

Item No 08:-

19/01004/FUL

**54 Purley Road
Cirencester
Gloucestershire
GL7 1EP**

Item No 08:-**Proposed dormers on the rear elevation (retrospective) at 54 Purley Road Cirencester Gloucestershire GL7 1EP**

Full Application 19/01004/FUL	
Applicant:	Mr McGhie
Agent:	Rand Planning Consultancy Ltd
Case Officer:	Clare Cambridge
Ward Member(s):	Councillor Joe Harris
Committee Date:	10th July 2019
RECOMMENDATION:	PERMIT

Main Issues:

(a) Impact on Design, Amenity and the Conservation Area

Reasons for Referral:

The Ward Member, Cllr Joe Harris, has requested that the application should be determined by Committee as he believes the retrospective application goes against policies EN2 and EN11.

1. Site Description:

The site is based within Cirencester and within the Cirencester Conservation area. The house is terraced and built within the early 19th century with red brick external walls and slate roof. The current form of the roofs of the terraced properties are pitched. Some with roof lights.

2. Relevant Planning History:

No relevant history

3. Planning Policies:

EN2 Design of Built & Natural Environment
EN11 HE: DHA - Conservation Areas

4. Observations of Consultees:

N/A

5. View of Town/Parish Council:

Cirencester Town Council objects on the grounds that:

- i) the dormers are not in keeping with the roofline in a conservation area
- ii) loss of privacy to neighbours.

6. Other Representations:

5 third party objections have been received raising the following concerns:

- Impact on conservation area

- Impact on amenity
- Interruption of the roof line

7. Applicant's Supporting Information: Drawing and Design and Access Statement

8. Officer's Assessment:

This is a retrospective application seeking permission for two dormers within the rear roof slope. They have been inserted to provide extra space and light within the loft.

Policy Considerations

Local Plan Policy EN2 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, Section 12 of the NPPF requires good design.

Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to considering issues of garden space, privacy, daylight and overbearing effect. Paragraph 127(f) of the NPPF details, "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users".

Policy EN11 states that proposals that affect conservation areas or their settings will be permitted providing that, amongst other things; it would preserve or where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, and materials.

(a) Impact on Design, Amenity and the Conservation Area

The dormers are already inserted into the roof slope. The building work was not completed but offered weather protection, at the time of the officers' visit. The dormers are small in size and are roughly 0.8 metres in height and 0.7 metres in width. They sit just below the ridge line. The windows are white PVCu to match with the existing.

Objections have been received for the dormers and these are assessed below:

Impact on Conservation area/ design and the Interruption of the roof line - The house itself is situated within Cirencester Conservation area. Dormer windows within the conservation area are not uncommon. A house less than 70 metres to the South West of the application site is another terraced property with the benefit of planning permission for the installation of two dormers, which are similar to those proposed. Before permission of the nearby properties dormers, this was also within an unbroken roofline. The dormers appearance, within the conservation area, appears as two small additions within the roof slope. Their design is simple and they do not give the impression of two dominant features.

The conservation area is a designated heritage asset. These two dormers are not uncharacteristic to the area. Locally there are objections that the roof slope is now broken. It is an officer's opinion that the inclusion of the two dormers preserves the character and the appearance of the conservation area and do not adversely impact on the surrounding landscape.

The works are considered to accord with the objectives of Cotswold District Local Plan Policy EN2, EN11 and the design considerations contained in Section 12 and Section 16 of the NPPF.

Impact on Amenity - The two dormers are located on the second level of the dwelling as part of a loft conversion. Photographs of the views from the dormers will be provided on the PowerPoint presentation at committee. These have assisted in the assessment of the impact on surrounding amenity (overlooking).

The view from the dormer windows is to the end of the two rear gardens for both North West and South West neighbouring properties. The extent of overlooking is considered by officers to be minimal and would not create an unacceptable effect on the living conditions of the neighbouring properties.

The dormers facing the property to the West can only view the side elevation of the house, just above the fence line and a small proportion of their garden space. Officers consider that this would cause a minimal impact and would not be seen as unacceptable.

On the ground level of the house situated to the West, there is a window that can be seen from the dormers. This window is small in size and due to its distance of roughly 21 metres away and the position of the dormers; any overlooking would not have an unacceptable impact the enjoyment of that property.

Owing to the scale, siting and position to relative neighbouring properties, the two dormers are considered not to impinge on the residential amenities of the neighbouring properties having regard to loss of light or overlooking. The 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.

9. Conclusion:

The development is considered to 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):

Proposed Loft Conversion Drawing 01

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 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 Policies EN2 and EN11, the development hereby permitted is completed in a manner appropriate to the site and its surroundings.



54 PURLEY ROAD CIRENCESTER

Scale: 1:1250

Organisation: Cotswold District Council

Department:

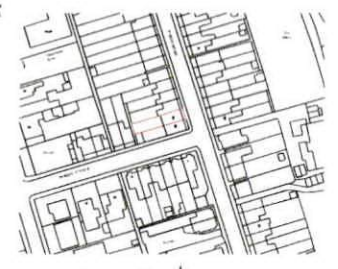
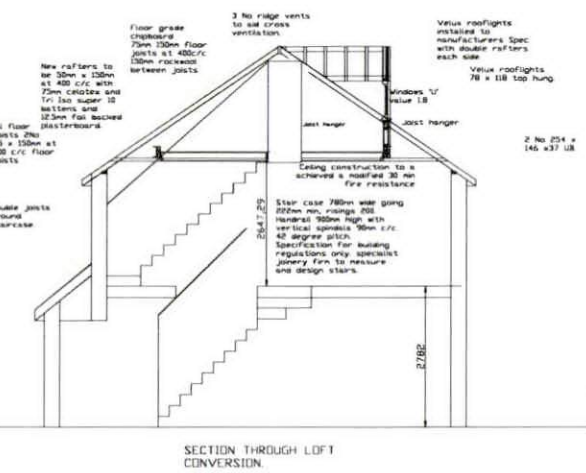
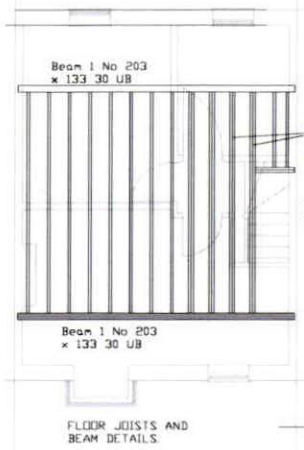
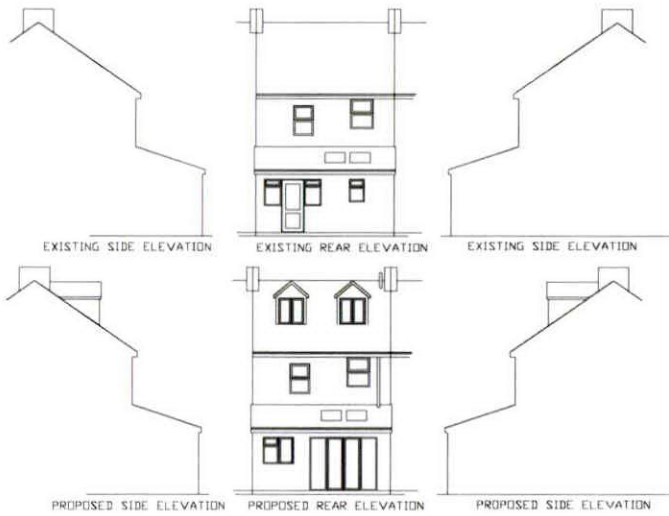
Date: 28/06/2019



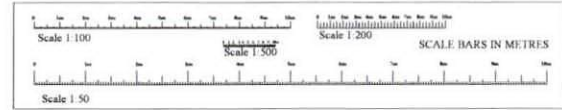
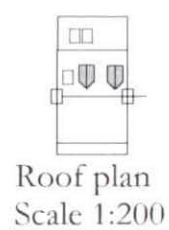
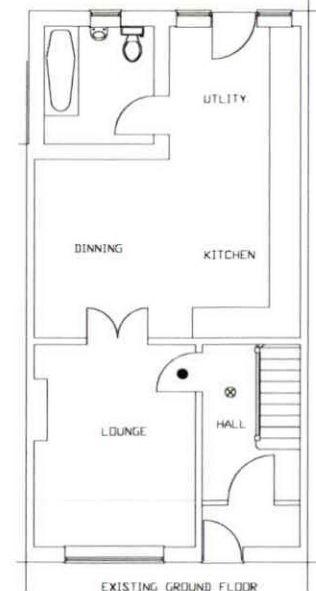
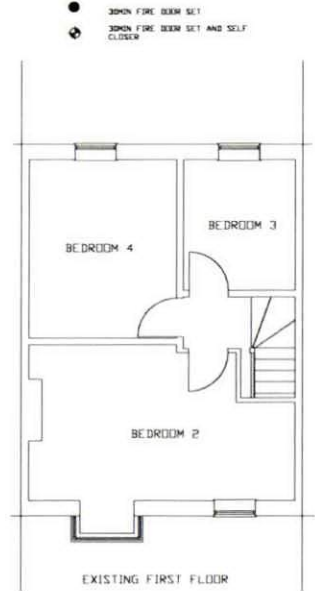
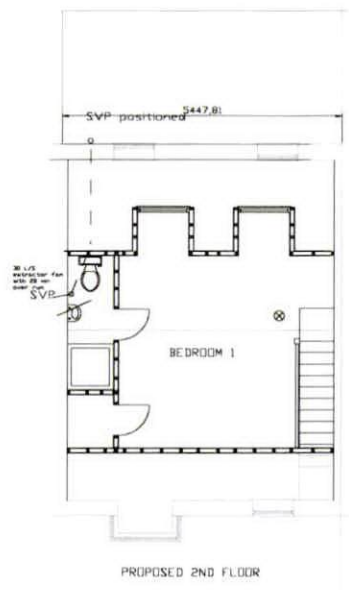
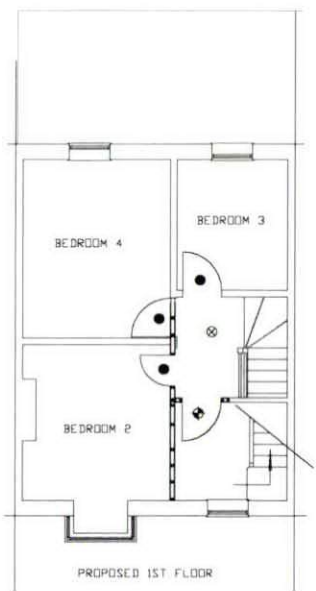
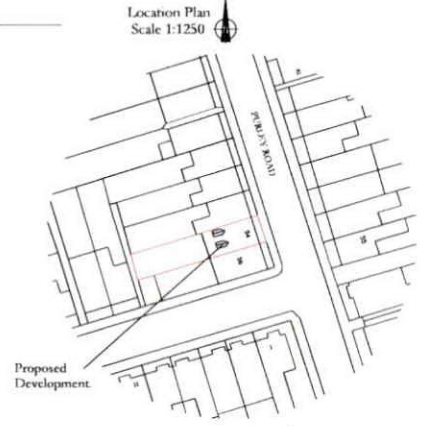
COTSWOLD
DISTRICT COUNCIL



NORTH



- WALLS AND CEILINGS TO PROTECT ESCAPE ROUTE TO BE MIN 30 MIN FIRE RESISTANT!
- ⊗ MAINS POWERED LINKED SMOKE DETECTORS
 - ZONE FIRE BEER SET
 - ⊕ ZONE FIRE BEER SET AND SELF CLOSER



Tom McGhee and Ursula Conoran
54 Parley Road
Cromwell
QL7 1EP

PROJECT
Proposed Loft conversion

Phil Hand
Cherry Tree House
Clonon Lane
Purton
Wiltshire
SN3 6JN
TEL 01793 771128

Drawn by Phil Rand Drawing No. 01
Scale 1:200 1:100 1:50 Date 11th March 2019

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