

Item No 04:-

18/04324/FUL

**Apple Tree Cottage
The Butts
Poulton
Cirencester
Gloucestershire
GL7 5HY**

Item No 04:-

Demolition of existing garage and construction of a two storey extension at Apple Tree Cottage The Butts Poulton Cirencester Gloucestershire GL7 5HY

Full Application 18/04324/FUL	
Applicant:	Mrs Carolyn Sleight
Agent:	
Case Officer:	Lisa-Marie Evans
Ward Member(s):	Councillor David Fowles
Committee Date:	13th February 2019
RECOMMENDATION:	REFUSE

Main Issues:

- (a) Character and Appearance
- (b) Residential Amenity
- (c) Highway Safety & Parking Provisions

Reasons for Referral:

N/A

1. Site Description:

The application site is located on the outskirts of the rural settlement of Poulton. The existing dwelling is a two storey detached residential dwelling with a single storey garage to the rear with ample on-site parking. To the north, the dwelling is neighboured by another residential dwelling (Tincas Rest) and to the east a small copse and field beyond. To the south lies a single lane access road (Lott's Lane), and to the west, Cricklade Street. The perimeter of the site is a mixture of stone walling, timber fences and planting of various heights. The application site sits outside both the Cotswold AONB and Conservation Area.

2. Relevant Planning History:

00.00170 - Erection of a new porch - PERMITTED

3. Planning Policies:

NPPF National Planning Policy Framework
 EN2 Design of Built & Natural Environment
 INF4 Highway Safety
 INF5 Parking Provision

4. Observations of Consultees:

No comments received at the time of writing the report.

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 & Access Statement

8. Officer's Assessment:

(a) Character and Appearance

Section 12 of the updated NPPF requires good design. Similarly, the new Local Plan 2011-2031 which was adopted in July 2018, and most notably Policy EN2 within it, requires development to be sustainable and designed in a manner that respects the character and distinctive appearance of the Cotswold District in accordance with the Cotswold Design Code (Appendix D).

The scheme proposes the demolition of an existing single garage at the rear of the dwellinghouse in order to facilitate a two storey extension to the main dwelling. The extension on the ground floor will consist of two bedrooms, a wet room and a storage area. The first floor will provide a further bedroom and bathroom, with a study/library along the landing area. Access to the first floor will be gained via a new flight of stairs.

The applicant has put great emphasis on the requirement for this extension to provide purpose-built accommodation for their parents who have increasing mobility issues. It has been made clear that the extension must be able to provide enough space to ease mobility around the dwelling and to provide the required space for a wheel chair turning circle as well as sufficient storage space for mobility equipment.

As a result of the above circumstances, the applicant seeks to create 2 additional bedrooms on the ground floor (one for each of their parents) and a separate washroom for their use. On the first floor, the applicant wishes to create an additional bedroom for any future 'live-in' carer, along with bathroom facilities and a study. The extension to first floor would also see the existing master bedroom of the current dwelling benefiting from a new en-suite and storage area.

All materials (i.e. render, roof tiles and windows) will match those of the existing dwelling.

The proposal would add an additional 80.37m squared onto the existing footprint of 91.55m squared. This is an addition of 87.79% of the existing footprint. Although the residential curtilage is large enough to withstand such an addition, it's felt that the design of the scheme fails to meet the requirements of Local Plan Policy EN2. Policy EN2 and the Cotswold Design Code require residential extensions to remain in scale and character with the parent building. Additions should not dominate the original building, individually or cumulatively. Subservience in mass and height is generally important as it leaves the building's evolution apparent. Officers are of the opinion that the current proposal does not respect the scale of the original building and would result in the addition of excessive bulk to the rear of the dwelling. It is considered that the two storey extension competes with the parent building due to its footprint and identical ridge height. Views into the application site from the adjacent Lott's Lane and Cricklade Street are easily obtained as the entrance gate onto the driveway is located off the junction of these two roads. As a result, the development would be easily seen from the public realm and it's considered that it would cause harm to the visual amenity of the area.

Officer's concerns have been discussed with the applicant. Suggestions of how the scheme could be amended were put to the applicant; however these were dismissed as they would not provide the required space.

It is therefore deemed that the proposed design, scale, form and proportions of the scheme would not respect the existing dwelling. The proposed works are considered to be contrary to the

objectives of the Cotswold District Local Plan Policy EN2 and the design considerations contained in Section 12 of the NPPF.

(b) Residential Amenity

One of the core planning principles of the NPPF (paragraph 127) states that, "Planning policies and decisions should ensure that developments:... create places that are safe, inclusive and accessible... with a high standard of amenity for existing and future users...".

Policy EN2 of the new Local Plan refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity and site in line with the NPPF.

Owing to the scale, siting and position to relative neighbouring properties, the proposed development is not considered to impinge any further on the residential amenities of the neighbouring properties having regard to loss of light or overlooking. The proposed development is therefore considered to accord with the objectives of the Cotswold District Local Plan Policy EN2 and The Design Code (Appendix D) in this respect and the residential amenity considerations contained in Section 12 of the NPPF.

(c) Highway Safety & Parking Provisions

Section 9 of the NPPF promotes sustainable transport. Paragraph 108 advises that when assessing sites or specific applications for development, it should be ensured that ..."safe and suitable access to the site can be achieved for all users". Paragraph 105 states that local planning authorities should take into account the following when setting parking standards; the accessibility of the development, type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

The Cotswold District Local Plan Policies INF3, INF4 and INF5 are consistent with the NPPF.

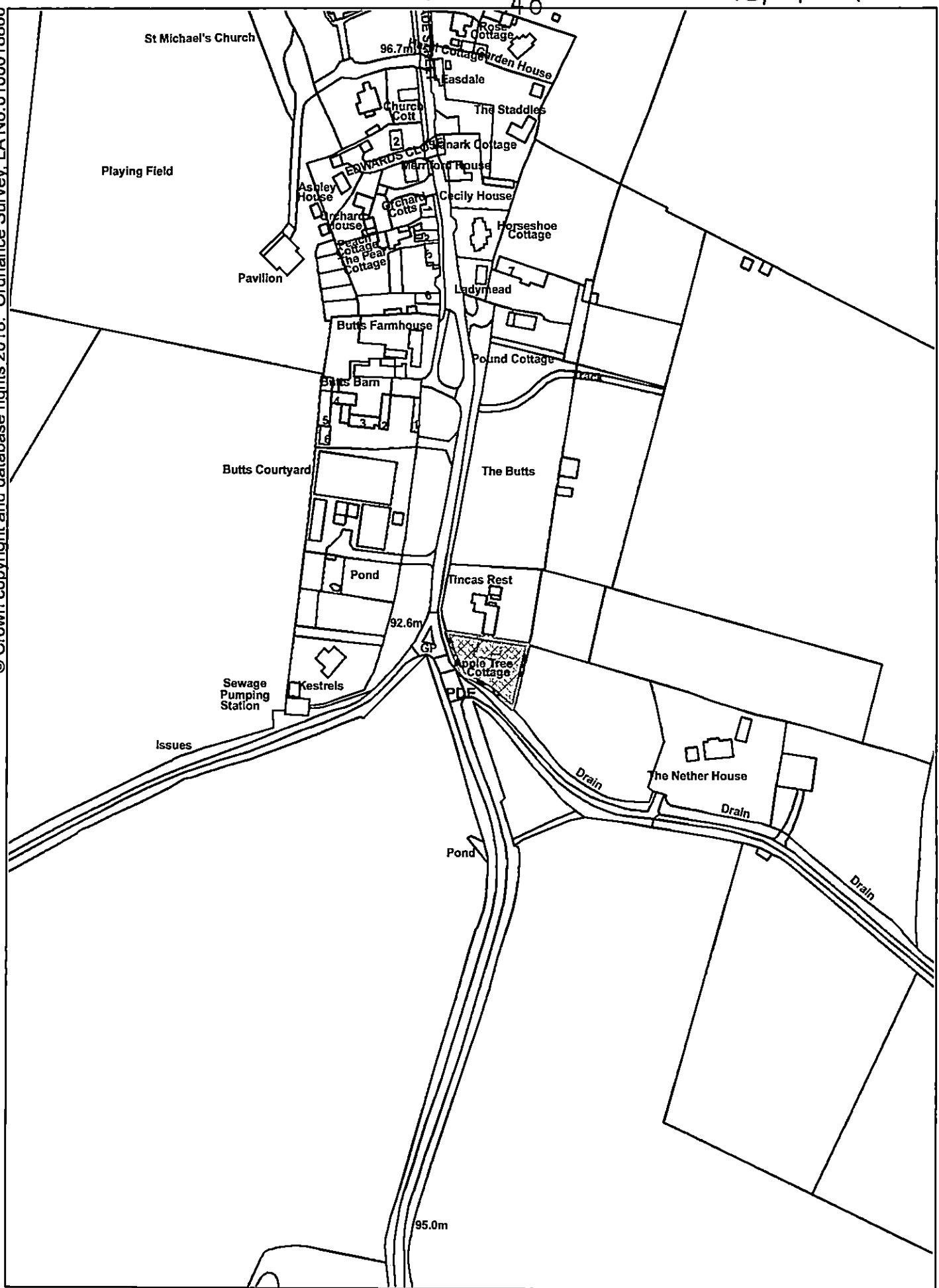
It's deemed that the proposed development will not have an effect on highway safety as the scheme will not affect current access to the site or existing parking arrangements.

9. Conclusion:

The proposal is considered to be contrary to Cotswold District Local Plan Policy EN2, The Design Code and section 12 of the NPPF. As such, planning permission should be refused.

10. Reason for Refusal:

In consideration of the increased footprint which would result from this proposed two storey extension, it's deemed that the additional bulk has an unacceptable visual impact and does not meet the design requirements stipulated within current local and national planning policy. Policy EN2 and the Cotswold Design Code require extensions to remain subservient to the parent building, to remain in scale and to respect its form. Officers acknowledge that the existing dwelling is not a non-designated heritage asset and is of a modern design, and so it may be argued that the design of the proposed extension respects its character and appearance. However, the location of the application site is essentially a corner plot; situated on the junction where Lott's Lane meets Cricklade Street. As a result, the dwelling is highly visible from multiple aspects and so the additional bulk of the proposed development would be easily seen from the public realm. The proposed development is unacceptable due to its scale and the visual impact it would have on the street scene; a scene which is dominated by a mix of traditional and reconstructed stone buildings of the vernacular style. The proposed scheme is therefore considered to be contrary to the objectives of the Cotswold District Local Plan Policy EN2 and the design considerations contained in Section 12 of the NPPF.



APPLE TREE COTTAGE THE BUTTS POULTON

Scale: 1:2500

Organisation: Cotswold District Council

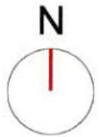
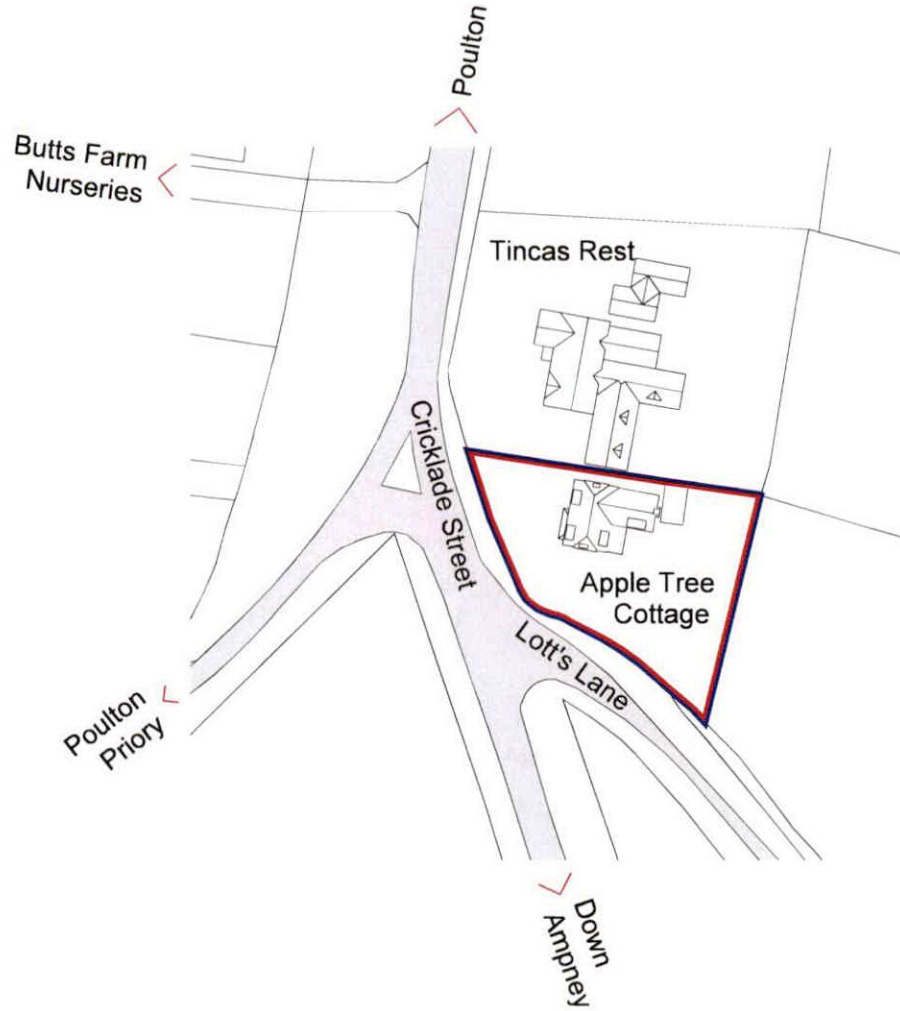
Department:

Date: 31/01/2019



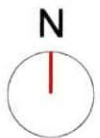
COTSWOLD
DISTRICT COUNCIL



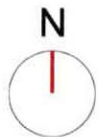


0 50m

PROJECT: APPLE TREE COTTAGE
DRAWING: **LOCATION PLAN**
SCALE: 1:1000 @ A4
DRAWING NUMBER: 002_100
DATE: 4th NOVEMBER 2018



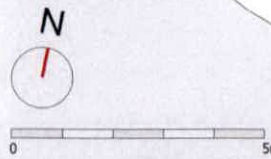
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DRAWING: **EXISTING BLOCK PLAN**
SCALE: 1 500 @ A4
DRAWING NUMBER: 002_101
DATE: 4th NOVEMBER 2018



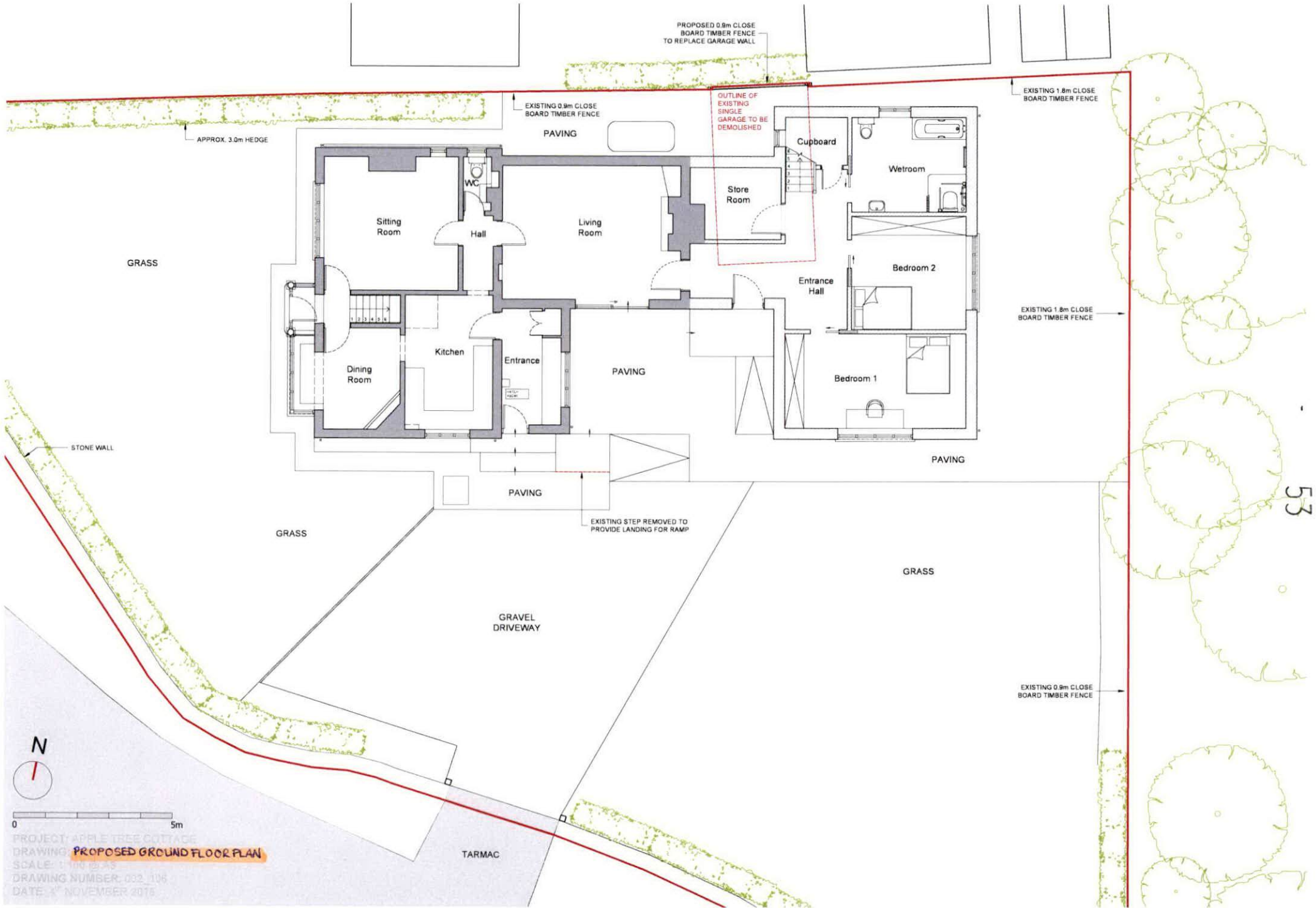
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DRAWING: **PROPOSED BLOCK PLAN**
SCALE: 1:500 @ A4
DRAWING NUMBER: 002_102
DATE: 4th NOVEMBER 2018



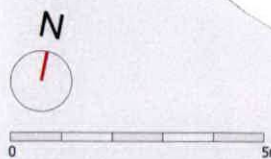
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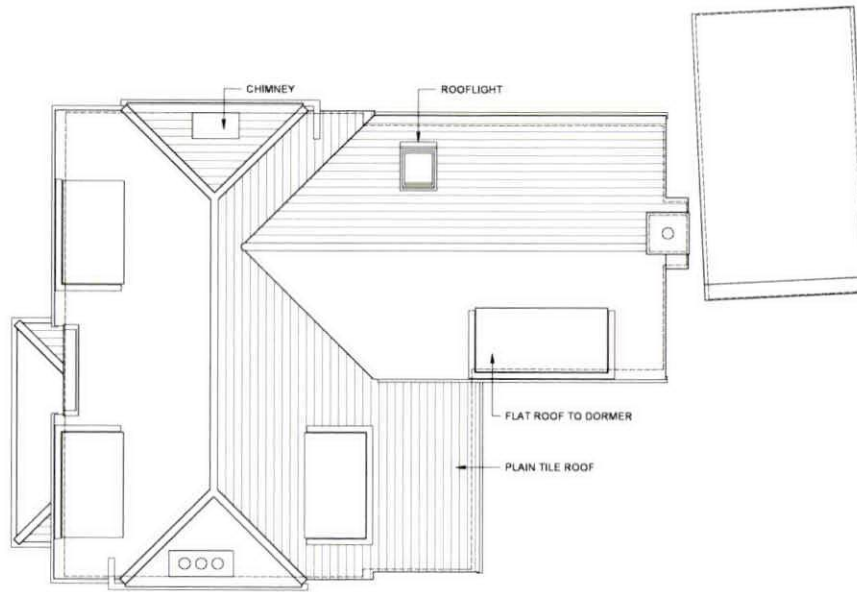
PROJECT: APPLE TREE COTTAGE
 DRAWING: **EXISTING GROUND FLOOR PLAN**
 SCALE: 1:100 @ A3
 DRAWING NUMBER: 002_103
 DATE: 4th NOVEMBER 2015



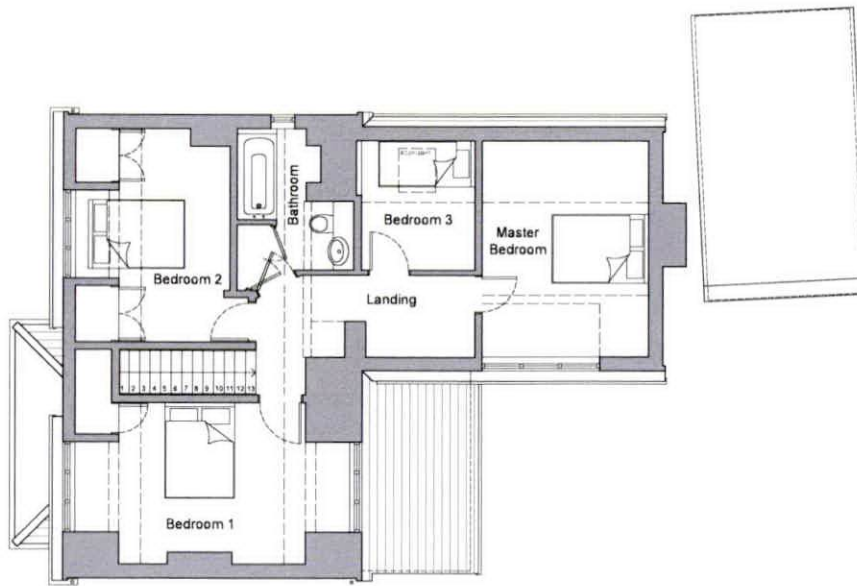
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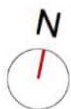
PROJECT: APPLE TREE COTTAGE
 DRAWING: **PROPOSED GROUND FLOOR PLAN**
 SCALE: 1:100 BS 25
 DRAWING NUMBER: 032_104
 DATE: 11 NOVEMBER 2015



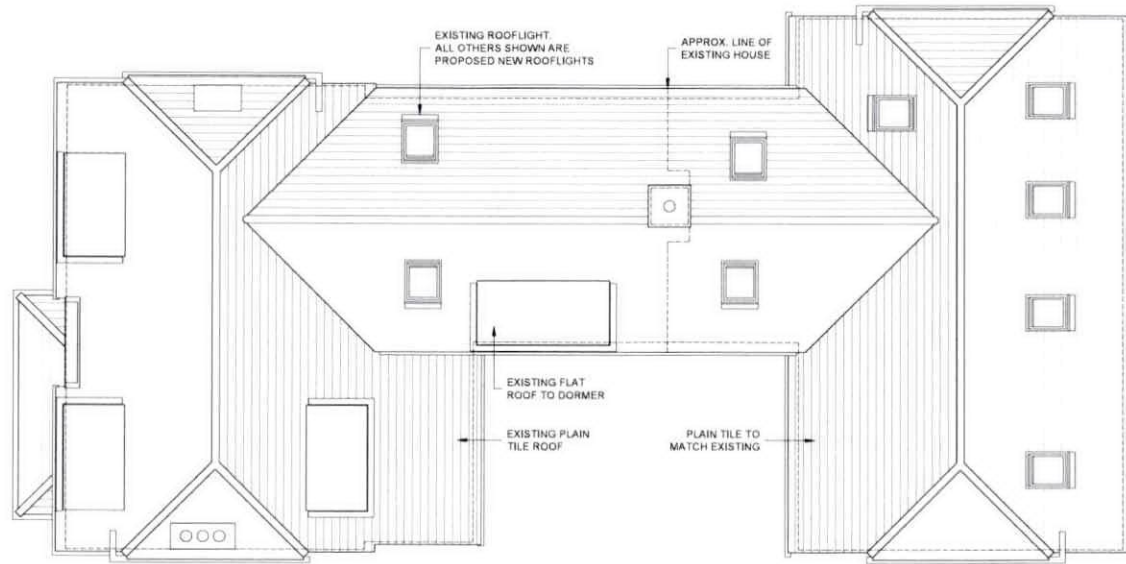
ROOF PLAN



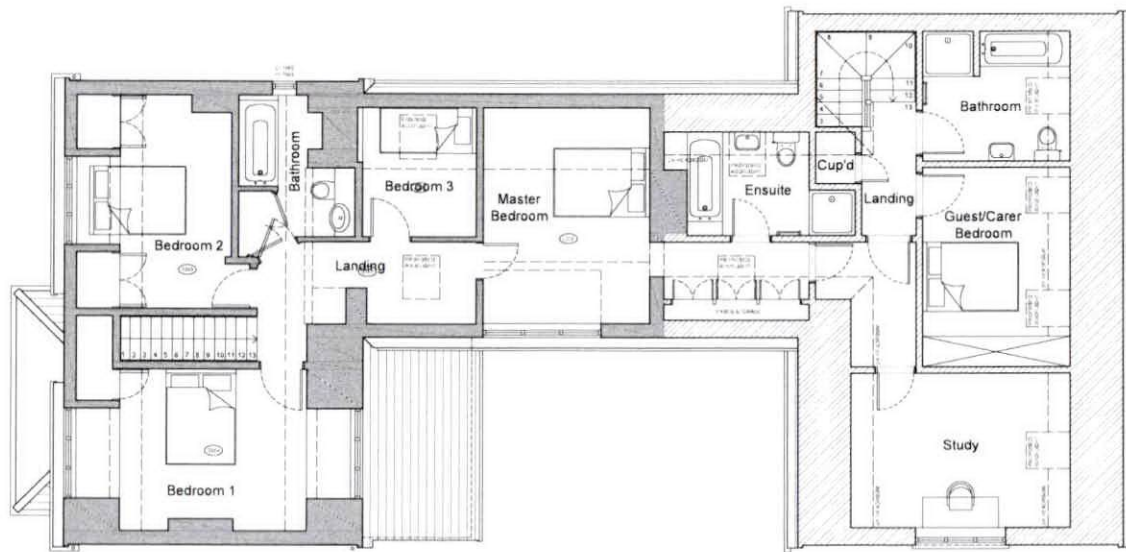
FIRST FLOOR



PROJECT: APPLE TREE CONTACT
 DRAWING: **EXISTING FIRST FLOOR & ROOF PLAN**
 SCALE: 1:100 @ A3
 DRAWING NUMBER: 002_104
 DATE: 4 NOVEMBER 2018



ROOF PLAN



FIRST FLOOR



PROJECT: [REDACTED]
DRAWING: **PROPOSED FIRST FLOOR & ROOF PLAN**
SCALE: 1:50
DRAWING NUMBER:
DATE: 11/11/2024

WEST ELEVATION



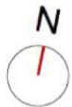
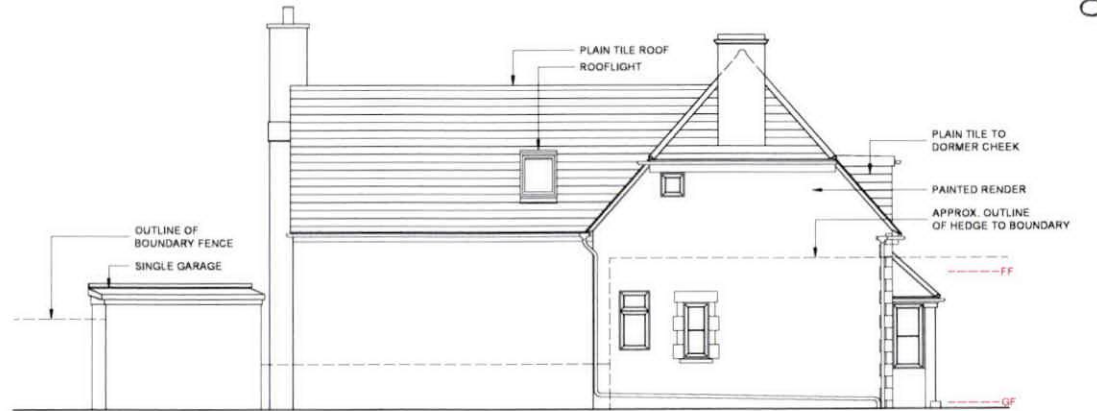
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

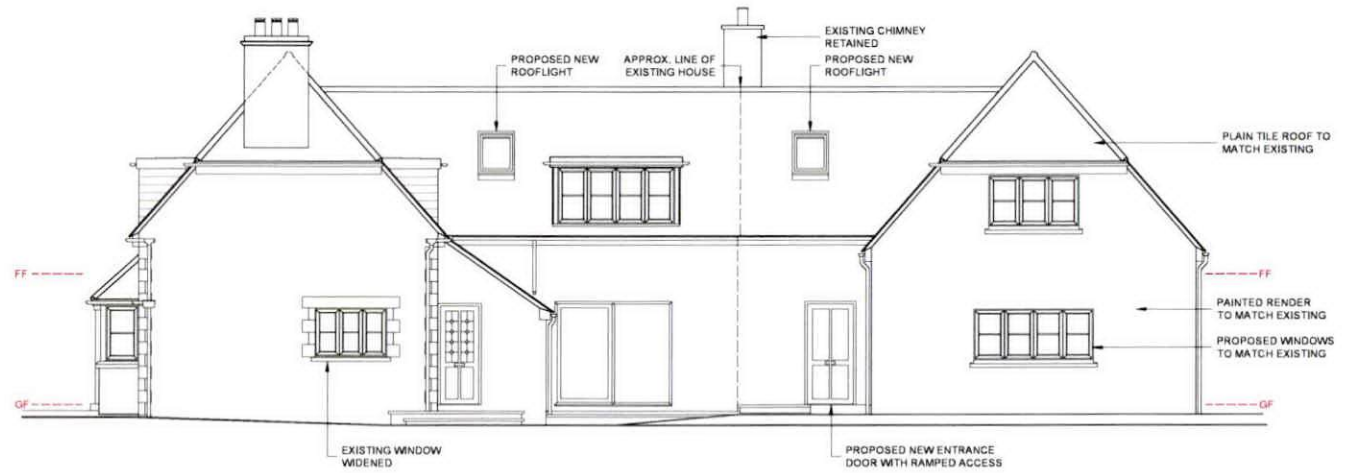


PROJECT: SPINLE TREE DISTRICT
 DRAWING: **EXISTING ELEVATIONS**
 SCALE: 1:100 @ A3
 DRAWING NUMBER: 002_105
 DATE: 4 NOVEMBER 2015

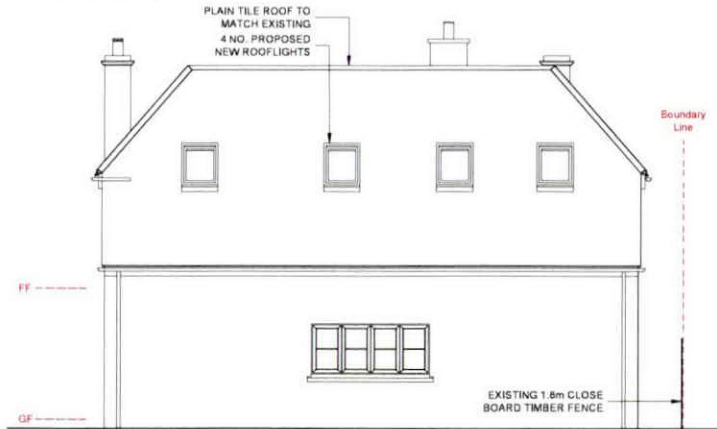
WEST ELEVATION



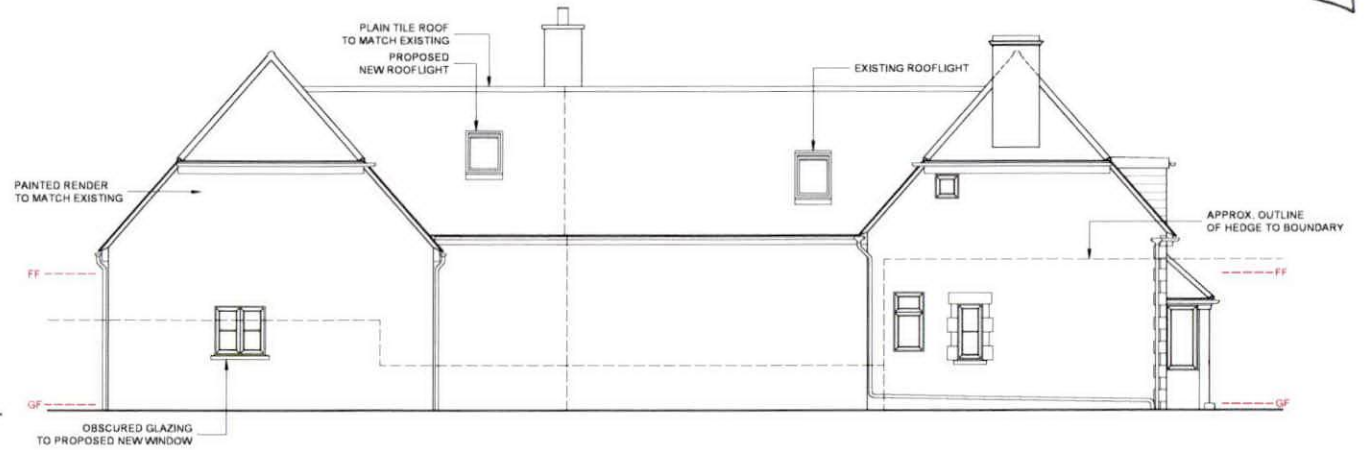
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



PROJECT: APPLE TREE COTTAGE
 DRAWING: **PROPOSED ELEVATIONS**
 SCALE: 1:100 @ A3
 DRAWING NUMBER: 032_105
 DATE: 4 NOVEMBER 2018