

**PLANNING AND LICENSING COMMITTEE**

**9<sup>th</sup> October 2019**

**ADDITIONAL PAGES UPDATE**

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**Additional Representations on Schedule Items**

**Pages 9 - 15**

**PLANNING AND LICENSING COMMITTEE**

**9<sup>th</sup> October 2019**

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**ADDITIONAL PAGES ON SCHEDULE ITEMS**

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**Item Ref. No Content**

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<b>02</b>	<b>18/04188/FUL</b>	<b>Additional information from the Applicant's – Please see attached.</b>
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**Summary of Bliss Cottage Renovation & Extension Revised Plan – Submitted as Applicants in support of the revised Application to the 9<sup>th</sup> October Planning Committee**

Current situation photograph



Visualisation of proposal



The reason for our planning application is to refurbish and enhance Bliss Cottage to create an energy efficient 3-bedroom Life-Long Living home for our retirement, having lived in the village for 29 years but in a home that cannot be altered to achieve this.

From the current Bliss' Cottage (c. 1800), we intend to remove the current ugly (1950s) double-storey extension and the (1990s) conservatory. Using the sloping garden, we will replace these elements with a new lower extension, entirely in traditional materials (e.g. Naunton quarry Cotswold roof slates) and allowing for Life-Long Living e.g. possibility of stair-lifts, wheelchair friendly etc. We will completely refurbish the interior of the old cottage to the highest standards, including modern quality insulation, and enhance energy efficiency and enable renewable options to replace oil-fired heating systems.

We submitted an earlier version of this application to the Cotswold Planning Committee in April, a version that was unanimously supported by our neighbours and the Chedworth Parish Council. Unfortunately, due to a procedural error, no decision was made at the April Cotswold Planning Committee and we were requested to work together with the planning department to come to a revision – the October 2019 revision submitted before you.

From May to August, we have worked in collaboration with the Planning Officer and the Conservation Officer, to include the officers' preferences and input to co-create this revision. As a result of these consultations we have:

- Reduced the scale of the extension further, and have broken up the roof line into different heights
- Scaled down the entry porch to bring the mass of the new extension further up the garden towards the road and the footpath
- Ensured height of the ridge line to be subservient to both old Bliss Cottage and the mass of Keen's Cottage/Cobblers Cottage immediately adjacent
- Removed entirely the north-facing glazed gable of the original application and replaced it with a metal cat-slide roof
- Ensured that there is room for wheelchair access throughout the extension.

The new mass is not significantly larger than the existing Bliss Cottage footprint and nestles within the conurbation of Keens/Cobblers/Bliss/Denfurlong Cottages (see visualisation above and Photo 1 below). From the village road, the prominent 1950s extension and conservatory will be removed (see Photo 2 and 3). Furthermore, in the April Planning Committee, the application for a two storey extension for Summer Cottage on the skyline across the Chedworth valley, and clearly visible from viewpoints across Lower Chedworth, was supported by Planning Committee. In Sept 2019, a 32m long swimming pool complex has been approved, which is directly across the valley from Bliss and on the ridgeline (see Elevations 4 and 5 for comparison between that approved application and this application). Lastly this application does not impinge on the views across the valley from the important viewpoints as designated in the Chedworth Conservation map (see Area Map 6).

Additional benefits of this application are that once the current double-storey extension is demolished, a new view towards Pancake Hill will be opened up from the public highway through Lower Chedworth, with improvement of light into Keens Cottage on the east side.

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This revision is supported by the Chedworth Parish Council, the Chedworth Society, and all our neighbours in Lower Chedworth including those closest to the site. Thinking beyond our own lives, we feel we are creating a 3-bedroom home that will fit into future lifestyles at an appropriate size and “liveability” for Chedworth. This is an important point as the previous owners of Bliss Cottage moved away 4 years ago as the emergency services would no longer evacuate down the steep twisting cottage stairs.

We have lived in Chedworth for almost three decades and would never aim to do anything other than enhance its character. We believe that our application preserves, and in fact enhances Bliss Cottage and the surroundings, and are pleased that those who will live in closest proximity are all supportive of our plans.

Ceri Powell and Ajay Shah (applicants)

October 2019.

Photo 1: Proposal in context of conurbation as viewed from across valley in winter. Former council houses on skyline, Cobblers and Keens Cottage and Bliss Cottage (with conservatory)



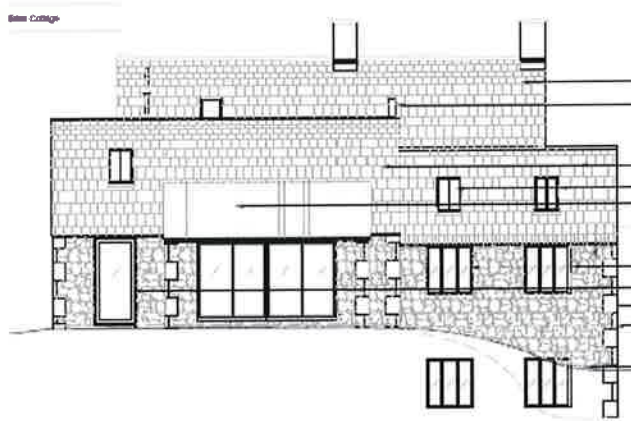
Photo 2: Bliss Cottage (on right) with 1950s extensions, porch and 1990s conservatory (on left)



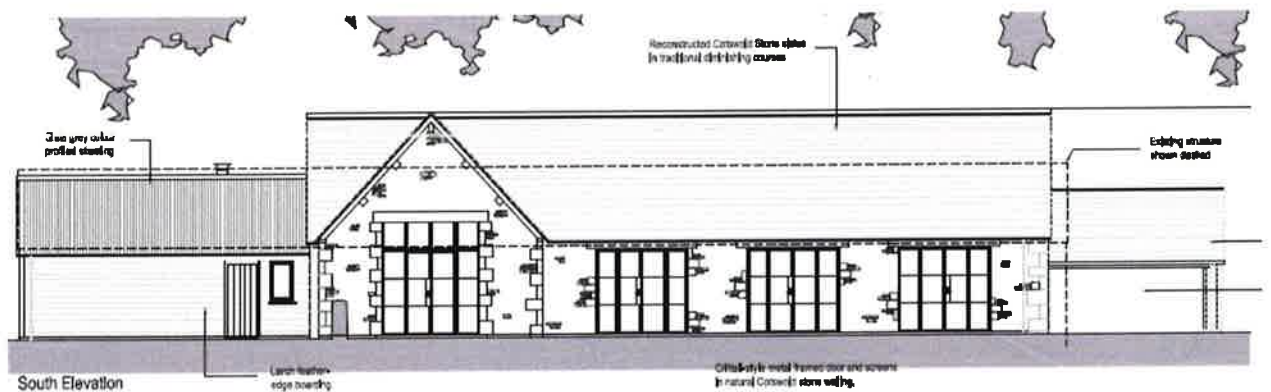
Photo 3: View to East across application site showing Keens/Cobblers Cottage and existing double storey extension at Bliss Cottage



Elevation 4: Proposed elevation of new extension (this application)



Elevation 5: NOT THIS APPLICATION. Elevation of recently CDC approved Chedworth House swimming pool/gym complex (to the same scale as Attachment 4) - directly across the valley from Bliss Cottage, at a location close to where the photograph in Attachment 1 is taken.



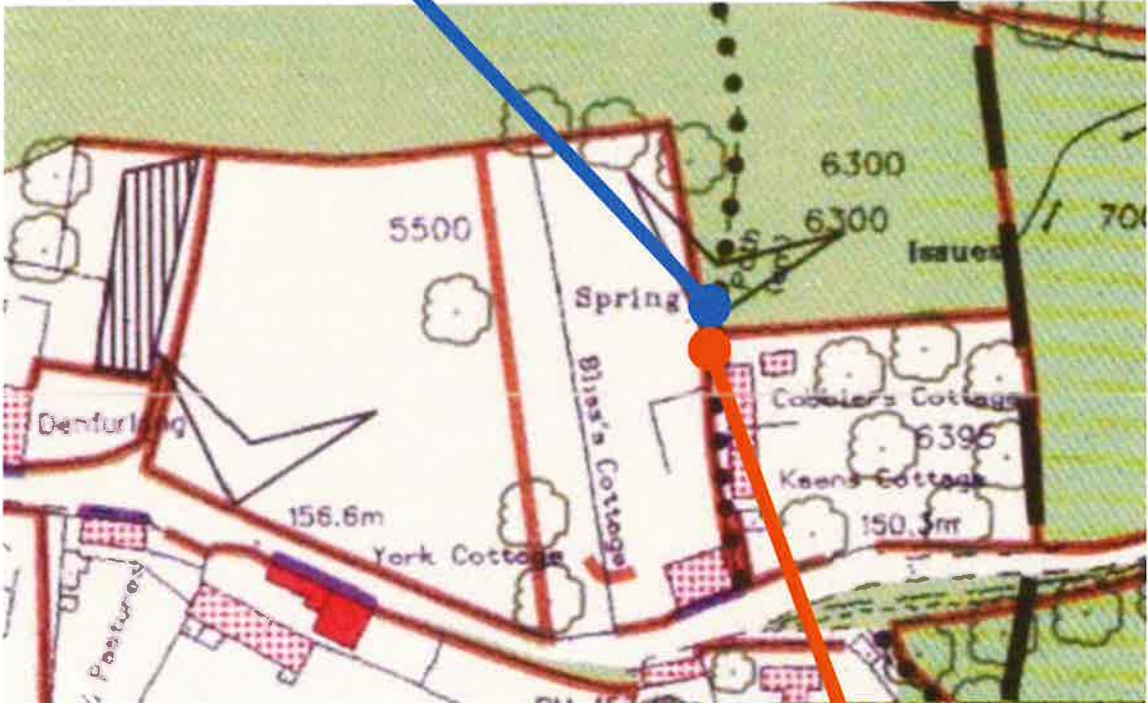
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Area Map 6: Chedworth Conservation Area map with important viewpoints illustrating zero impact of application on said viewpoints



Important view as designated on Chedworth Conservation Map over Chedwor



**CHEDWORTH  
CONSERVATION AREA**

View back up footpath  
KCH43 between  
Keens/Cobblers  
Cottages and Bliss  
Cottage

