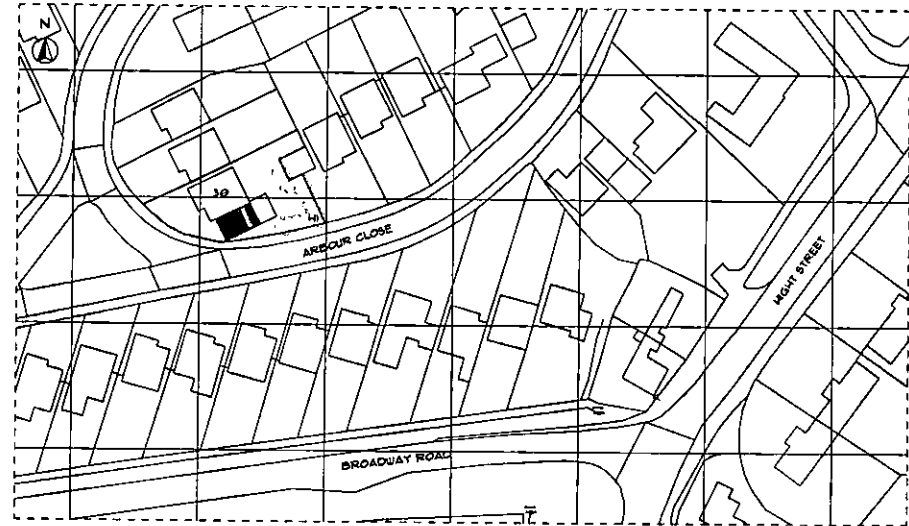


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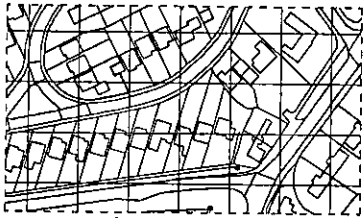
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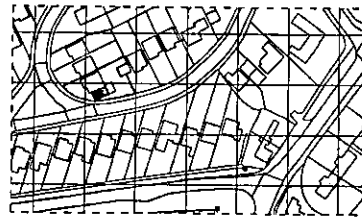
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LOCATION PLAN EXISTING

11250



LOCATION PLAN PROPOSED

11250

ALSCOT
ARCHITECTURE

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 info@alscot.co.za Tel: 021 461 4128

CLIENT
 MR & MRS TOM STONE

PROJECT NAME
 TWO STOREY SIDE EXTENSION

SITE ADDRESS
 30 ARBOUR CLOSE
 HICKLETON
 CHIPPING CAMPDEN
 GL55 6NR

DRAWING SCALE PAPER SIZE

1:1000 2900 x 2100 A1

DRAWN BY DATE

YPS AUG 2019

DRAWING NO REVISED

P09

DRAWING TITLE

SITE PLANS EXISTING & PROPOSED

EXISTING PLANS & ELEVATIONS

PROJECT TITLE
TWO STORY SIDE EXPANSION

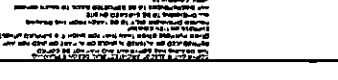
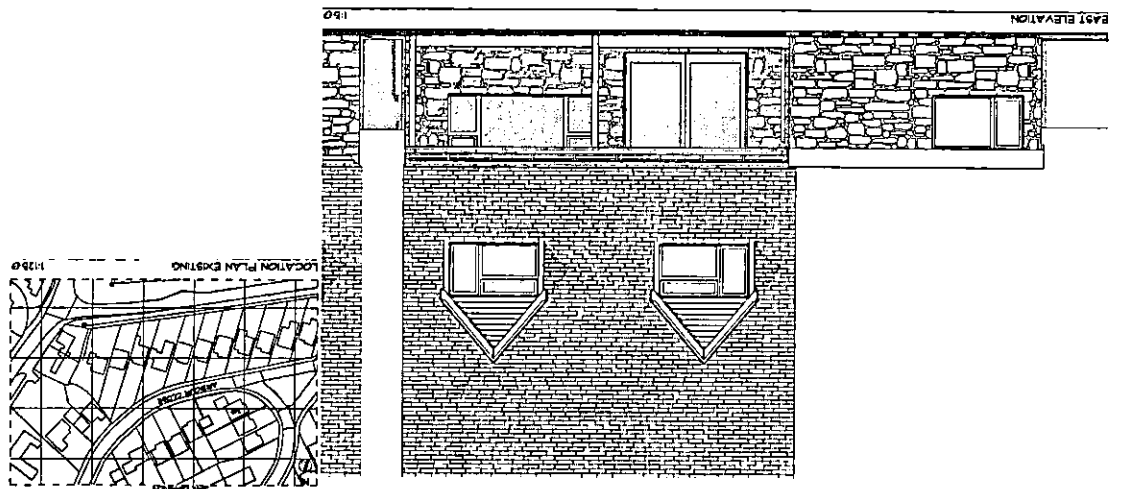
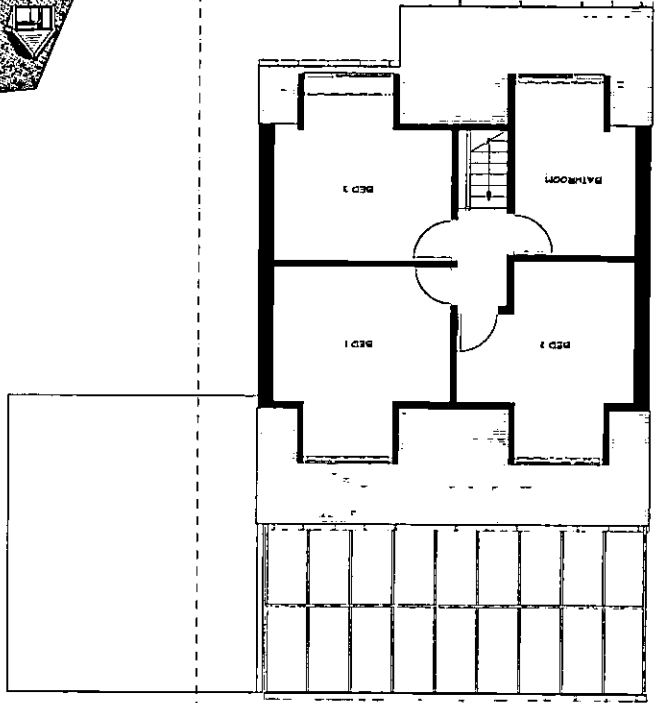
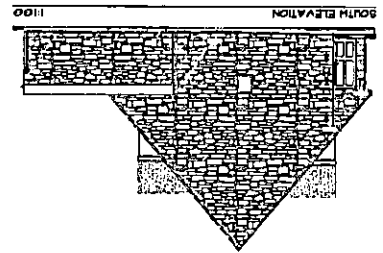
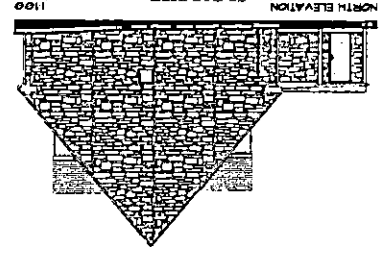
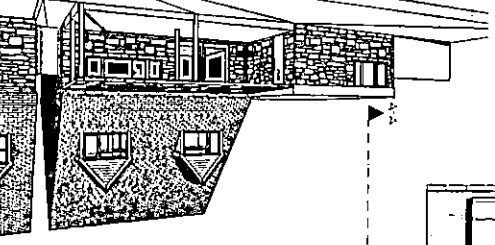
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MR & MRS TOM STONE

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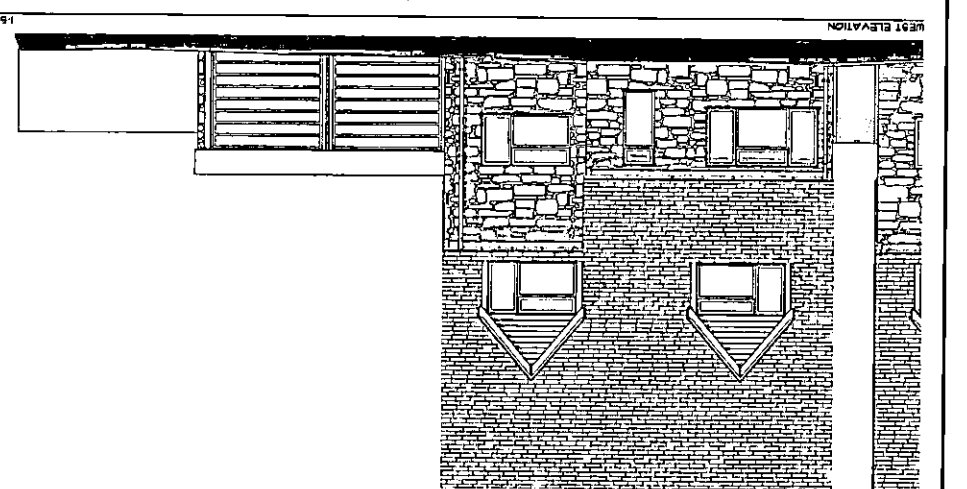
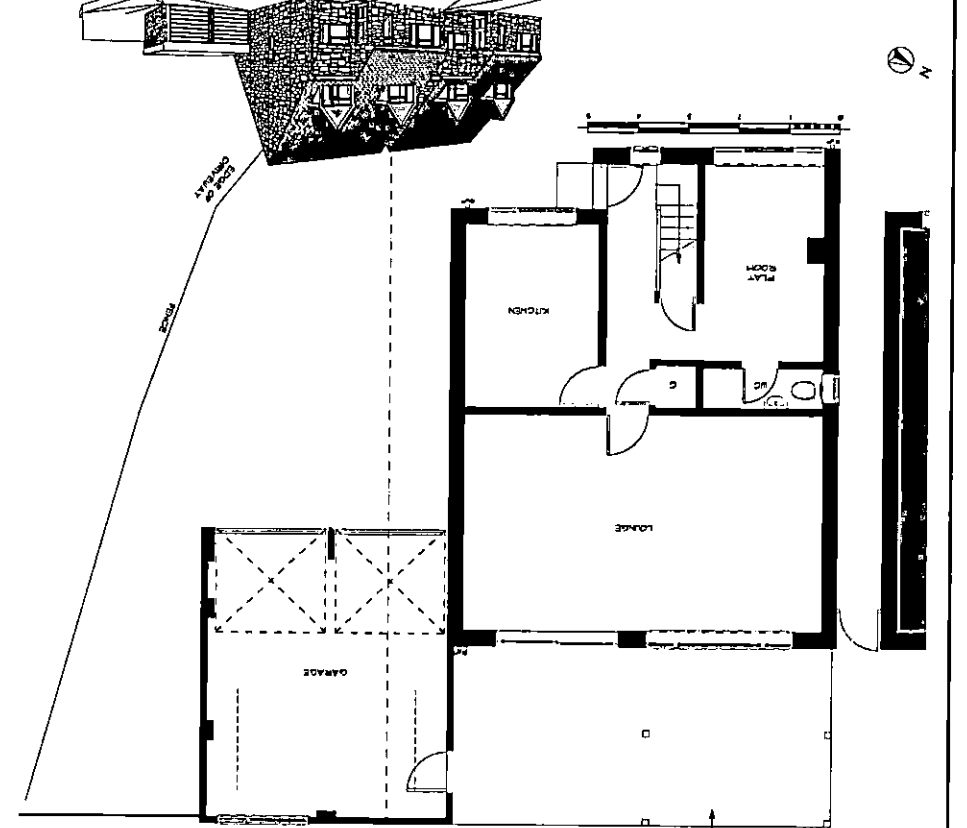
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REVISION

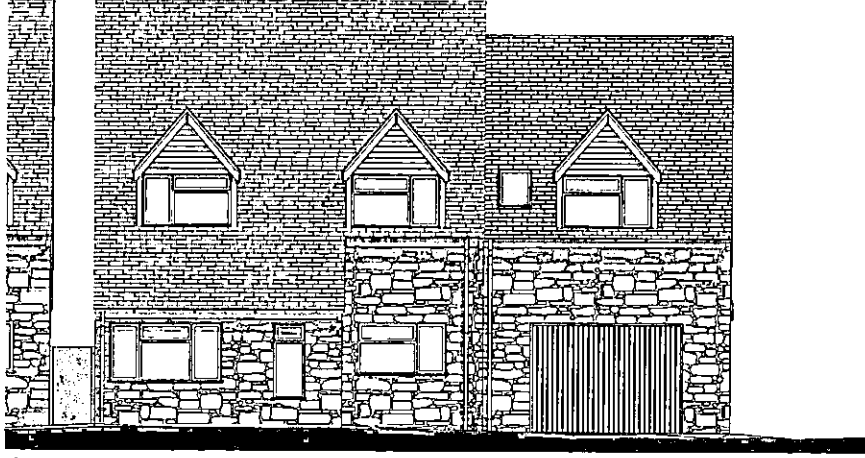
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2	REVISED PER 2024-08-25	2024-08-25
3	REVISED PER 2024-09-10	2024-09-10
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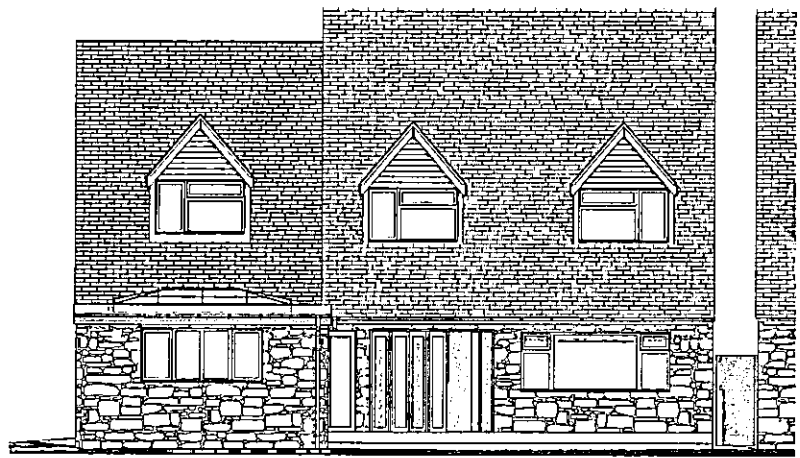
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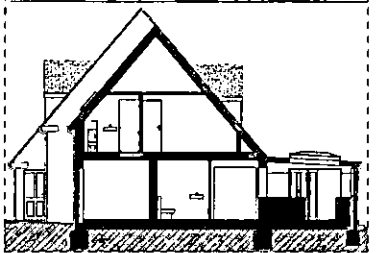
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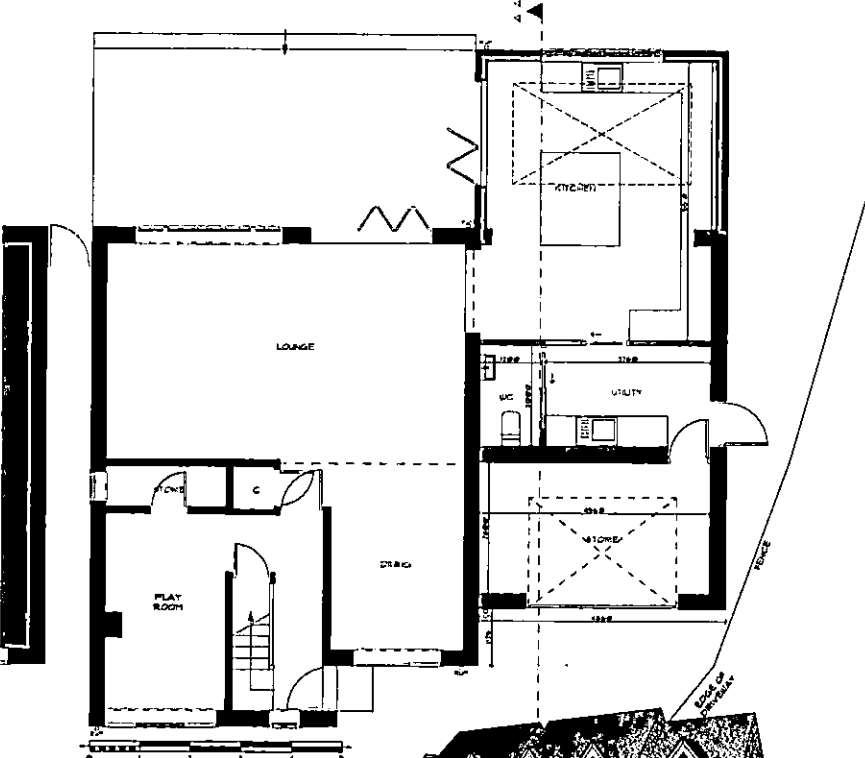
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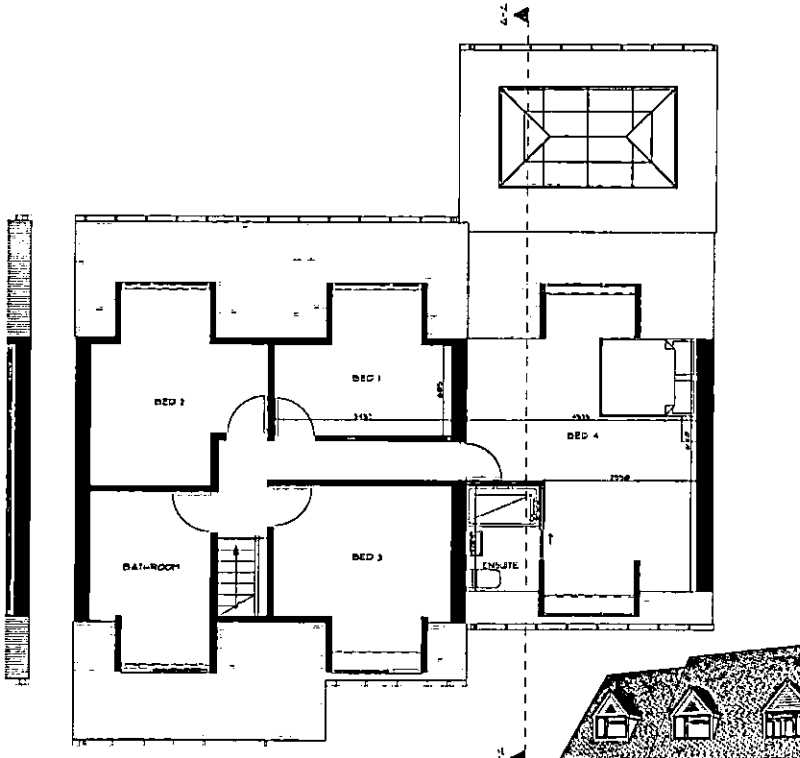
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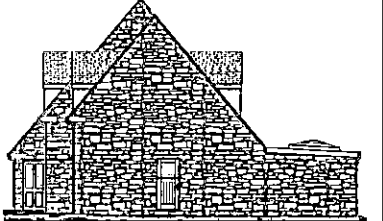
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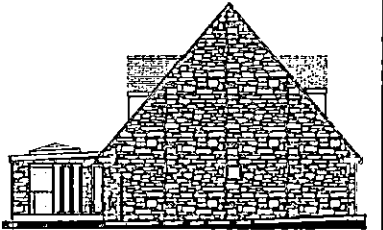
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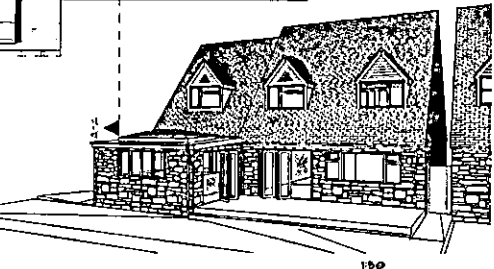
FIRST FLOOR 1160



SOUTH ELEVATION



NORTH ELEVATION



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SPACE | PLACE

8000110101 ALSCOT - CHIPPING CAMPDEN GL55 6PT
BY DRAWING/NO/10/11 TEL: 01299 448 274

CLIENT: MRS & MRS TOM STONE

PROJECT TITLE: TWO STOREY SIDE EXTENSION

676 ADDRESS: 301 AIRBOROUGH CLOSE MICKLETON CHIPPING CAMPDEN GL55 6PR

DRAWING SCALE: 1:50 PAPER SIZE: A1

DRAWN BY: FVT DATE: APR 2018

DRAWING NO: P101 REVISION:

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS