

18/04240/FU

Dear Miss Hill,

I am aware that the above application is due to go to Planning Committee tomorrow morning.

I am concerned that there is no mention of my letter of objection dated 27th March 2019, a copy of which is attached herewith.

In terms of the report to Planning Committee, please note the following:-

The report refers to Green Farmhouse when it is in fact Greenhill Farmhouse.

The report refers to Condition 4 of the permission granted in June 1998 – CD.8256/D – requiring 3 No. passing bays to be constructed on the access road to the east of the site but makes no mention of the fact that this access has now been abandoned and is no longer available to the Summer House other than for emergency access. This must be a material consideration when considering any expansion of the property. Green Lane was deemed an unsuitable means of access by the Highway Authority at the time of the properties' conversion in 1999 and nothing has changed since.

The report refers to the proposed extension being within the existing domestic curtilage of the site. This is not correct. I have previously referred you to an extract of the Chedworth Conservation Area Plan which clearly shows that the extension encroaches into an "Area of landscape value, important green space and significant verges" as well as a boundary defined on the same Plan as "important hedges, walls and banks." Marked with a red line. The Plan also highlights the fact that the proposed extension is central to an "important view" identified on the southern side of the valley which will inevitably be impacted adversely. All three of these are important material considerations in terms of the statutory protection afforded to this property which you have not referred to in your report. Having regard to these facts, the proposal must cause harm to the Conservation Area as well as the Designated Heritage Asset. I have attached the same Plan extract for ease of reference.

The report refers to the shallow pitch of the proposed extension being acceptable having regard to the existing form of the roof. No mention is made of the original roof pitch of both the main barn building and the former side extension. Nor is any mention made of previous attempts to reduce the pitch of the roof to the side extension which to date have been resisted/refused by the Planning Authority. I have taken the opportunity of attaching an illustration of the key elevation, as existed at the point of the barns' initial conversion and as is now proposed. I have also attached photos of the roofs that can be seen on any new build housing estate around the Cotswolds. As can be seen, all of the roof pitches are consistent with the Cotswolds Design Code notwithstanding the fact they are not Designated Heritage Assets, not in a Conservation Area and not in an Area of Outstanding Natural Beauty. I fail to see how such a shallow roof pitch can be deemed acceptable with this application, given all the statutory policies that exists to protect it.

The report refers to The Cotswolds Design Code in terms of the criteria that should be applied to any proposed extension. It is important to note that this proposal would result in an increase on the original barn dimensions of 106% of primary frontage, 100% of mass and 125% of floor area. Under any analysis these are substantial increases to the original barn which was saved as a Designated Heritage Asset in 1999. This proposal must therefore be in contravention of the Design Code and cause harm to the Designated Heritage Asset.

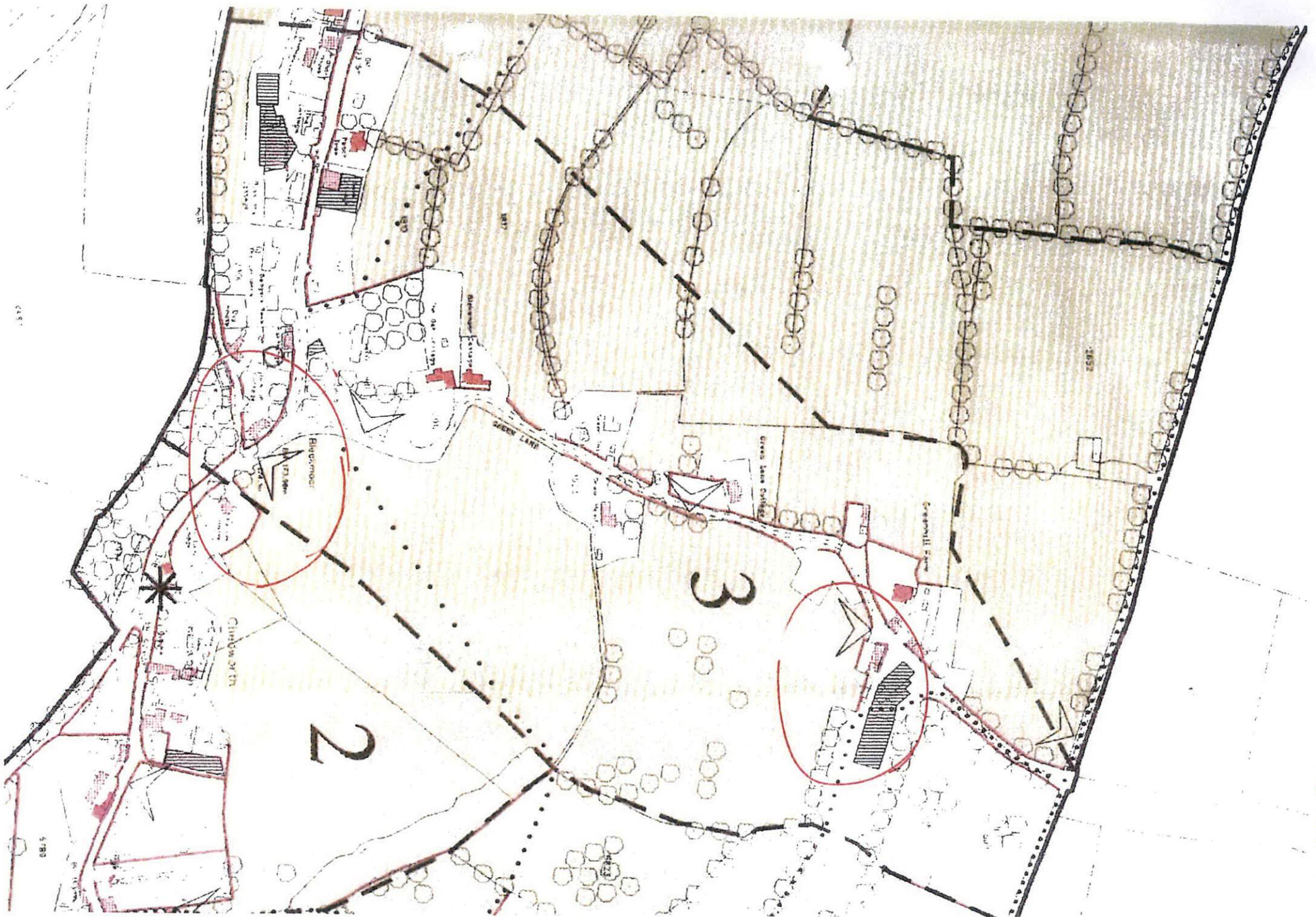
The report refers to the extension causing light pollution that is damaging and “unfortunate ... within a rural location.” This is not just a rural location but an AONB, Conservation Area and within the cartilage of a Listed Building. Furthermore, as per the observations above, this is not the only instance of harm being caused to the Designated Heritage Asset and on that basis should be a more relevant consideration than you have afforded it.

This is a Designated Heritage Asset that was saved in 1999 and the current proposals will cause harm for all of the above reasons, without any justification, and I am therefore disappointed with the officers recommendation.









I believe it is important for members of Planning Committee to be aware of these issues and would ask that you arrange for this email, my letter of 27th March and attachments to be circulated at the committee meeting as I appreciate it is late in the day and cannot be included in white papers. If you could liaise with Ben Amor to ensure sufficient copies are available for members at the meeting that would be appreciated. As a precaution I have taken the opportunity of copying this email to all members of the Planning Committee.





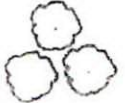
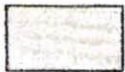
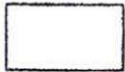
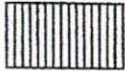
Yours sincerely.

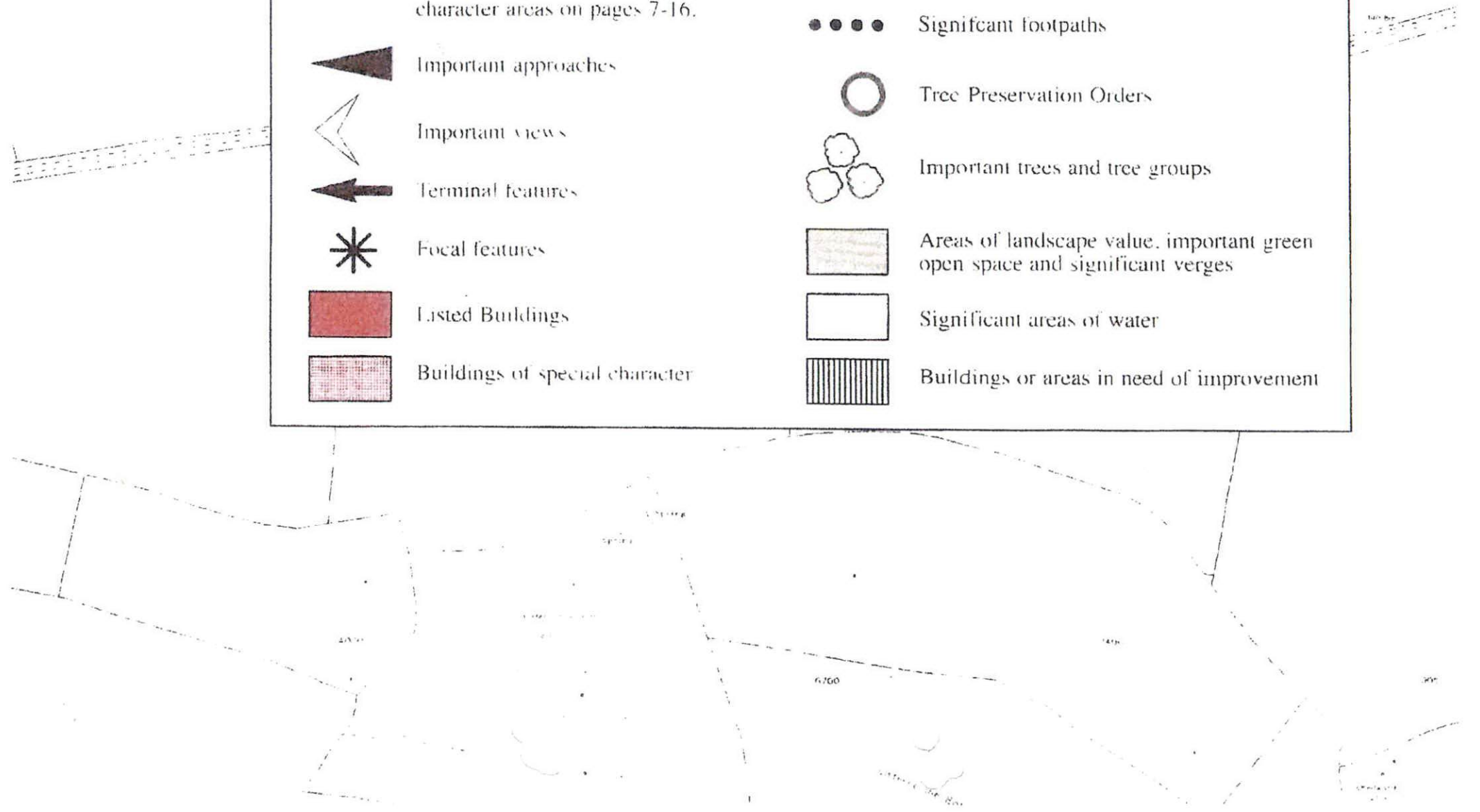
Mark Booth



KEY TO MAP

-  Conservation area boundary
-  Character boundary
Refer to sequence 1-13 of
character areas on pages 7-16.
-  Important approaches
-  Important views
-  Terminal features
-  Focal features
-  Listed Buildings
-  Buildings of special character

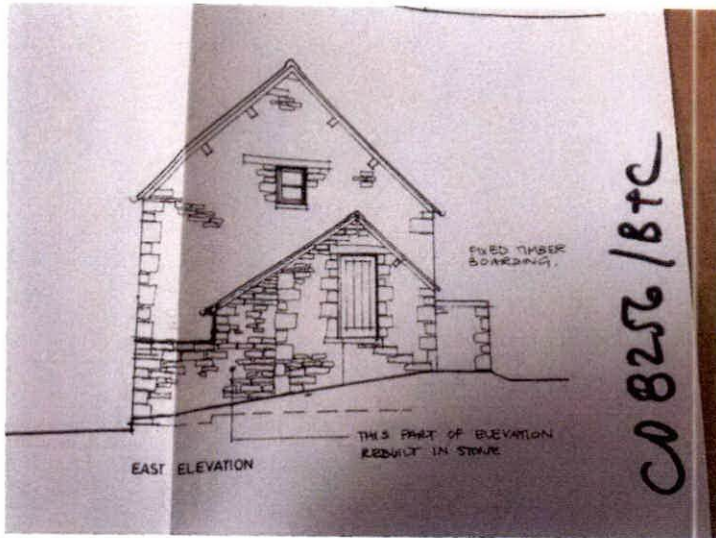
-  Important building lines
-  Important hedges, walls and banks
-  Significant footpaths
-  Tree Preservation Orders
-  Important trees and tree groups
-  Areas of landscape value, important green
open space and significant verges
-  Significant areas of water
-  Buildings or areas in need of improvement



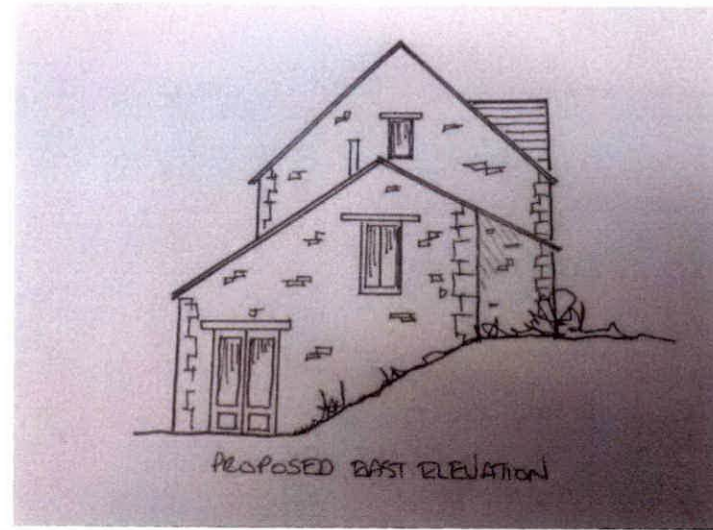
Examples of Roof Pitches on a Modern Housing Estate in Cirencester



Original Roof Pitch



Proposed Roof Pitch



18/04/24/81

Comments for Planning Application 18/04241/LBC

Application Summary

Application Number: 18/04241/LBC

Address: The Summer House Green Lane Chedworth CHELTENHAM Gloucestershire GL54 4AP

Proposal: Alterations and enlargement of the existing dwellinghouse and a two storey side extension

Case Officer: Amy Hill

Customer Details

Name: Mr Chedworth Society

Address: whitegates chedworth

Comment Details

Commenter Type: Comments of Support

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Design
- Impact on Conservation Area

Comment: The design size has been reduced and does not seem inappropriate when compared to what exists and what had already been permitted.

If roof height being lower means that blue slate has to be used instead of stone tiles then it would be preferable to raise the height.

Other examples of blue slate locally look wrong amongst stone cottages and shine in wet weather, making a new structure even more visible rather than blending in with other cottages. A higher roof would also obscure some of the unsightly patch of land behind this plot which seems to be used for large van parking and is very noticeable from the viewpoint across the valley.