

Item No 04:-

18/04654/FUL

**11 The Leasows
Chipping Campden
Gloucestershire
GL55 6ES**

Item No 04:-

Infill of existing carport front and rear opening to form study and lobby and a new entrance formed with open sided porch at 11 The Leasows Chipping Campden Gloucestershire GL55 6ES

Full Application 18/04654/FUL	
Applicant:	Lusardi Architects And Designers
Agent:	Lusardi Architects And Designers
Case Officer:	Hannah Rose
Ward Member(s):	Councillor Lynden Stowe Councillor Mark Annett
Committee Date:	9th January 2019
RECOMMENDATION:	DELEGATED PERMISSION SUBJECT TO EXPIRY OF ADVERTISEMENT PERIOD (10/01/2019) AND SUBJECT TO NO OBJECTIONS BEING RECEIVED

Main Issues:

- (a) Character, Appearance and Impact on Conservation Area
- (b) Residential Amenity
- (c) Impact on Cotswold Area of Outstanding Natural Beauty (AONB)

Reasons for Referral:

The applicant is Cllr Sue Jepson. The application must therefore be determined by Planning Committee under the Council's Scheme of Delegation.

1. Site Description:

The application site comprises a modern detached bungalow (with neighbouring garage attached) in a cul-de-sac off Blind Lane in Chipping Campden. The property is constructed in natural stone with an artificial stone slate roof. Windows are double glazed painted timber. The property is located in Chipping Campden Conservation Area and within the Cotswold Area of Outstanding Natural Beauty (AONB).

2. Relevant Planning History:

CD.1466/F - Conversion of 7 barns, erection of 12 houses, demolition and ancillary works - Permitted 05/02/1997

A number of permitted development rights were removed as a part of this permission.

3. Planning Policies:

NPPF National Planning Policy Framework
 EN1 Built, Natural & Historic Environment
 EN2 Design of Built & Natural Environment
 EN5 Cotswold AONB

4. Observations of Consultees:

Not applicable.

5. View of Town/Parish Council:

No comments received at the time of writing the report.

6. Other Representations:

No comments received at the time of writing the report.

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:**(a) Character, Appearance and Impact on Conservation Area**

The site lies within a 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 above Act.

Policy EN11 states that development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they 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. Development in conservation areas will not result in loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the conservation area.

Section 16 of the NPPF (2018) seeks to conserve and enhance the historic environment and is consistent with Policy EN11.

Local Plan Policy EN2 states that 'Development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality.' Section 12 of the NPPF seeks to achieve well-designed places.

In part, paragraph 127 of the NPPF ensures that developments 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

The dwelling comprises an L-shaped plan form with an eastern projection comprising a single carport and single garage. The projection also forms an undercroft to the neighbouring dwelling to the north of the site. The dwelling occupies a discrete position within the conservation area.

The scheme proposes to infill the existing carport to form additional living accommodation. The infill would comprise waney-edged horizontal oak cladding above a stone plinth to the front and rear elevation, with a timber framed arched window to the front.

There are no objections to infilling the car port, as there is adequate parking to the front of the property. While there is no waney-edged cladding on the building presently, it can be seen on converted properties in the locality and is considered to complement the natural stone on the property. The proposal would also remove an area of unsympathetic stained timber cladding to the exterior walls within the car port which is an enhancement. The arched window, while not a distinctive feature of the Cotswold vernacular, would take reference from an existing arched window on the south-east elevation of the property and is therefore acceptable. Windows would

be painted timber frames to match the existing fenestration. The infill would only be visible from within the modern cul-de-sac and is not considered to detract from the character or appearance of the conservation area.

The scheme also proposes to create a new entrance under an open canopy porch to the front of the carport infill on the north-east elevation. The roof would be covered in artificial stone slates to match the existing supported by a simple timber post on a stone plinth up to the damp proof course. The simple and lightweight design of the proposed porch is traditional and would respect the character and appearance of the modern vernacular building and the surrounding conservation area.

The proposed design, scale, form, proportions and use of materials would respect the character and appearance of the existing dwelling and would preserve the special character of the conservation area. The proposed works are considered to accord with the objectives of Cotswold District Local Plan Policies EN2 and EN11 and the design considerations contained in Section 12 and 16 of the NPPF.

(b) Residential Amenity

The Design Code (Appendix D) referred to in Policy EN2 of the Local Plan also sets out guidance with regard to residential amenity. Paragraph 127 of the NPPF ensures that development has a high standard of amenity for existing and future users.

Owing to the scale, siting and position to neighbouring properties, the proposal is considered not to impinge on the residential amenities of the neighbouring properties having regard to loss of light or overlooking. The proposed development is considered to accord with the objectives of Cotswold District Local Plan Policy EN2 and the residential amenity considerations contained in Section 12 of the NPPF.

(c) Impact on Cotswold 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.

Local Plan Policy EN5 relates specifically 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. Section 15 of the NPPF seeks to conserve and enhance the natural environment. Paragraph 172 of the NPPF reflects Local Plan Policy EN5.

The proposed development would be located within the residential curtilage of the property, in a built up part of the AONB and would not encroach into the open countryside. As such, it would not have an adverse impact on the character or appearance of the Cotswold AONB. The proposal accords with Local Plan Policy EN5 as well as section 15 of the NPPF.

9. Conclusion:

The proposal is considered to respect the character and appearance of the site and surrounding conservation area. Furthermore, it would not affect the amenities of neighbouring occupiers to impact the landscape character of the AONB. It would 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):

18-90-L1, 18-90-D1, and 18-90-D2

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with the National Planning Policy Framework.

The oak shall not be treated in any way and shall be left to weather and silver naturally and shall be permanently retained as such thereafter.

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 EN2 and EN11.

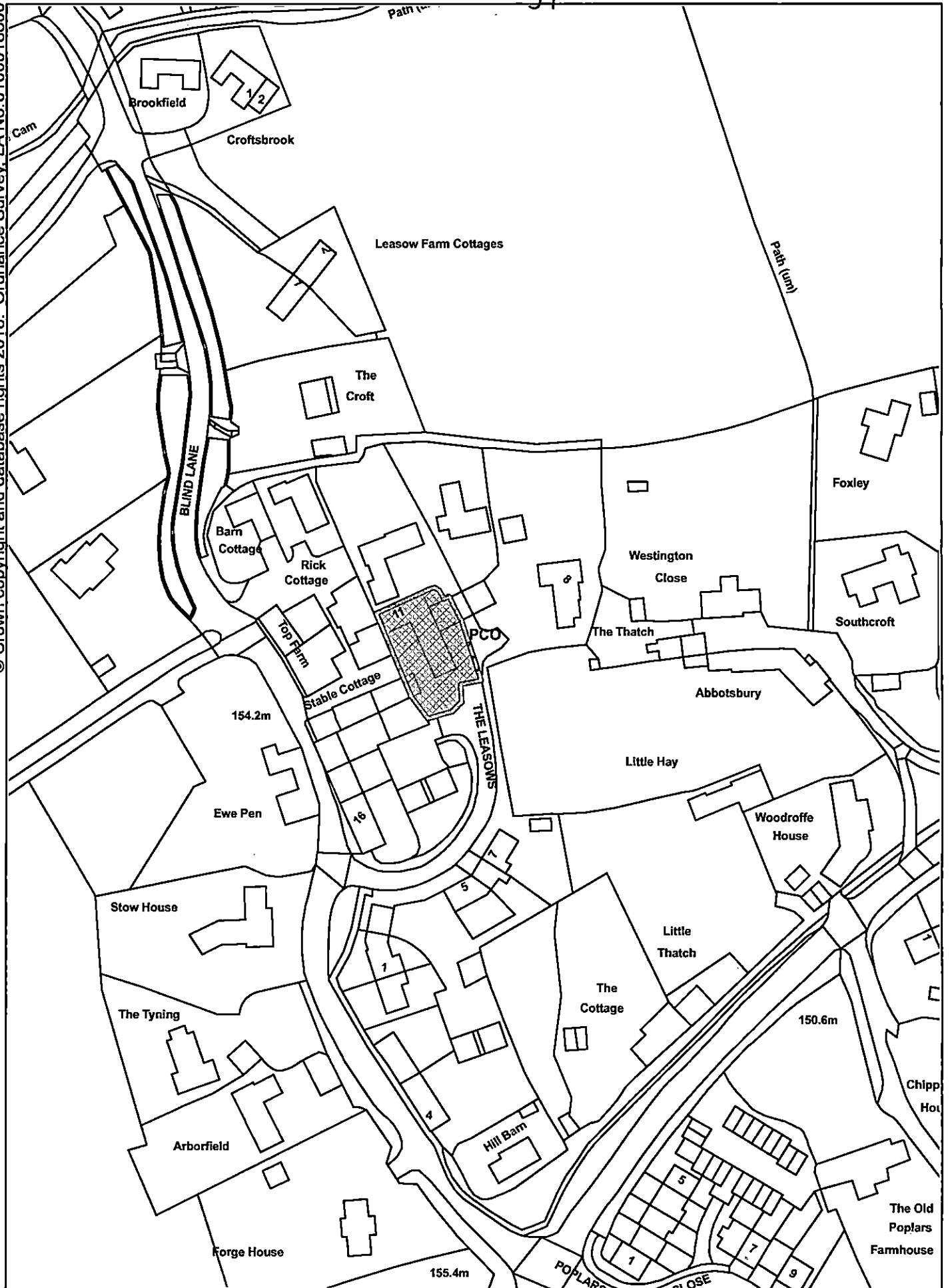
The materials to be used for the roof of the porch hereby permitted shall match those used in the existing building and shall be permanently retained as such thereafter.

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 EN2 and EN11.

All new windows in the development hereby permitted shall be of timber construction and painted to match the existing windows within three months of their installation and shall be permanently retained as such thereafter.

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 EN2 and EN11.

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11 THE LEASOWS CHIPPING CAMPDEN

Scale: 1:1250

Organisation: Cotswold District Council

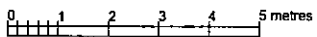
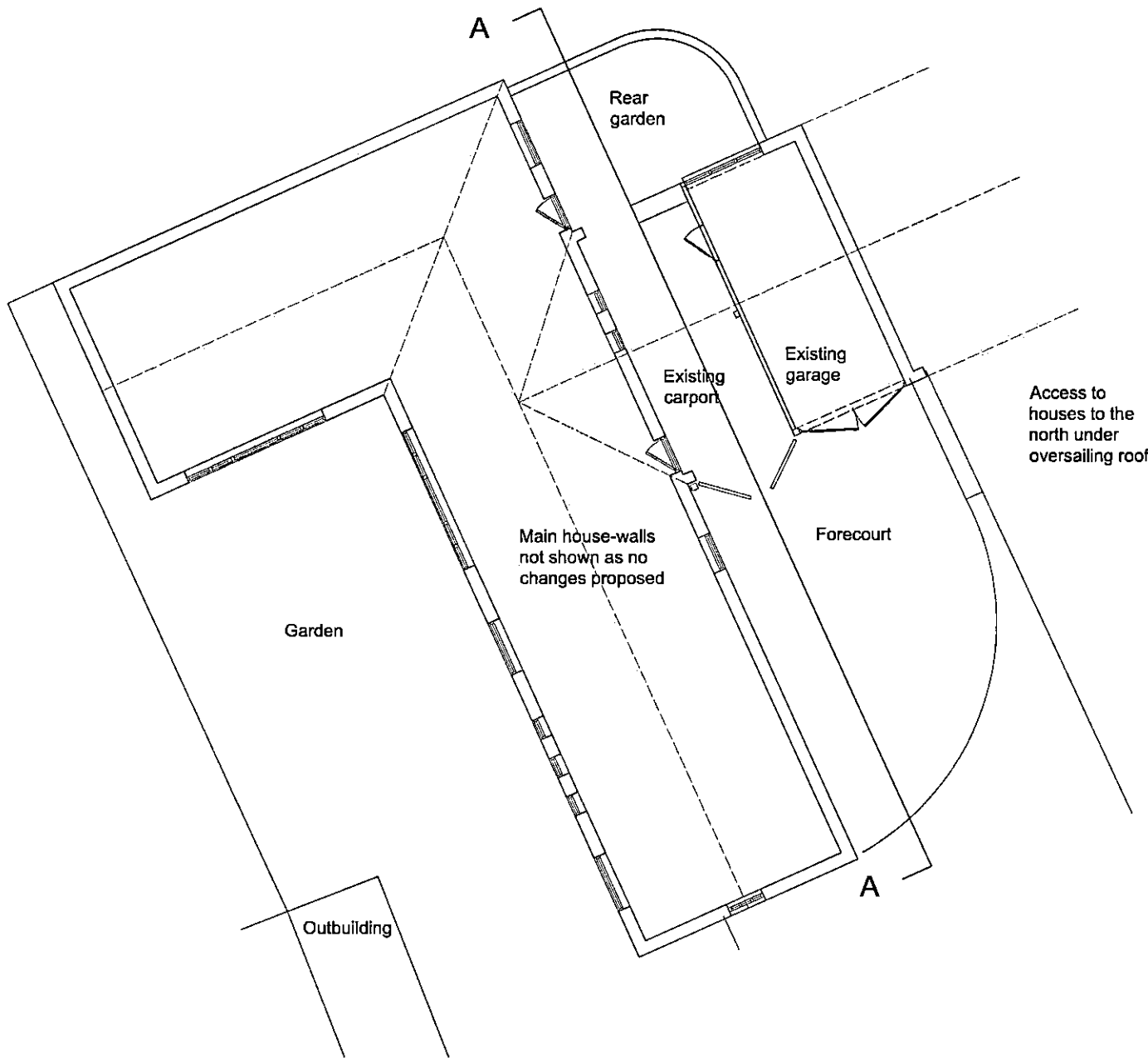
Department:

Date: 18/12/2018



COTSWOLD
DISTRICT COUNCIL





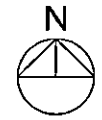
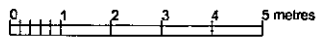
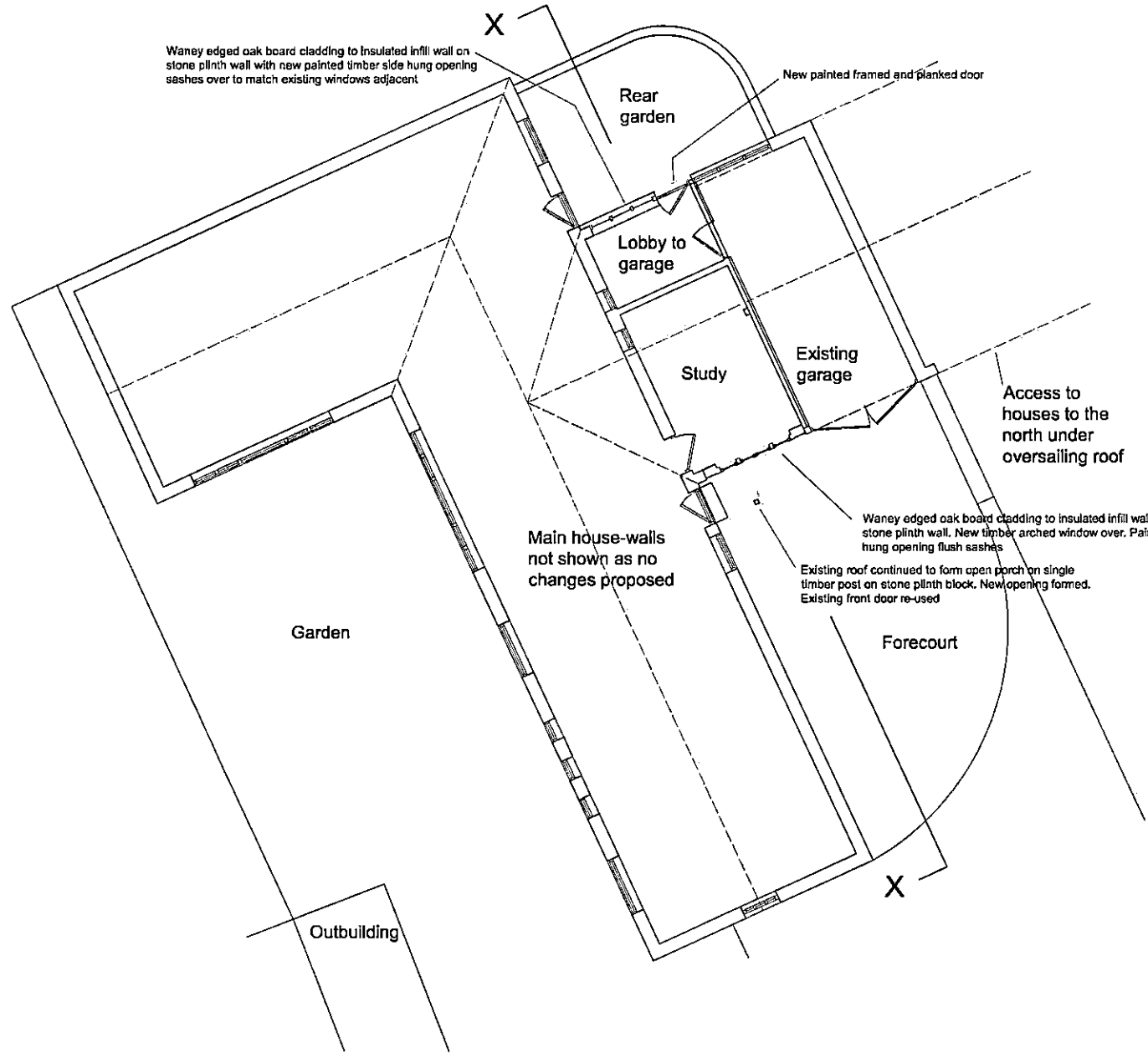
LUSARDI
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 Tel: 0044 (0)20 7684 7040 Email: info@studiofusardi.co.uk
 Job Title: 11 The Leasows, Blind Lane, Chipping Campden
 GL55 6ES

Drawing Title: Existing Plan

Scale: 1:100 at A3 Landscape **Date:** 22.11.18

Drawing Number: 18-90-EX1





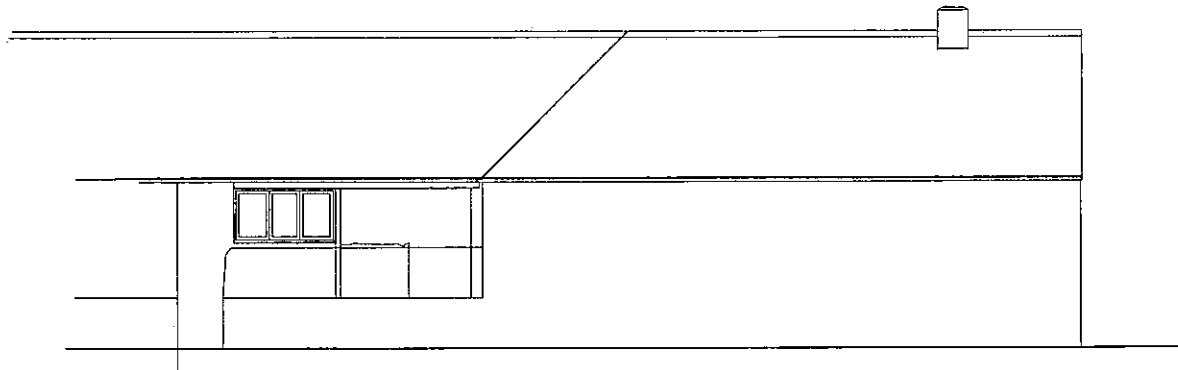
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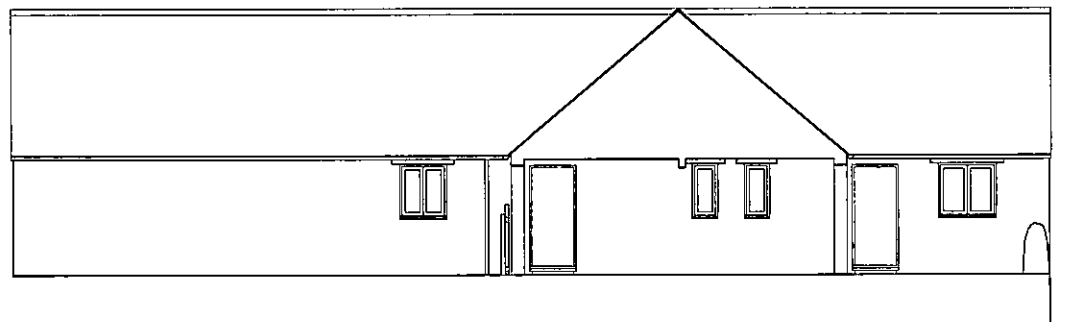
Drawing Title: Proposed Plan - showing alterations to existing carport

Scale: 1:100 at A3 Landscape **Date:** 22.11.18

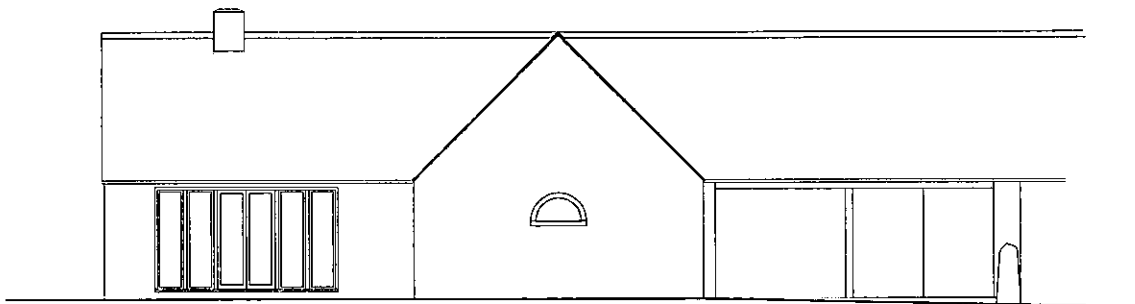
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North West Elevation

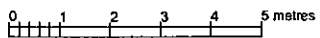


Sectional Elevation X-X



South East Elevation

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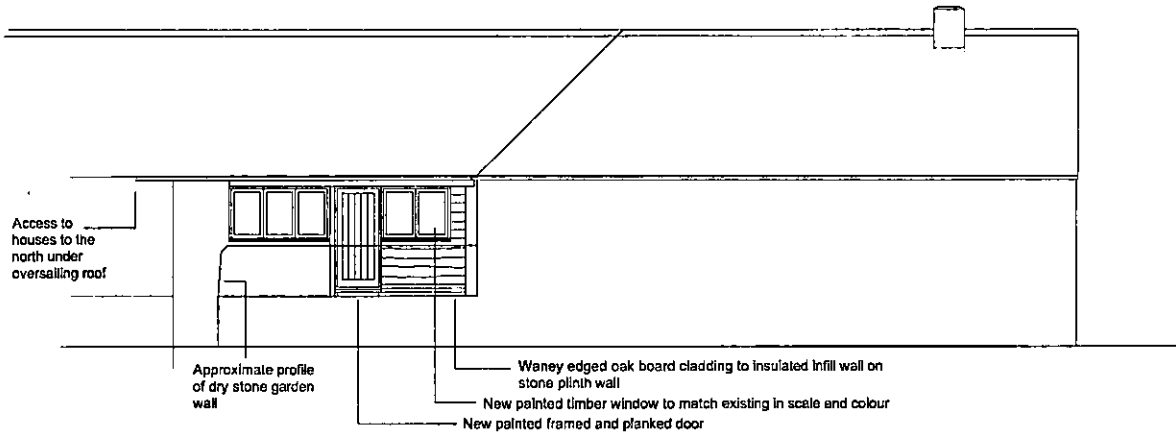
Drawing Title: Existing Section A-A, Existing South East & North West Elevations

Scale: 1:100 at A3 Landscape Date: 22.11.18

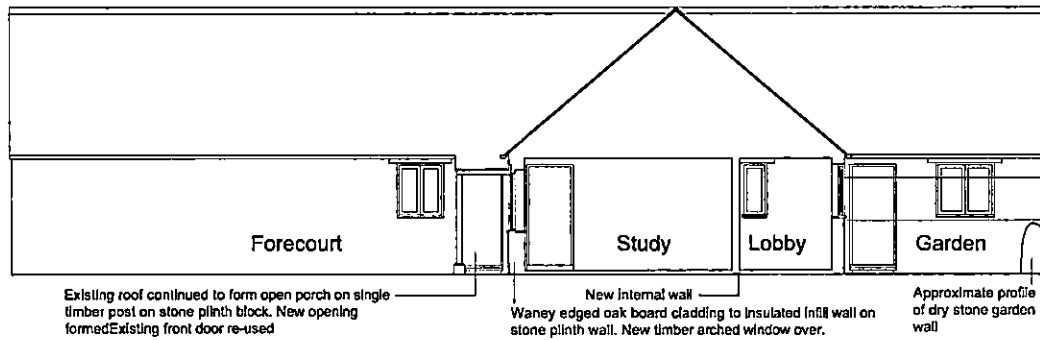
Job Title: 11 The Leasows, Blind Lane, Chipping Campden
 GL55 6ES

Drawing Number: 18-90-EX2

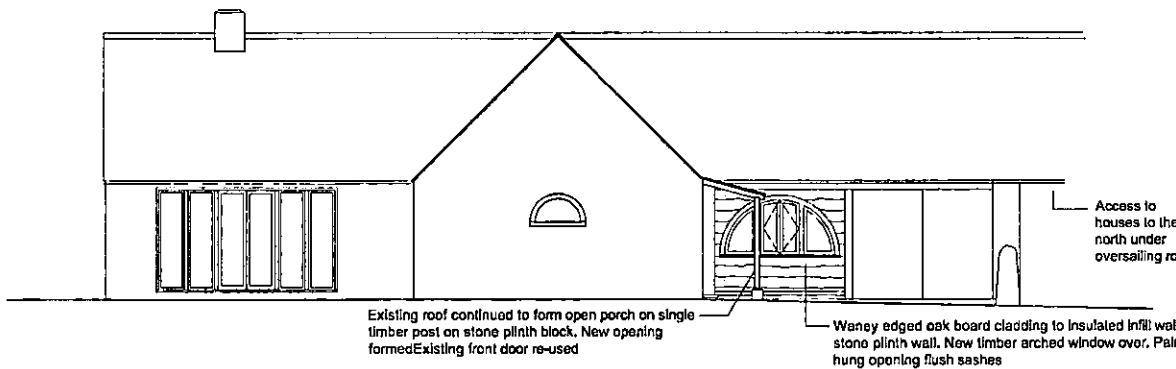




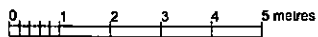
North West Elevation



Sectional Elevation X-X



South East Elevation



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Job Title: 11 The Leasows, Blind Lane, Chipping Campden
GL55 6ES

Drawing Title: Proposed Section X-X, South East & North West Elevations - showing alterations to existing carport

Scale: 1:100 at A3 Landscape Date: 22.11.18

Drawing Number: 18-90-D2

