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COTSWOLD
DISTRICT COUNCIL

3 May 2022

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PLANNING AND LICENSING COMMITTEE

A meeting of the Planning and Licensing Committee will be held at Council Chamber - Trinity Road on **Wednesday, 11 May 2022 at 10.00 am.**

Rob Weaver
Chief Executive

To: Members of the Planning and Licensing Committee
(Councillors Ray Brassington, Patrick Coleman, Stephen Hirst, Sue Jepson, Julia Judd, Juliet Layton, Andrew Maclean, Dilys Neill, Gary Selwyn, Steve Trotter and Clive Webster)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

AGENDA

1. **Apologies**
2. **Substitute Members**
To note details of any substitution arrangements in place for the Meeting.
3. **Declarations of Interest**
To receive any declarations of interest from Members and Officers, relating to items to be considered at the meeting.
4. **Minutes (Pages 5 - 12)**
To confirm the minutes of the meeting of the Committee held on 13th April 2022
5. **Chair's Announcements (if any)**
6. **Schedule of Applications (Pages 13 - 68)**

Application No	Description	Ward Councillor(s)	Case Officer / Page No:
21/03807/FUL	Erection of four dwellings and associated works at Land at Sandy Lane Court Upper Rissington Gloucestershire	Councillor Andrew Maclean	Martin Perks Page 15
19/01916/FUL	Two storey rear extension and addition of dormer window at 84 Watermoor Road Cirencester Gloucestershire GL7 1LF	Councillor Gary Selwyn	Harrison Bowley Page 33
21/04496/FUL	Proposed agricultural barn to replace existing stables at Land and Stable North West of Willow House Cowley Gloucestershire	Councillor Julia Judd	Harrison Bowley Page 55

7. **Sites Inspection Briefing**
Members for Wednesday 8 June 2022 (if required):
Councillors Ray Brassington, Julia Judd, Sue Jepson, Steve Trotter, Gary Selwyn

8. **Licensing Sub-Committee**
Members for 1 June 2022 (if required):
Councillors Julia Judd, Stephen Hirst, Dilys Neill, Juliet Layton and Clive Webster.

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Agenda Item 4

Planning and Licensing Committee
13/April2022



COTSWOLD
DISTRICT COUNCIL

Minutes of a meeting of the Planning and Licensing Committee held on Wednesday, 13 April 2022.

Councillors present:

Ray Brassington (Chair)	Julia Judd (Vice Chair)	
Patrick Coleman	Sue Jepson	Gary Selwyn
Joe Harris	Andrew Maclean	Steve Trotter
Stephen Hirst	Dilys Neill	Clive Webster

Officers present:

Mike Napper - Development Management	Helen Blundell, Principal Solicitor
Andrew Moody - Case Officer	
Charlotte Bowles-Lewis - Case Officer	
Caleb Harris, Democratic Services	
Wayne Smith, Democratic Services	

86 Apologies

There were apologies received from Councillor Juliet Layton.

87 Substitute Members

Councillor Joe Harris substituted for Councillor Juliet Layton.

88 Declarations of Interest

There were no declarations of interests for the Committee to note.

In regards to Items 4 and 5, it was noted by the Committee that Councillor Webster had used the same agents for a private application before he became a Member.

The Chair also notified the Committee knew the agent Jacqui Pembroke in her capacity as a former planning officer at Cotswold District Council.

89 Minutes

The Committee considered the minutes of the last meeting.

The Committee noted that the line at page 5 where it should read 'a range of views'.

The titles of Chair and Vice-Chair had also been missed on the minutes and Democratic Services noted that these would be included in future.

Councillor Coleman proposed that the minutes be approved subject to amendments being made. This was seconded by Councillor Webster.

RESOLVED: The Committee considers the minutes as a true and accurate record of the last meeting on 9th March 2022.

9 for, 0 against, 2 abstention

90 Chair's Announcements (if any)

The Chair informed the Committee that Item 3 on the agenda 19/01916/FUL had been deferred to the next meeting of the Planning and Licensing Committee on 11th May 2022. This was because the applicant was away on holiday and could not attend in person.

91 Schedule of Applications

Item 1 21/04185/OUT

The Chair reminded the Committee of the recommendation that, as the application was under Appeal for non-determination, the Planning Inspectorate be advised that the application would have been refused, if the Local Planning Authority had been able to make the decision.

The Case Officer, Andrew Moody, gave a presentation to the Committee on the application and updates.

The additional pages updates were presented to the Committee with corrections and an additional supporter was noted.

The application was for up to 8 dwellings on the site which would be surrounded by existing housing and the local school.

The Committee noted the changes that would be required to give means of access to the 8 dwellings which would include the removal of a tree.

The Committee was shown maps and photographs of the site from different directions.

It was also described that the conservation area was away from this site and would not be affected by the appeal proposal.

Councillor Gareth Cope presented to the Committee as the Parish Council representation for Down Ampney

Statements were read out by Democratic Services for Geoffrey Tappern as an objector and the agent Pegasus Group.

Councillor Spivey addressed the Committee as the ward member

The Committee asked the Case Officer about any objections from the Forward Planning team outlined by Pegasus Group.

The Case Officer informed the Committee that the Forward Planning team had been contacted for comments. The team had also been contacted about the open space allocation on the site in relation to previous Local Plans.

The Committee noted the need for local housing and that a number of developments had already been considered for housing within the village.

The Committee noted the response from the Case Officer regarding why the Committee had not been able to examine the application previously. This was due to outstanding consultation responses before the appeal was then lodged by the applicants.

There were comments also given by Thames Water regarding its position of not having an objection. Cotswold District Council's drainage team had no objections which the Committee noted.

The Committee noted the concerns of the developments being made on an area which is part of an open space within the village.

It also noted the disappointment that the applicant could not be here in person to defend its application, and be a part of the process.

The Committee noted that it was concerned by the speed of the application, and noted that it would have preferred that more time was given.

Councillor Harris proposed the officer's Recommendation. This was seconded by Councillor Webster.

Voting Record

11 for, 0 against, 0 abstention

The officer's recommendation to the Planning Inspectorate to object was accepted.

Item 2 21/00837/FUL

Harrison Bowley was the Case Officer who presented to the Committee.

The objection comments from Mickleton Parish Council, which were originally omitted from the additional pages, were read out to the Committee.

Maps of the site and photographs of the development were provided to the Committee. This also included photographs of the proposed side and rear extension.

It was also noted that the existing driveway would also be enlarged on the site frontage.

It was noted that officers felt that the plans were proportionate and that they would not result in a significant impact on the wider site context.

Democratic Services read out a statement provided by Teresa Bennett (objector)

Mr Neil Harvey addressed the Committee (applicant)

Councillor Blomefield as the ward member addressed the Committee (ward member)

The Committee asked the officer about the increase in floor space. It was noted by the officer that this would mean a 34% increase with the garage space included.

The Committee asked the Lead Officer, Mike Napper, about whether the permitted development rights were normally removed in estate-scale developments. It was noted that each site needs to be considered on its own merits to assess whether these rights need to be removed in part or in full.

The Committee asked the officer about proposals in high density areas and the policy of the Council for noise management. The officer reinforced the determination on a case by case basis to look at the specific context of the application. The Lead Officer also noted that restrictions to working hours could potentially delay the completion of developments.

The Committee asked about why the energy performance of the house was not in the report as this was part of the NPPF. The Lead Officer noted the comments, which would be reinforced by the completion of the Local Plan review.

It was noted by some Members of the Committee that the issues raised are relatively minor and would not be likely to be defensible in the event of an appeal.

It was noted that the proposal seemed to be an efficient use of the land available to it.

It was noted that the extension of the house was a reasonable request considering that the applicant had made efforts to justify the concerns.

It was proposed by Councillor Jepson that a site inspection panel visit should be made for this application to examine the proposed development. This was seconded by Councillor Coleman.

Voting record

For 5, 6 against, 0 abstention

The vote was lost

Councillor Hirst proposed the officer recommendation be accepted and Councillor Joe Harris seconded. It was noted that the applicant had satisfied a number of the objectors' concerns within their application.

Councillor Webster proposed a condition in the recommendation for a 'light touch' construction plan as outlined by officers and Cllr Coleman seconded. This additional condition was accepted by Councillor Hirst and Councillor Harris to be proposed as part of the vote.

It was also proposed that an Informative Note be attached to encourage the wiring for an electric car charging point to be integrated into the construction. This was also accepted by other Members as part of the proposal.

7 for, 4 against, 0 abstention

The application with the additional condition and Informative Note was approved.

Item 4 21/04349/FUL

The Lead Officer introduced the additional comments to Members before the presentation. These included the support of Shipton Parish Council and the additional amendments to description of the application.

The Committee was shown maps and photographs of the application.

The Conservation Officer introduced the presentation.

A statement from Kate and James Hathaway was presented by Democratic Services.

Jacqueline Pembroke presented on behalf of the applicant.

Councillor Robin Hughes addressed the Committee as the ward member.

The Committee noted the references to the NPPF and section 14 which was missing from the report as part of the energy concerns for this development. There were also concerns about unclear information about the windows. The Conservation Officer stated that the response given from the applicant was that they would be double-glazed. However the specification regarding specific thermal efficiency was not known.

It was noted that the size of the historic dwelling does not need to comply with modern building space standards.

There were queries raised about the use of the outbuilding and whether this could be used to provide ancillary accommodation. It was confirmed that the use of the outbuilding on the current site would be used for ancillary domestic accommodation.

The Committee noted the public benefits referenced in the document regarding how a listed building is preserved and the viability of the heritage asset.

The Committee highlighted that the work being done to the building was enhancing the building, and making it more practical for modern use.

Whilst the Committee noted the officer's recommendation for refusal from a loss of historic fabric standpoint, it was the view of the Committee that the application had net heritage benefits for the Listed building and its setting, and as part of its long-term viability.

Councillor Jepson proposed that the application was permitted as a whole and this was seconded by Councillor Judd as it was enhancing the development up to modern day standards whilst recognising the less than substantial harm identified.

The conditions identified by officers were given to the Committee. These would include samples of materials, door and window details and sample panels. The Committee was content to delegate the reasonably necessary conditions to officers.

Vote

11 for, 0 against, 0 abstention.

The application was permitted with conditions attached to be drafted through delegated authority given to the officers.

Item 4 21/04350/LBC

No additional presentation was given by officers or by the applicant for the listed building consent.

The Committee asked about the detail of the glazing and whether this would be 12mm thick. This was confirmed by officers as being part of the Cotswold Design guide. It was also confirmed that the size of the glazing was considered to make it more in keeping with the design.

The Committee was content to delegate reasonably necessary conditions to officers. Councillor Jepson and Councillor Judd proposed that it would be permitted with delegated authority to officers in respect of the conditions.

Voting record

11 for, 0 against, 0 abstention

The application was accepted.

Item 5 21/03907/LBC

Councillor Harris raised his interest as a close friend of the applicant, and someone who had lived near the applicant. He therefore left the room.

The Case Officer presented to the Committee.

The Committee noted the site location plan and the details of the construction.

The current windows are 40 years old and the proposed replacement is with heritage double glazing in keeping with the design.

The applicant Lisa Spivey presented to the Committee

The Case Officer noted that there was a balance in energy, efficiency and design when considering applications of this nature. However, the guidance for listed buildings is continually under review to reflect that balance.

The Committee further noted that there were no energy efficiency standards listed in the report which was a disappointment. The officer noted the request and that this could be part of the public benefit in relation to the long-term preservation of the building.

The Committee noted that agreement was reached for windows on the side of the house, but the application excluded the front windows. However, the owner was at liberty to submit a further application if desired at a later date.

It was further noted the positive changes that had been made to allow double glazing to be fitted to listed buildings.

Councillor Webster proposed and Councillor Maclean seconded the officer's recommendations to permit the application.

Voting record

10 for, 0 against, 1 absent

The application was accepted.

92 Sites Inspection Briefing

The Committee noted the next date if required on 4th May

Planning and Licensing Committee

13/April2022

93 **Licensing Sub-Committee**

The Committee noted the next date of the Licensing Sub-Committee if required on 18th May

The Meeting commenced at 2.00 pm and closed at 5.00 pm

Chair

(END)

PLANNING AND LICENSING COMMITTEE 11th May 2022

SCHEDULE OF APPLICATIONS FOR CONSIDERATION AND DECISION (HP)

- **Members are asked to determine the applications in this Schedule. My recommendations are given at the end of each report. Members should get in touch with the case officer if they wish to have any further information on any applications.**
- **Applications have been considered in the light of national planning policy guidance, the Development Plan and any relevant non-statutory supplementary planning guidance.**
- The following legislation is of particular importance in the consideration and determination of the applications contained in this Schedule:
 - **Planning Permission:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
 - **Listed Building Consent:** Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 - special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest.
 - **Display of Advertisements:** Town and Country Planning (Control of Advertisements) (England) Regulations 2007 - powers to be exercised only in the interests of amenity, including any feature of historic, architectural, cultural or similar interest and public safety.
- The reference to **Key Policy Background** in the reports is intended only to highlight the policies most relevant to each case. Other policies, or other material circumstances, may also apply and could lead to a different decision being made to that recommended by the Officer.
- Any responses to consultations received after this report had been printed, will be reported at the meeting, either in the form of lists of **Additional Representations**, or orally. Late information might result in a change in my recommendation.
- The **Background Papers** referred to in compiling these reports are: the application form; the accompanying certificates and plans and any other information provided by the applicant/agent; responses from bodies or persons consulted on the application; other representations supporting or objecting to the application.

PLANNING AND LICENSING COMMITTEE 11th May 2022
INDEX TO APPLICATIONS FOR CONSIDERATION AND DECISION

Parish	Application	Schedule No.
Upper Rissington	Land At Sandy Lane Court Upper Rissington Gloucestershire 21/03807/FUL Full Application	01
Cirencester	84 Watermoor Road Cirencester Gloucestershire 19/01916/FUL Full Application	02
Cowley	Land And Stable North West Of Willow House Cowley Gloucestershire 21/04496/FUL Full Application	03

Item No 01:-

21/03807/FUL

**Land At
Sandy Lane Court
Upper Rissington
Gloucestershire**

Item No 01:-

**Erection of four dwellings and associated works at Land At Sandy Lane Court
Upper Rissington Gloucestershire**

Full Application 21/03807/FUL	
Applicant:	Sailspire Partnership Ltd
Agent:	Tyack Architects Ltd
Case Officer:	Martin Perks
Ward Member(s):	Councillor Andrew Maclean
Committee Date:	11th May 2022
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Residential Development in a Development Boundary
- (b) Design and Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty
- (c) Access and Parking
- (d) Impact on Residential Amenity

2. Reasons for Referral:

2.1 This application has been referred to the Planning and Licensing Committee at the request of Councillor Maclean for the following reasons:

'I would therefore like to ask if this one could be taken to the Planning Committee for consideration. My reasons are:

1. Loss of amenity land. The area proposed for the development has for many years been a small open area for the residents of Sandy Lane Court. This is a relatively crowded section of Upper Rissington and has a very strange layout due to having been constructed on the footprint of former RAF barracks. The resulting homes have very little space around them and have a limited amount of communal space for car parking and other uses. The former green space between Sandy lane court and Southgate court has now been developed with houses and the small area of open space behind Sandy Lane Court was developed first with a contractors yard which has now been given permission for conversion to residential. The final two boundaries are the Barrington Road and a recycling yard. The whole block of housing is therefore highly constrained and separated from the village amenities by the busy Barrington road. Losing this final piece of amenity land will make the whole of Sandy Lane highly restricted.

2. Parking. I am afraid I do not share the blithe assumptions that parking will be adequate and neither do the residents of Sandy Lane court nor the parish council. The parking area can already be relatively crowded and adding further pressure will result in a lot of parking conflict in this tight area.

3. *Scale of development. Squeezing four houses into a very tight site in an already crowded area is completely out of scale and out of character for the village. Upper Rissington has a character of its own that has been inherited from its former life as a premier RAF station that was laid out with tree lined avenues and an abundance of green spaces. Sandy Lane Court and Southgate Court were already anomalies in this and feel greatly constricted compared to the rest of the village and the size of their gardens is also a fraction of those in the rest of the village. Preserving this small area of green space would help keep some minor level of continuity between this crowded area and the rest of the village, especially at a time when another 26 large homes are being built just to the side of the area. A lesser number of houses might be acceptable but 4 is far too many for the size of the plot.*

4. *Building Line. I disagree with your premise that it is acceptable to bring these buildings forward from the building line set by the bungalow on the corner. There is actually a view down the track that is being preserved by the new development on the other side of the road and squeezing this avenue by bring these four houses forward from the building line is going to completely eliminate any preservation of a westerly view along this road.*

5. *Local Objections: As you can see from the Parish Council and Residents this application has been very poorly received by the residents and they have raised a number of very valid points such as the loss of linear wildlife features that support bats and other wildlife, the loss of amenity land, the overlooking of other homes and gardens in what is NOT and urban area but a rural village, the parking, the visual character of the village and more.'*

3. Site Description:

3.1 This application relates to part of a post-war housing development located within the western part of the village of Upper Rissington. The application site measures approximately 500sq metres in size and primarily consists of 2 areas of amenity grassland separated by a footpath and hedgerows. The site occupies the eastern part of an amenity space. It is bordered to the north and west by an area of amenity grassland and a line of parking spaces, which in total measure approximately 400sqm in area. To the north and west of the amenity area is a terrace of dwellings.

3.2 The southern boundary of the application site adjoins a single carriageway access road. Land to the south of the road is currently under development as part of permission 20/04548/FUL. The aforementioned permission involves the construction of 26 dwellings and the creation of approximately 1 hectare of open space. The eastern boundary of the application site adjoins a communal parking area and the side of a single storey dwelling (21 Sandy Lane Court).

3.3 The application site is located within Upper Rissington Development Boundary

3.4 The site is located within the Cotswolds Area of Outstanding Natural Beauty.

3.5 The site is located within a Flood Zone 1.

4. Relevant Planning History:

Application Site

4.1 None

Sandy Lane Court

4.2 CD.1580/1/V Conversion of part of existing barrack block into 8 residential starter units, provision of 40 parking spaces, installation of sewage treatment plant. Permitted 1987

4.3 CD.1580/1/W Conversion of existing redundant barracks to provide 11 starter homes. Permitted 1987

4.4 CD.1580/2/B Erection of 20 garages, bin store and a garden store, provision of 18 parking spaces. Permitted 1987

4.5 CD.1580/2/C Conversion of part of existing barrack block to provide one 2 bedroom starter unit. Permitted 1987

4.6 CD.1580/2/G Erection of a block of 5 garages. Permitted 1988

4.7 CD.1580/2/J Conversion of 3 existing double garages to provide 3 dwellings. Erection of new block of 4 garages. Refused 1987

4.8 CD.1580/2/L Relocation of 4 garages previously approved. Permitted 1989

4.9 CD.1580/2/V Conversion of double garage into detached dwelling. Refused 1993

Land to South

4.10 14/01403/OUT Erection of up to 26 dwellings (to include 50 percent affordable housing) with all matters reserved for future consideration, except for access. Permitted 2016

4.11 17/04587/FUL Erection of 26 dwellings with landscaping, vehicular access, pumping station and all associated works. Permitted 2019

4.12 20/04548/FUL Erection of 26 dwellings with landscaping, vehicular access, pumping station and all associated works - Variation of Conditions 2 (drawing numbers), 3 (boundary treatments), 7 (Landscape Management Plan), 9 (Reptile Survey), 12 (street management), 13 (fire hydrants), 15 (Construction Method Statement), 19 (Tree Protection Strategy), 20 (sample materials), 21 (sample panels), 24 (sample woodwork), 26 (contamination), 27 (remediation) 28 (foul water disposal), 29 (surface water drainage), 30 (lighting), 32 (foul water disposal) of permission 17/04587/FUL to enable alterations to the design of the approved scheme and the agreement of details previously reserved by condition. Permitted 2022

5. Planning Policies:

DS2 Dev within Development Boundaries

EN1 Built, Natural & Historic Environment

EN2 Design of Built & Natural Environment

EN4 The Wider Natural & Historic Landscape

EN5 Cotswolds AONB

EN14 Managing Flood Risk

H1 Housing Mix & Tenure to meet local needs

INF3 Sustainable Transport
INF4 Highway Safety
INF5 Parking Provision

6. Observations of Consultees:

- 6.1 Gloucestershire County Council Highways: No objection
- 6.2 Drainage Engineer: No objection

7. View of Town/Parish Council:

- 7.1 Response dated the 23rd November 2021:

'The Parish Council wishes to raise strong objections on behalf of the residents of the Parish to this proposal. On inspection the land around Sandy Court is already occupied by a significant number of houses and the addition of four more dwellings will change the visual character of the development and remove much-needed green space on the site. Due to the compact nature of the development, there will be a loss of privacy to surrounding houses and there will be an associated loss of valuable amenity to dwellings in this location. The Parish Council feels that this would contribute to a devaluation of the houses that already exist on the Sandy Lane site. It is anticipated that each of the four houses proposed would have a minimum of 1 car per household and this would add to the already congested parking and safety concerns in the Sandy Lane development.

The Parish Council strongly objects to this planning proposal.'

- 7.2 Response dated the 17th February 2022:

'The Parish Council re-iterate their previous objection to this planning application and note that any changes made to this plan does not change the Parish Council's decision already made.'

8. Other Representations:

- 8.1 13 Objections received. Main grounds of objection are:

- i) There has already been a more than doubling of the size of the village through development in the last few years, that has proven to have been woefully under resourced in terms of amenities. The School has had to build on its own playground simply to accommodate the increase in children as a result of the original development. Since then, at least 27 more houses have been granted planning permission, with absolutely no regard for the lack of amenities nor the lived experience of the residents.
- ii) There has to come a point where, just because a small property can be shoe-horned into a plot, it should not be automatically be granted permission, and a more balanced and broad-minded approach must prevail.
- iii) The necessary increase in housing stock should be shared more equally around the villages of the north Cotwolds. Upper Rissington has already had more than its fair share of development and over-development.

- iv) The proposed development is in an area of open space directly in front of existing dwellings. Building in this location would block daylight into these houses; the aspect it would impact is already the darker side of the houses.
- v) The two most westerly dwellings would directly overlook existing houses, including first floor bedrooms and family bathrooms, having a significant effect on their privacy within their own homes.
- vi) Inadequate car parking.
- vii) Adverse noise impact
- viii) Loss of hedgerow, shrubs and amenity grassland. How will a net gain be achieved?
- ix) Bats use the area. Would like to see a lighting scheme and retention of dark areas to ensure no detrimental impact to species. Impact on birds and hedgehogs.
- x) Loss of green space.
- xi) Sewage treatment plant that serves the 23 homes already is full to capacity and cannot accommodate a further 4 houses.
- xii) Overdevelopment
- xiii) House No 1 is built right up to the curb so it will stick out further than the neighbouring property and it will be a storey higher. Loss of light and privacy.
- xiv) This site developed in 1987/88, and later developed with an additional three dwellings, currently accommodates 24 dwellings in a total land area of three quarters of a hectare. In terms of density per hectare that is the equivalent of 32. We understand that for one/two storey housing stock, 30+ dwellings per hectare is considered 'higher density' by councils. With higher density (particularly if it is 'infill' development) there almost inevitably comes loss of privacy, loss of light, and overlooking, which we observe would be the case here.
- xv) The space currently occupied by houses, private gardens, garages, designated parking places, and shared driveways amounts to 66% of the total space. However, of the remaining land, that which might truly be called 'open space' - being accessible and not behind garages etc. - amounts to 7% of the whole site area. We understand that developers should aim to provide ten percent of open space and recreational areas in a residential development. This proposal would see our already small accessible space further reduced. We note these figures (7% versus 10% recommended) support the view of the Parish Council that this proposal would further encroach on much-needed green space on site.
- xvi) We question the efficacy of the proposed design which would significantly alter the aspect of the existing development (two rows of terraced houses built around an open space in an 'L' formation). We note in the Design and Access statement that the architects state "the objective has been to utilise underused land", but we feel orienting

(or, as one resident put it, 'shoe-horning') additional dwellings so that their rear gardens absorb that open space impacts detrimentally the overall aesthetic of the site.

9. Applicant's Supporting Information:

Energy Statement

Design and Access Statement

10. Officer's Assessment:

Proposed Development

10.1 This application seeks full planning permission for the erection of 4 dwellings. The proposed development will take the form of 2 pairs of semi-detached dwellings consisting of 3 two bed units and 1 one bed unit. The front elevations of the proposed dwellings will face to the south and onto the existing access road. The westernmost pair of dwellings (Plots 1 and 2) will be set back approximately 7-8m from the aforementioned road. The easternmost dwellings (Plots 3 and 4) will be set back approximately 2-3m from the road.

10.2 Plots 1 and 2 will measure approximately 11.2m wide by 5.6m deep by 8.2m high. A 2 storey addition measuring approximately 5.5m-5.8m wide by 3m deep by 8.2m high will extend to the rear of each plot. Plots 3 and 4 will measure approximately 11.5m wide by 5.6m deep by 8.2m high. A 2 storey rear range will extend to the rear of Plot 3. A single storey lean-to will extend to the rear of Plot 4. The aforementioned 2 storey extension will measure approximately 5.8m wide by 3m deep by 8.2m high.

10.3 The external walls of the proposed dwellings will be constructed in a reconstituted stone. The roofs of the dwellings will be covered in an artificial stone slate.

10.4 Vehicular access to Plots 1 and 2 will be via the existing access road to the south. The access joins onto the Upper Rissington to Barringtons road to the east. Parking for the aforementioned plots will be provided to the front of the respective dwellings and on an existing hard surfaced parking/turning area located approximately 60m to the west of the proposed dwellings. Vehicular access for Plots 3 and 4 will be via an existing entrance serving Sandy Lane Court located approximately 40m to the north-east of the application site. Parking will be provided on an existing shared parking area lying adjacent to the eastern boundary of the application site. Two existing garages will be used to provide a car parking space for each of Plots 3 and 4. A further space will be provided to the front of each garage. In total, the development will be served by 9 parking spaces.

(a) Residential Development in a Development Boundary

10.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that '*If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.*' The starting point for the determination of this application is therefore the current development plan for the District which is the Cotswold District Local Plan 2011-2031.

10.6 The application site is located within Upper Rissington Development Boundary as designated in the aforementioned Local Plan. Development within such locations is primarily covered by the following Local Plan policy:

Policy DS2 Development Within Development Boundaries

'Within the Development Boundaries indicated on the Policies Maps, applications for development will be permissible in principle.'

10.7 The erection of new build open market residential development on the site is therefore acceptable in principle. Notwithstanding this, the proposal also has to be assessed against other Local Plan policies and national guidance. This is addressed in the following sections of this report.

(b) Design and Impact on the Character and Appearance of the Cotswolds Area of Outstanding Natural Beauty

10.8 The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) wherein the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of the landscape (S85(1) of the Countryside and Rights of Way Act 2000).

10.9 The following Local Plan policies are considered relevant to the proposal:

10.10 Local Plan Policy EN2 Design of the Built and Natural Environment states:

'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.'

10.11 Local Plan Policy EN4 The Wider Natural and Historic Landscape states:

1. *'Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.'*

2. *'Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.'*

10.12 Local Plan Policy EN5 Cotswolds Area of Outstanding Natural Beauty (AONB) states:

1. *'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.'*

2. *'Major development will not be permitted within the AONB unless it satisfies the exceptions set out in National Policy and Guidance.'*

10.13 The following national guidance is also considered applicable to this application:

10.14 Paragraph 174 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should contribute to and enhance the natural and local environment by '*protecting and enhancing valued landscapes*' and '*recognising the intrinsic character and beauty of the countryside*'.

10.15 Paragraph 176 of the NPPF states that '*great weight should be given to conserving and enhancing landscape and scenic beauty in ... Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.*'

10.16 The application site forms part of a post war housing development. Sandy Lane Court primarily consists of former barracks buildings that were converted to residential use in the 1980s. Existing residential development extends to the north, west and east of the application site. Housing to the north and west is terraced in form and 2 storey in height. The dwelling to the east of the site is single storey. In addition to the existing houses on Sandy Lane Court, a further 26 dwellings are currently under construction on land lying to the south of the application site. The aforementioned development includes permission for dwellings lying on the southern side of the access road immediately to the south of the dwellings now proposed.

10.17 With regard to its impact on the character and appearance of the AONB, the site will shortly be bordered on all sides by residential development. Public views of the site from the main road to the east are largely restricted by existing vegetation and existing buildings. The public views that are available are very limited and place the site in context with existing residential development. The proposal will not result in an encroachment of development into the open countryside, nor will it have an adverse impact on the setting of the settlement within the AONB landscape. The proposed residential use is also consistent with the residential character of the local area. It is considered that the proposed development does not conflict with Local Plan Policies EN4 and EN5 and guidance contained in paragraphs 174 and 176 of the NPPF.

10.18 With regard to design, the applicant has sought to pursue a traditional approach. The dwellings are 1.5 storey in form and are reflective of traditional workers' cottages in terms of their size, proportions, scale and detailing. The proposed dormers, fenestration, chimney design/positions and gable depths are all considered to respond sympathetically to traditional Cotswold building forms. The size and scale of the proposed dwellings is also considered to be in keeping with existing development on Sandy Lane Court and the development under construction to the south. In addition, the 1.5 storey form of the proposed dwellings means that they do not appear excessively large or over-scaled when compared to the single storey dwelling to the east.

10.19 It is noted that Plots 3 and 4 will be set forward of the bungalow to the east. However, the aforementioned property has a close boarded fence and single storey extension to its south. As a result, the proposed dwellings will not extend forward of a clearly defined building line. In addition, views along the road to the open countryside to the west will be retained. Moreover, the position of the plots adjacent to the access road will tie in with the ongoing development to the south, thereby creating an avenue of development along the road. It is considered that the arrangement of Plots 3 and 4 is acceptable.

10.20 Concerns regarding the loss of the grass amenity space are noted. However, approximately half of the area will remain. Moreover, the retained area will lie directly to the

rear of the dwellings to the north and west thereby ensuring the retention of some of the open aspect to the rear of the respective dwellings. Whilst the proposal will result in the loss of part of the grassed area, it must be noted that the area in question is not Public Open Space and therefore has the potential to be closed off regardless of whether permission is or is not granted for the current scheme. It is also of note that a new Public Open Space area measuring approximately 1 hectare in size is to be provided as part of the 26 dwelling scheme to the south-west of the current grassed area. Residents of Sandy Lane Court will be able to benefit from the aforementioned space. It is considered that the loss of the area in question will not have an adverse impact on residential amenity or adversely impact on the layout or overall character of the existing Sandy Lane Court development.

10.21 The proposed dwellings are considered to occupy a minor part of the Sandy Lane Court development as a whole. A degree of openness will be retained adjacent to existing dwellings. It is considered that the proposal does not represent an overdevelopment of the area. It is also of note that paragraph 120 c of the NPPF states that decisions should 'give substantial weight to the value of using suitable brownfield land within settlements for homes'.

10.22 Overall, it is considered that the design and layout of the proposed scheme are acceptable and in accordance with Local Plan Policy EN2.

(c) Access and Parking

10.23 The proposed development will be served by existing entrances that serve the Sandy Lane Court development. The entrances open onto a straight section of road that affords adequate visibility in both directions. In addition, the proposal is considered not to generate a level of traffic that will have an adverse impact on the operation of the local highway network. Gloucestershire County Council (GCC) Highway Officers have assessed the proposal and raise no objection. The proposal is considered to accord with Local Plan Policy INF4 and Section 9 of the NPPF.

10.24 With regard to parking, the applicant has amended the proposed parking arrangements in response to the concerns of local residents and the comments of GCC Highways. The applicant has also clarified the situation in respect of land ownership and right of access. This indicates that the development can be undertaken without resulting in a loss of parking for other residents or obstructing their rights of access. The provision of 2 spaces per dwelling combined with a visitor space is considered to be acceptable for the size of dwellings being proposed. It is considered that the proposed parking arrangements are acceptable in accordance with Local Plan Policy INF5.

(d) Impact on Residential Amenity

10.25 The floorspace of the proposed dwellings meets the minimum floorspace standards for 1 and 2 bed dwellings in accordance with Local Plan Policy H1.

10.26 The proposed dwellings will be provided with a level of outdoor amenity space which is considered to be commensurate with their size in accordance with guidance in the Cotswold Design Code.

10.27 The windows in the rear elevations of the proposed dwellings will be at least 22m from facing windows in existing dwellings. The separation distance accords with the 22m

minimum distance set out in the Cotswold Design Code. It is noted that the rear gardens of the proposed dwellings will be looked over by existing dwellings. However, this arrangement is not uncommon in an urban setting where gardens often back onto one another.

10.28 It is noted that 3 windows are proposed in the western elevation of Plot 1. The windows in question will be within 22m distance of existing dwellings to the west. The first floor will be single light and will serve a bedroom. A condition can be attached to ensure that the window is fitted with obscure glazing. The ground floor windows will serve a utility room and a living area. The living area window will be single light and will lie adjacent to the hallway. It is considered reasonable to attach a condition requiring the windows to be obscure glazed.

10.29 With regard to the bungalow to the east, it is noted that Plot 4 will be set forward of the aforementioned dwelling. However, the bungalow has a single storey outbuilding to its front which will lie adjacent to the side elevation of Plot 4. The ground floor windows in the front of the bungalow lie to the east of the outbuilding. The distance of the window from the proposed development means that it will not be subject to an unacceptable loss of light having regard to guidance in IP23/12 Site Layout Planning for Daylight.

10.30 The proposed scheme is considered not to have an adverse impact on the privacy of the occupiers of the dwellings currently under construction to the south. The front elevations of the respective dwellings will face one another and, as such, there is no breach of the Design Code in terms of the distance between facing windows.

10.31 It is considered that the proposed development is acceptable in terms of residential amenity.

Other Matters

10.32 The proposed dwellings will incorporate a number of energy efficiency measures including additional insulation, air source heat pumps, water conservation and electric vehicle charging points. It is considered that the proposed development is seeking address the issue of climate change.

10.33 The provision of 1 and 2 bed open market dwellings is considered to contribute in a positive manner to supply of smaller more affordable open market dwellings in the area.

10.34 The proposed development is for fewer than 6 dwellings and is under 1000sqm in size. Affordable housing is therefore not required.

10.35 A landscape condition is recommended to require the provision of appropriate new green infrastructure. Bird and bats boxes can also be conditioned to secure a biodiversity enhancement.

10.36 This application is liable for the Community Infrastructure Levy (CIL) and there will be a CIL charge payable. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive, in payment of CIL is a material 'local finance consideration' in planning decisions.

11. Conclusion:

11.1 Overall, it is considered that the proposed development represents an acceptable use of the site and that it is in accordance with established policy and guidance. It is therefore recommended that the application is granted permission.

10. Proposed conditions:

1. 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.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s):

3000 001 B, 3000-003 E, 3000-004 B, 300-005 A, 3000-006, 3000-007

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

3. Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

4. Prior to the construction of any external wall of the development hereby approved, a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar shall be erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policy EN2, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

5. All door and window frames shall be recessed a minimum of 75mm into the external walls of the 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 Policy EN2.

6. No windows, external doors, dormers, chimneys, eaves or verges shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:10 with cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2

7. Within one month of their installation, windows and external doors shall be finished in their entirety in a colour that has first been approved in writing by the Local Planning Authority.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2

8. Prior to the first occupation of each dwelling hereby permitted, the respective dwelling shall be fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging point shall be retained for the lifetime of the development unless it needs to be replaced, in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities in accordance with Local Plan Policy INF3.

9. Prior to the first occupation of the development hereby permitted, a bat box, 2 bird boxes and hedgehog gaps in fencing shall be installed on the development hereby permitted in accordance with details to be first agreed in writing by the Local Planning Authority. The bat and bird boxes shall be retained in accordance with the approved details thereafter.

Reason: In order to provide ecological mitigation and enhancement in accordance with Local Plan Policy EN8.

10. Prior to the first occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

11. The entire landscaping scheme shall be completed by the end of the first full planting season (1st October to the 31st March the following year) following the first occupation of the dwelling hereby permitted.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN2.

12. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

13. Prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365 with the lowest infiltration rate (expressed in m/s) used for design. The details shall include a management plan setting out the maintenance of the drainage asset. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the Management Plan thereafter. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality in accordance with Local Plan Policy EN14. If the surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

14. Prior to the first occupation of Plot 1, the windows in the western elevation shall be fitted with obscure glazing and they shall permanently be retained as such thereafter.

Reason: In order to protect the privacy of neighbouring residents in accordance with guidance in the Cotswold Design Code.

Informatives:

1. Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate. There are further details on this process on the Council's website at www.cotswold.gov.uk/CIL.

2. The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk



Planning
Proposed Site Plan
 Sandy Lane Court, Upper Rissington
 Sailspire Partnership Ltd
 Scale: 1 : 500@A3
 Date: Jan '22
 Drawn/Checked: RH/JSB
 Org No: 3000-003
 Rev: E

Tyack Architects Ltd
 The New Inn
 21-23 Church Street
 Gillingham, Kent
 ME13 9JL
 01843 808 800
 info@tyackarchitects.com
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Planning
 This drawing has been prepared for workstages up to planning application only and is not intended for construction. The scale bar should only be used to check the scale of the drawing. The scale size from this drawing can be accepted for errors made by others in scaling.

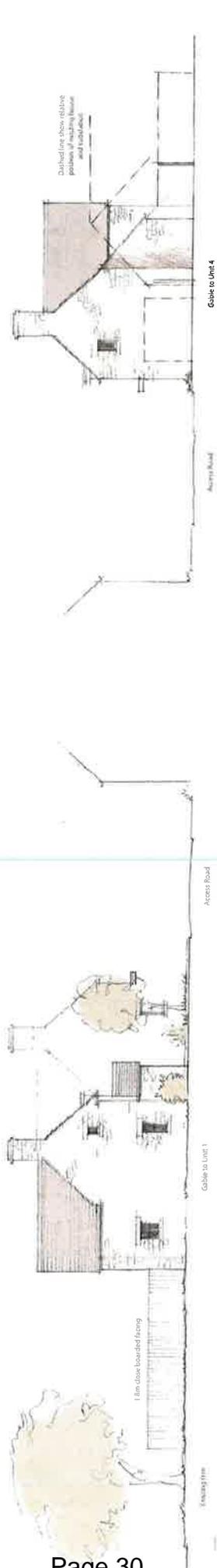
Scale 1:500
 25m

Materials:

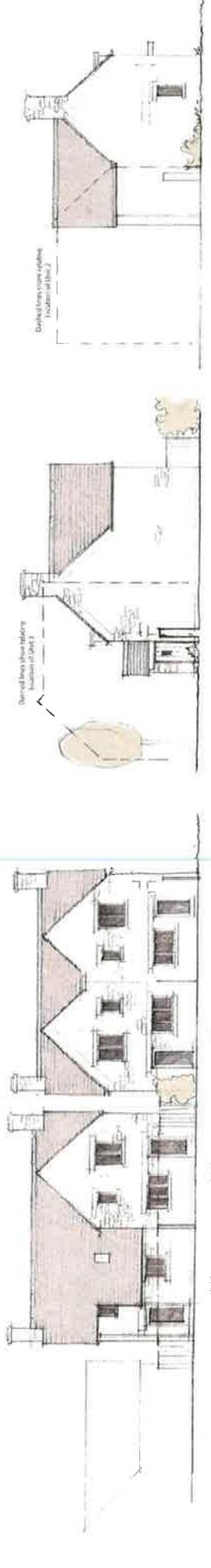
Brick (Unit 1) stone masonry for framing
 Painted brick, doors and windows



South Street Elevation (AA)

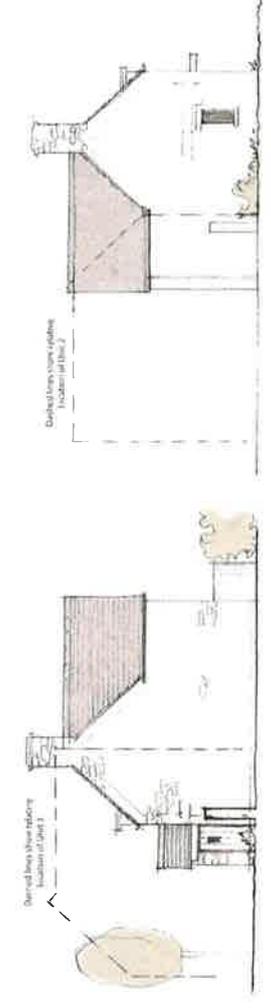


West Elevation (BB)



North Elevation (DD)

East Elevation (CC)



East Elevation to Unit 2 (EE)

West Elevation to Unit 3 (FF)



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Item No 02:-

19/01916/FUL

**84 Watermoor Road
Cirencester
Gloucestershire
GL7 1LF**

Item No 02:-

Two storey rear extension and addition of dormer window at 84 Watermoor Road Cirencester Gloucestershire GL7 1LF

Full Application 19/01916/FUL	
Applicant:	Ms Sian Jones
Agent:	
Case Officer:	Harrison Bowley
Ward Member(s):	Councillor Gary Selwyn
Committee Date:	11th May 2022
RECOMMENDATION:	REFUSE

1. Main Issues:

- (a) Design and Impact on Cirencester South Conservation Area
- (b) Impact on Residential Amenity

2. Reasons for Referral:

2.1 The application is recommended for refusal. The Ward Member, Councillor Gary Selwyn, has referred the application to the Planning and Licensing Committee on the grounds of considering the balance of harm to the neighbour against the benefits of future proofing the terraced dwelling and improving the housing stock through the accommodation of reasonable attempts at enlargement of the building.

3. Site Description:

3.1 The application site consists of a two-storey, mid-terrace dwelling located along Watermoor Road within the Cirencester Development Boundary. The property is of a historic nature, constructed in the late 19th century, present on maps dated 1891 - 1912. The building has a simple formal frontage, uniform with neighbouring dwellings and constructed of red brick. The property has a generous linear, south facing garden which backs onto an industrial building.

3.2 The site lies within the Cirencester South Conservation Area.

4. Relevant Planning History:

4.1 N/A

5. Planning Policies:

TNPPF The National Planning Policy Framework
DSI Development Strategy

DS2 Dev within Development Boundaries
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN10 HE: Designated Heritage Assets
EN11 HE: DHA - Conservation Areas

6. Observations of Consultees:

6.1 None.

7. View of Town/Parish Council:

7.1 "Object to the proposed two storey rear extension. The works appear to be intrusive and not in keeping with the surrounding properties and would have an adverse affect on neighbouring properties."

8. Other Representations:

8.1 The application has received five letters of objection from two neighbours; one letter of support and one general comments.

8.2 Summary of objection comments:

- i. Loss of light/overshadowing;
- ii. Out of keeping with scale and character of street;
- iii. Materials are out of keeping with traditional property.

8.3 Summary of support comments:

- i. Development will enhance community and encourage families.

8.4 Summary of general comments:

- i. Impact on guttering/drainage requiring party wall agreement;
- ii. Impact of foundations on neighbouring property.

9. Applicant's Supporting Information:

Design and Access Statement (including shadow survey)
Proposed Elevations.

10. Officer's Assessment:

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

10.2 The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011 - 2031.

10.3 The policies and guidance within the revised National Planning Policy Framework (NPPF) are also a material planning consideration.

Background and Proposed Development

10.4 The application proposes the construction of a two-storey and single-storey rear extension and the construction of a flat roof dormer window. The scheme has been through various alterations during the course of the application, with a final scheme having been submitted on 01/02/2022.

10.5 The proposed extension would project a total of 4.6m at ground floor, spanning the full 4.3m width of the plot. The first floor element would project 3.3m, spanning a width of 3.1m, set 1.2m from the western boundary. The extension would have a total ridge height of 5.7m and eaves of 4.6m, with the addition taking the form of a shallow mono-pitch roof. The single-storey aspect would incorporate a similar mono-pitched design, with a ridge of 3.3m and eaves of 2.3m. The proposed dormer window would project 2.1m from the existing roof slope, spanning a width of 3.2m and a height of 1.8m, in a flat roof design. The extension would incorporate a mix of matching render and contemporary zinc and timber cladding.

(a) Impact on the Cirencester South Conservation Area

10.6 The site lies within the Cirencester South 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 Planning (Listed Building and Conservation Areas) Act 1990.

10.7 Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

10.8 Local Plan 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.

10.9 NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in. Paragraph 130 states decisions should ensure that development 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. Development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which are sympathetic to local character and history maintaining a strong sense of place.

10.10 Section 16 of the NPPF (2018) seeks to conserve and enhance the historic environment and is consistent with Policies EN10 and EN11.

10.11 The existing dwelling is of a relatively historic form, incorporating a simple and traditional design which is continued within the wider street. The rear elevation is not visible from within the wider street scene, with only limited views available from private rear gardens.

10.12 The rear elevations of Watermoor Road have been subject to some alterations, with examples of both two-storey and single-storey additions. First floor additions are generally limited to half width, often connected to an adjoining neighbour. An example of a full width, two-storey extension is noted at No. 80 Watermoor Road, this addition was added in the early-mid 2000's and the building constitutes an end-of-terrace dwelling, thus allowing for more variation in design as the terrace is 'squared off'. It is also noted that a number of dormer windows are present on the rear elevations of dwellings along the terraced row. Whilst these contain a mix of forms, it is noted that a number are unauthorised, with a single permission having been granted in 2015 for two pitched roof dormers on the adjoining property.

10.13 The current proposal is for a two-storey catslide-style rear extension. The addition would cover a large portion of the rear elevation, however, would be stepped at first floor back from the shared boundary. Whilst generous in scale, the addition would appear proportionate to the rear elevation and would not dominate the existing property. The design approach appears somewhat awkward in its relationship to the host dwelling, however, would achieve a lower ridge line that could otherwise be achieved through a pitched design. The use of render would appear sympathetic subject to an appropriate sample being provided and the use of zinc, whilst not strictly in keeping, would, when viewed in the context of the host and rendered walls, not appear incongruous.

10.14 The proposed dormer would be set within the established roof slope, adjoining a neighbouring dormer window. The proposed plans show a large dormer window to No. 82 Watermoor Road, which it is noted has not been constructed in accordance with plans permitted in 2015, which approved two modest pitched roof additions. The proposed plans also include a flat roof addition to the other neighbour at No. 86. The roof slope of No. 86 does not contain a dormer, however, whilst No. 88 does contain an addition of a similar scale to that shown. This feature similarly appears to be unauthorised having been added between 2006 and 2014 without the benefit of planning permission.

10.15 The current proposed addition of a flat-roof dormer window would be generous in scale and would appear as a dominant and disproportionate addition to the existing roof slope. The design would be flat-roof with a somewhat contemporary approach. The Cotswold Design Code outlines that dormers should be in-keeping with the host building in their placement, scale and design and should not be excessive in bulk; and extensions should respect the scale and proportions of the building to which they are added. The current proposal, by virtue of its scale and large flat roof design, would result in a bulky and disproportionate form of development that would fail to respond sensitively to the simple uniform design of the host dwelling. Whilst the use of zinc is not in and of itself, unreasonable, it would exacerbate the disproportionate appearance of the dormer, leading to an incongruous and prominent addition within the rear roof slope. Whilst the addition would not be prominent within wider public views, it would nevertheless fail to comply with the requirements of the Cotswold Design Code and would appear out of keeping with the character of the host dwelling.

10.16 Overall, whilst the proposed extension is not considered to result in any harm with regard to its design, the proposed dormer window would, by virtue of the design, form, scale, sitting and use of inappropriate materials, harm the character and appearance of the host

dwelling. Moreover, the dormer addition would fail to accord with the requirements of the Cotswold Design Code and would therefore be contrary to Local Planning Policy EN2.

(b) Impact on Residential Amenity

10.17 Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users. The Cotswold Design Code outlines that *"To avoid undue loss of daylight, when considering planning applications, the Council will take into account the advice contained in the Building Research Establishment publication IP 23/12 - Site Layout Planning for Daylight."*

10.18 The neighbouring dwelling, No. 82 Watermoor Road, has a single-storey rear extension containing a kitchen that runs parallel to the boundary of the property. The kitchen contains a single east-facing window which faces the application site and is the sole window serving the primary room within the dwelling. The window is set around 2m from the shared property boundary. The proposed development would intersect the 25 degree line taken from the central point of the window facing the extension, and would intersect the 45 degree line in plan form. The neighbouring dwelling also contains a dining room within the original dwelling, which contains a single south-facing window serving the primary room. The proposed extension would intersect the 45-degree line taken from the central point of the window in both elevation and plan form.

10.19 The BRE document, referenced above, outlines that where a proposed development would intersect an angle to the horizontal greater than 25 degrees, it is likely to lead to a substantial impact on the diffuse daylighting of the existing building. The document goes on to outline that for non-facing windows, a diagonally drawn line is to be taken at an angle of 45 degrees from the central point of the window. Where the line intersects with the extension in both plan and elevation form, then the extension may well cause a significant reduction in daylight received by the window.

10.20 As has been noted, the extension would intersect the angles drawn, both in terms of the facing kitchen and dining room windows. The development therefore fails to accord with the guidance of the Cotswold Design Code. Evidence has been provided demonstrating the impact of overshadowing on the property. Whilst the evidence does indicate that there is an existing mutual level of overshadowing, officers are not in agreement with the conclusion that the development would have a limited impact when compared with the existing context. Moreover, it is noted that the evidence solely addresses the impacts from overshadowing and not loss of daylight or diffuse daylight to the rooms of the dwelling. The shadow survey indicates that there will be an increase in overshadowing on the kitchen and dining room windows, most notably at midday January, morning April and Morning July where both windows will be entirely, or almost entirely, overshadowed. It is noted that no evidence has been submitted in the form of loss of daylight/sunlight calculations, and compliance with the guidance within the design code has not been evidenced as part of the application.

10.21 Whilst the 'IP 23/12 - Site Layout Planning for Daylight' outlines that the guidance should be applied sensibly and flexibly, it is considered that the proposed development would lead to an unreasonable and detrimental loss of light to two out of three primary rooms of

the ground floor of the neighbouring dwelling. This would result in a significant negative impact on the amenity of the property.

10.22 It is considered that the extension would also lead to a level of overbearing impact, leading to the rear courtyard of No. 82 Watermoor Road feeling 'hemmed in' or enclosed. The development would extend up to the boundary of the property, with the two-storey element set just 1.2m from the shared boundary. The addition would therefore lead to an unreasonable level of overbearing impact, which when viewed in conjunction with the identified overshadowing and loss of light to the primary rooms of the dwelling, would exacerbate and enforce the impact on the neighbouring dwelling.

10.23 Overall, it is considered that the proposed extension would lead to an unacceptable and detrimental impact on the amenity of the neighbouring dwelling in terms of loss of light, overshadowing and overbearing impact. The development therefore fails to comply with Local Plan Policy EN2 or the Cotswold Design Code and the guidance contained within 'IP 23/12 - Site Layout Planning for Daylight'.

Other Matters

10.24 The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). This is because it is less than 100m² of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

11. Conclusion:

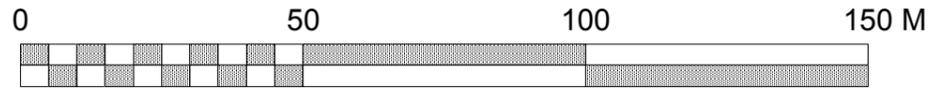
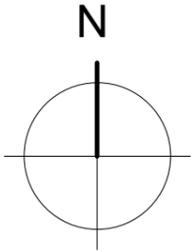
11.1 It is considered that the proposed two-storey rear extension would lead to a harmful loss of light to the sole windows serving primary rooms within the adjoining dwelling and would cause a level of overshadowing and overbearing impact on the building, courtyard and immediate amenity space associated with the dwelling. Additionally, the proposed dormer window would result in a bulky, disproportionate and dominant addition to the roofslope of the existing dwelling, by virtue of the design, form, scale, siting and use of materials.

11.2 Subsequently, the proposed development is recommended for refusal.

12. Reasons for Refusal:

1. The proposed development would lead to a harmful loss of light to the sole windows serving primary rooms within the adjoining dwelling and would cause a level of overshadowing and overbearing impact on the building, courtyard and immediate amenity space associated with the dwelling. The proposed extension would therefore result in an unacceptable and detrimental impact on the amenity of the neighbouring dwelling, contrary to Local Plan Policy EN2, and Section 12 of the NPPF.

2. The proposed dormer window extension would result in a bulky and disproportionate addition to the roofslope of the existing dwelling, by virtue of the design, form, scale, siting and use of materials. The addition would dominate the rear roofslope, causing harm to the character and appearance of the existing dwellinghouse. The proposed development would therefore fail to comply with the requirements of the Cotswold Design Code and will be contrary to Local Plan Policy EN2 and Section 12 of the NPPF.

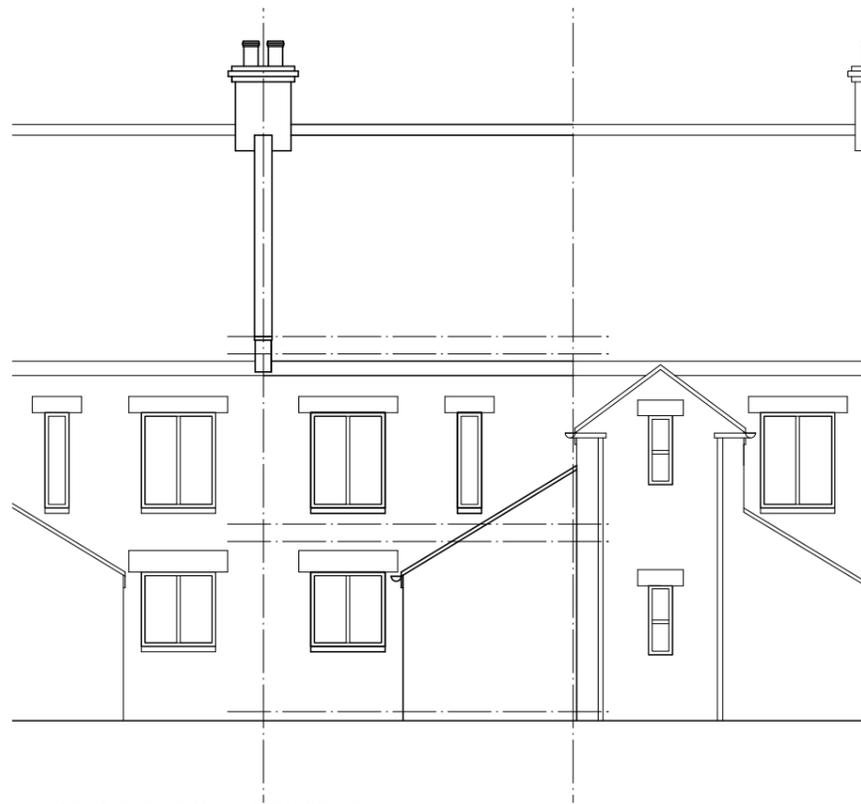


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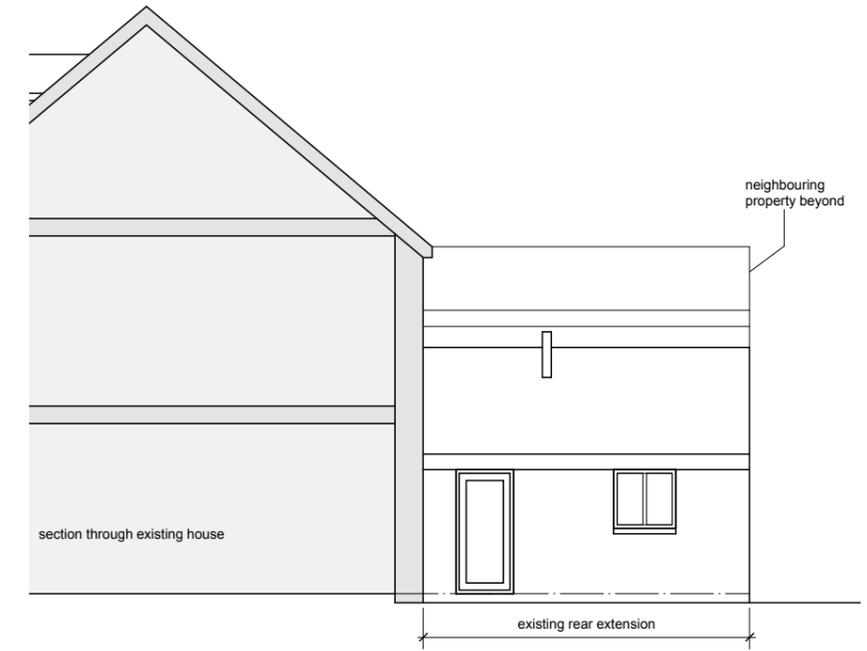
Site Location Plan
scale 1:1250 @ A3



FRONT ELEVATION - AS EXISTING

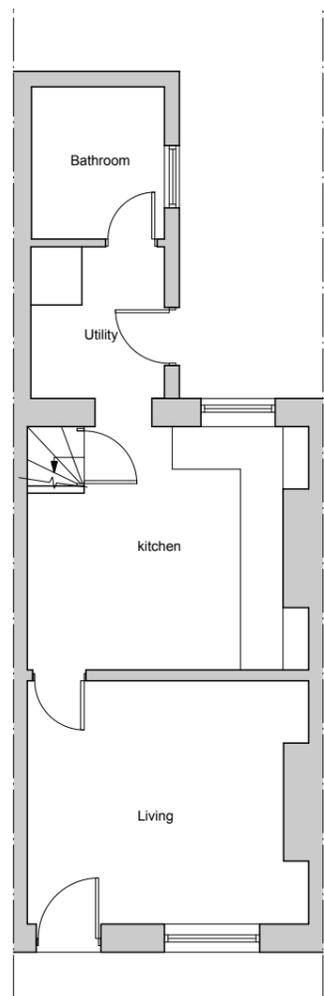


REAR ELEVATION - AS EXISTING

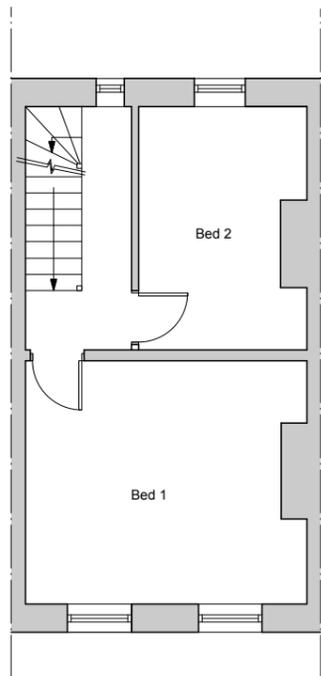


SIDE ELEVATION - AS EXISTING

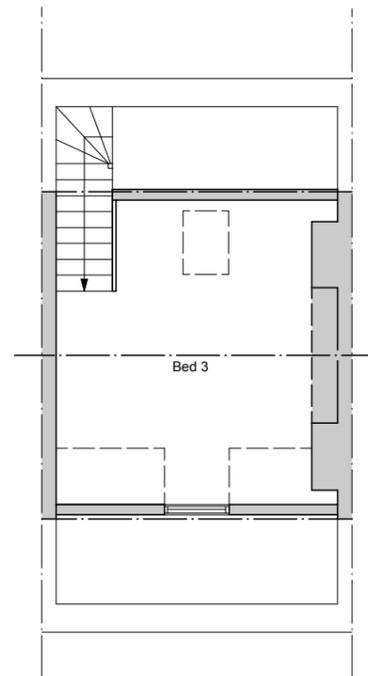
Page 41



GROUND FLOOR PLANS - AS EXISTING



FIRST FLOOR PLANS - AS EXISTING

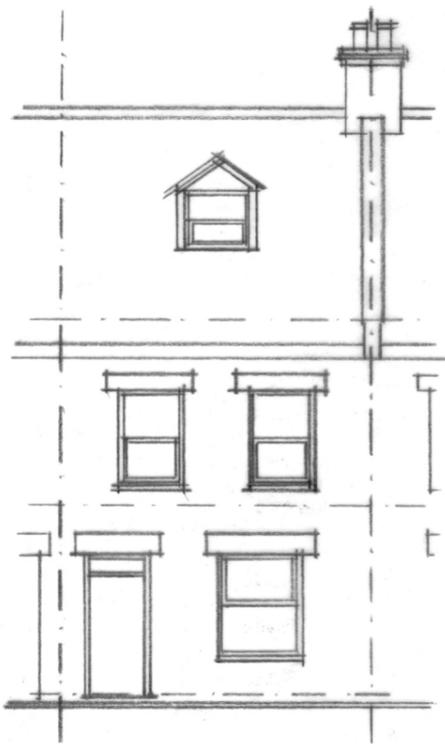


SECOND FLOOR PLANS - AS EXISTING

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001 B
Existing Plans & Elevations

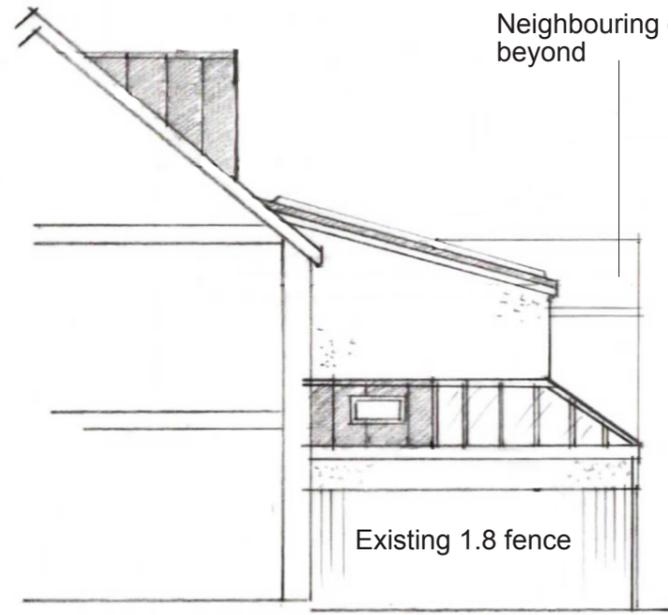
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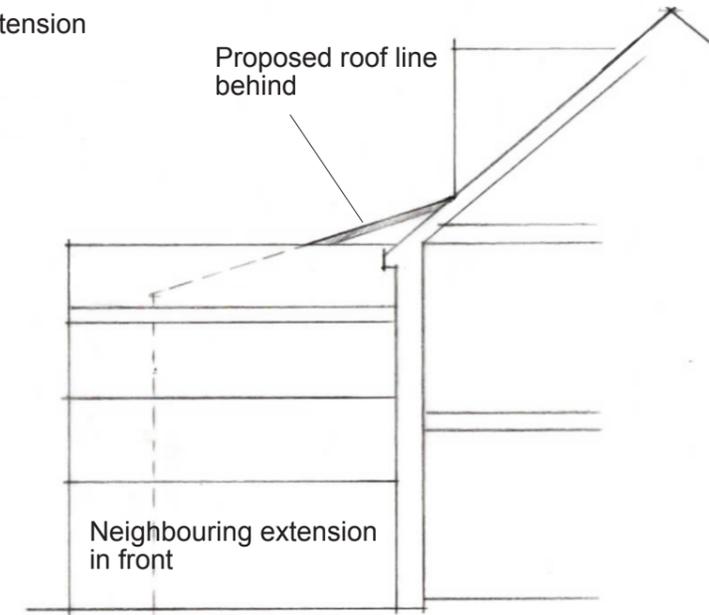
FRONT ELEVATION - AS PROPOSED (UNCHANGED)



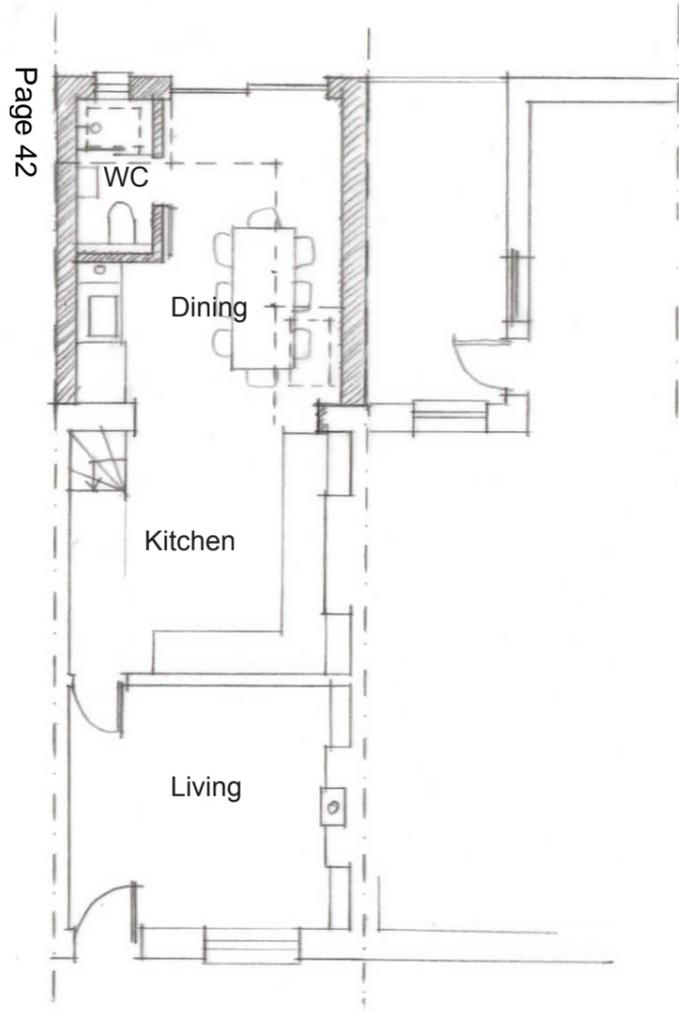
REAR ELEVATION - AS PROPOSED



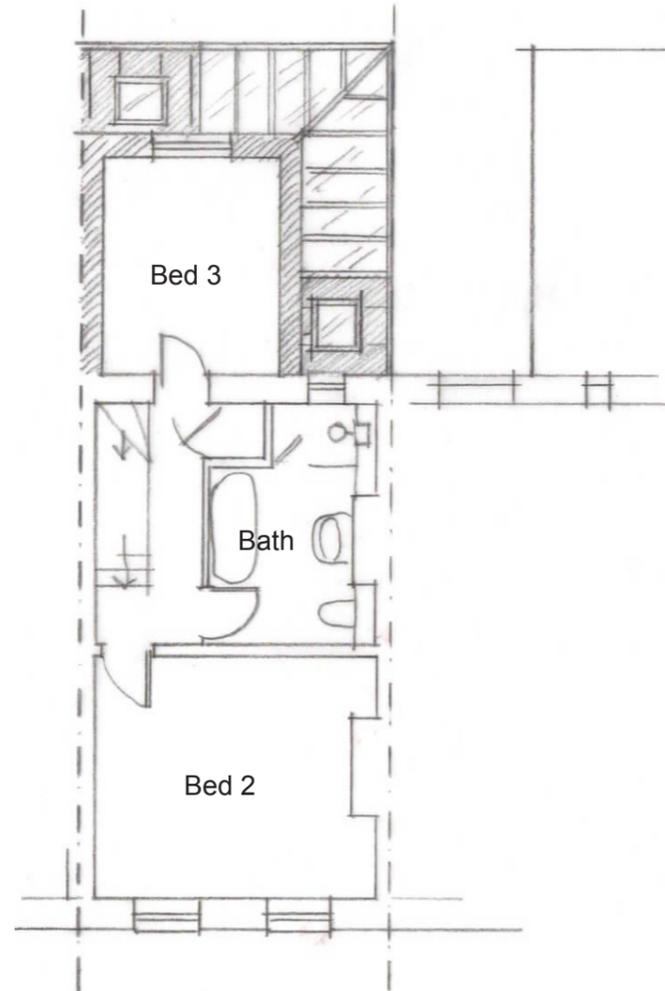
SIDE ELEVATION - AS PROPOSED



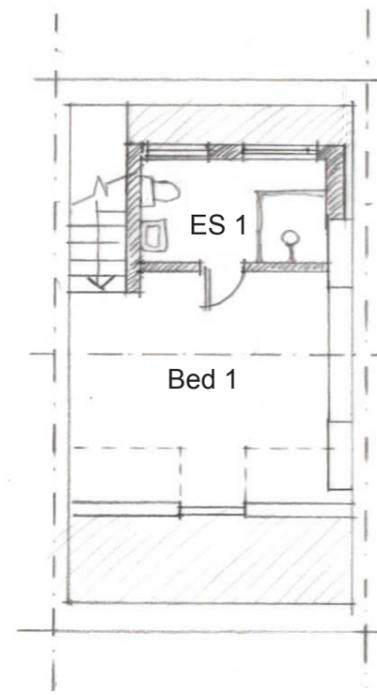
SIDE ELEVATION - AS PROPOSED



GROUND FLOOR - AS PROPOSED



FIRST FLOOR - AS PROPOSED



SECOND FLOOR - AS PROPOSED

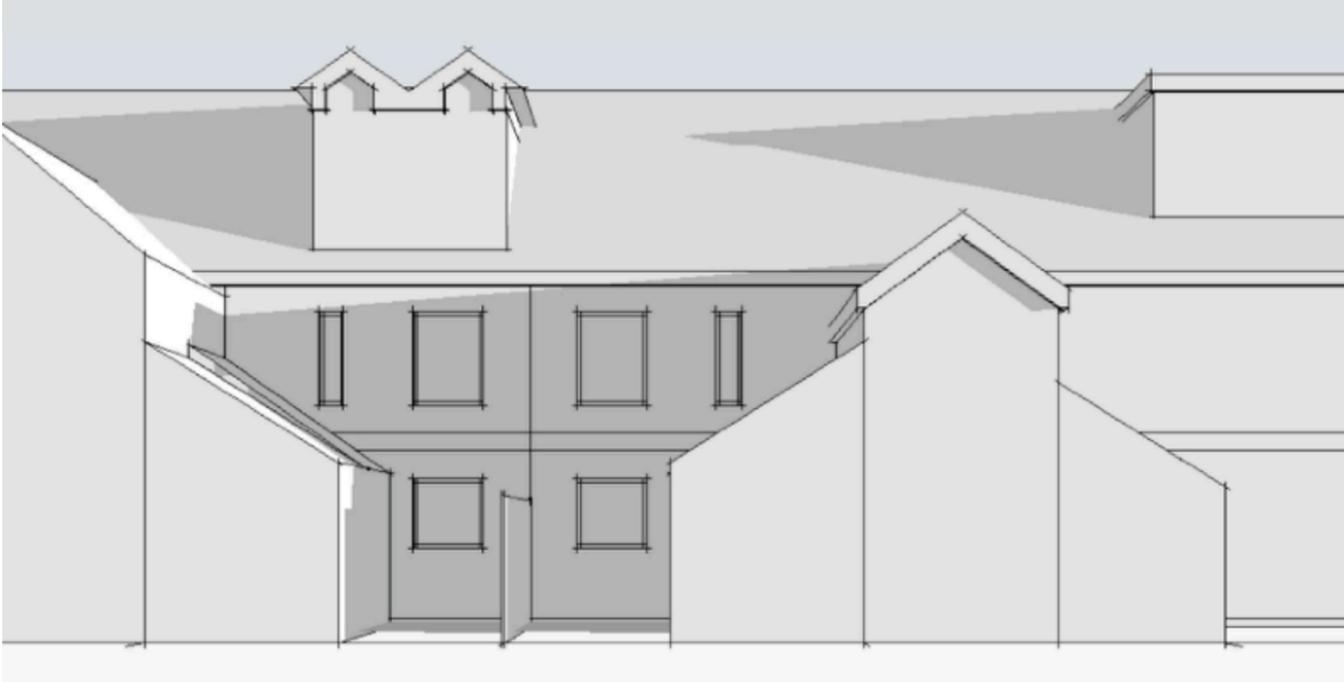
PROPOSED MATERIALS:

- GF walls - painted render
- GF roof - zinc standing seam / patent glazing
- FF walls - painted render
- FF roof - zinc standing seam
- Dormer - zinc and timber cladding

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002Q
Proposed Plans and Elevations
Scale 1:100 @A3

January 9am:



As existing - Sun from the East casts shadows across the whole elevation



As proposed - negligible difference to shading to No.82

January 1pm:



As existing - Sun from the South casts minimal shadows



As proposed - negligible difference to shading to No.82

January 4pm:



As existing - Sun has set



As proposed - Sun has set

April 9am:



As existing - Sun in the East cast shadow across the whole elevation



As proposed - negligible difference to shading to No.82

April 1pm:



As existing - High Sun from the South casts minimal shadows



As proposed - High Sun from the South casts minimal shadows

84 WATERMOOR ROAD - DESIGN & ACCESS STATEMENT

April 4pm:



As existing - Sun from the West casts shadows across No.82



As proposed - Sun from the West casts shadows across No.82, extension makes no difference

July 9am:



As existing - Sun in the East cast shadow across the whole elevation



As proposed - no difference to shading to rear elevation but small increase to East facing rear extension of No. 82 for early morning sun only

July 1pm:



As existing - high summer Sun in the South cast virtually no shadows



As proposed - high summer Sun in the South cast virtually no shadows, proposed extension makes no difference

84 WATERMOOR ROAD - DESIGN & ACCESS STATEMENT

July 4pm:



As existing - Sun is higher than April but existing building to the West of No.82 casts shadows affecting light to No. 82 & 84



As proposed - extension to No.84 makes no difference to shadows cast from the West

84 WATERMOOR ROAD - DESIGN & ACCESS STATEMENT

October 9am:



As existing - Sun in the East cast shadow across the whole elevation



As proposed - Sun in the East cast shadow across the whole elevation

October 1pm:



As existing - Sun in the South cast virtually no shadows



As proposed - Sun in the South, proposed extension makes no additional shadows across No. 82

84 WATERMOOR ROAD - DESIGN & ACCESS STATEMENT

October 4pm:



As existing - Existing building to the West of No.82 casts shadows affecting light to No. 82 & 84



As proposed - proposed extension makes no additional shadows across No. 82

Item No 03:-

21/04496/FUL

**Land And Stable North West Of Willow House
Cowley
Gloucestershire**

Item No 03:-

Proposed agricultural barn to replace existing stables at Land And Stable North West Of Willow House Cowley Gloucestershire

Full Application 21/04496/FUL	
Applicant:	New View Direct Ltd
Agent:	Coombes Everitt Architects Limited
Case Officer:	Harrison Bowley
Ward Member(s):	Councillor Julia Judd
Committee Date:	11th May 2022
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Impact on the Cotswold Area of Outstanding Natural Beauty
- (b) Impact on Residential Amenity
- (c) Biodiversity and Geodiversity
- (d) Other Issues

2. Reasons for Referral:

2.1 Councillor Judd has referred the application to the Planning and Licensing Committee for the following reasons:

2.2 "The application site is located in a particularly unspoilt, quiet and beautiful valley, within the Cotswolds Area of Outstanding Natural Beauty. There is a requirement to conserve and enhance the natural beauty of the landscape. By virtue of its location, size and scale, the proposed development would harm the character and appearance of this special location in the Cotswold AONB.

2.3 I am also concerned that the current rural building has been separated from the land as forming part of the application site and that the unauthorised engineering works have no relevance to this application - the building and the land share the same entrance and should be considered as a 'whole' in rural terms as the building serves the land. The Council's Enforcement team have failed to effectively enforce satisfactory restoration of the unauthorised ZigZag track created on this land in 2019; it is still a highly visible scar on this special landscape.

2.4 The proposed development is not in context or scale in its locality. The agent claims that the land to the north of the site is 5-acres, however I am informed that it has been measured independently and in fact measures about 3.5 acres. The agent also claims that it is proposed to make hay from this land which is absurd, the land cannot produce hay because the soil is too thin and the banks are dangerously steep, it is the same applies throughout the immediate area. If hay was to be stored at this site, it would have to be transported there.

2.5 I believe that harm resulting from the development would outweigh the economic and social benefits associated with the provision of the facility and therefore the proposal is contrary to Cotswold District Local Policies EN1, EN2 and EN5 and guidance contained in the recently updated NPPF, in particular Paragraph 174 and also Paragraphs 17, 56, 57, 58. This application therefore does not reflect the revised NPPF ambition for Economic, Environmental or Social benefits or Sustainable Development."

3. Site Description:

3.1 The site is located to the north-western edge of the village of Cowley and is within the Cotswolds Area of Outstanding Natural Beauty (AONB). The site is immediately north of a rural lane and is occupied by an existing stable block and an area of hard standing. The site is enclosed by an existing roadside hedgerow to the southern boundary and post and rail fence to the remaining boundaries. The land rises steeply to the north from the highway. To the north, east and west is open pasture which also slopes up in a northerly direction. The nearest Public Right of Way is Cowley Footpath 5 which is over 200m further west of the site.

4. Relevant Planning History:

Application site:

4.1 17/04406/FUL - Erection of a new Dutch barn and removal of the existing stables block. Refused on 19/07/2018 by virtue of the landscape impact.

Land north of site

4.2 Unauthorised engineering works were carried out in September 2019 to create a meandering agricultural track across the land to the north of the application site. Reinstatement works were carried out at the request of the Council in the form of removing top base, reinstating soil and reseeding. It is understood that these works have taken place and no formal enforcement action was taken.

4.3 These unauthorised works have been addressed by the Council and do not form part of the current application.

5. Planning Policies:

NPPF National Planning Policy Framework
CDCLP CDC LOCAL PLAN 2011-2031
EN1 Built, Natural & Historic Environment
EN2 Design of Built & Natural Environment
EN4 The Wider Natural & Historic Landscape
EN5 Cotswolds AONB
EN8 Bio & Geo: Features Habitats & Species

6. Observations of Consultees:

6.1 Biodiversity Officer: No objection, subject to a condition ensuring the Ecological Impact Assessment is complied with.

7. View of Town/Parish Council:

Cowley and Birdlip Parish Council object, in summary, for the following reasons:

- I. The Parish Council state that zero effort has been made to make good the excavation work carried out to the field;
- II. The replacement building is too big, much larger than the existing stables. Appearance, bulk and height are out of proportion with the site and will dominate the landscape given the higher land level;
- III. Proposed rooflights could pose a fire risk if hay is stored within;
- IV. Concern over access via single track road; and
- V. Site is visible from large part of the village and is passed regularly by walkers, cyclists and horse riders.

8. Other Representations:

8.1 Objections have been received from 17 residents of Cowley village which, in summary, raise the following concerns:

- I. The land has not been restored to its original state after creating zig-zag road without permission. This should not be granted until land is reinstated properly.
- II. The size and scale of this proposed barn is totally unsuitable for the land on which it sits. The land is steep and access is difficult so I struggle to understand what need there would be for agricultural equipment to be stored there and for what use;
- III. Concerned about the access to this site if equipment was to be stored there, it is based off a single track road with limited access;
- IV. A like for like replacement to the existing stables would seem reasonable but such a large building would be a travesty in an ANOB where the neighbouring land has already been left with an unsightly scar due to careless and thoughtless work that was carried out by the applicants recently;
- V. The inclusion of roof lights into the building also concerns me if the proposed use is purely for storage then what is the necessity for these?
- VI. This site is overlooked by a large part of the village and is passed regularly by walkers, cyclists and horse riders, it would be an unsightly addition to a beautiful location that seems unnecessary, out of keeping and ill considered.

9. Applicant's Supporting Information:

Ecology Report

10. Officer's Assessment:

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of this application is therefore the current development plan for the District which is the adopted Cotswold District Local Plan 2011-2031.

10.2 The Council must also have regard to other material considerations when reaching its decision. In particular, it is necessary to have regard to guidance and policies in the National Planning Policy Framework (NPPF).

Proposal and Background

10.3 The applicant is seeking planning permission for the construction of a replacement building to be used for the storage of agricultural equipment and hay to be harvested from the 5 acre portion of land to the north of the site.

10.4 The existing stable building measures 16.6m x 7m at the western end (deepest point). It is 'L' shaped and constructed in untreated timber and its footprint area is 76.17sqm. The proposed barn would measure 16.3m x 6.6m and have a footprint of 107sqm. It would be constructed in untreated timber cladding with a pitched corrugated roof measuring 3.2m to the eaves and 5.75m to the ridge.

(a) Impact on the Cotswold Area of Outstanding Natural Beauty

10.5 The site is located within the Cotswolds 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.

10.6 Local Plan Policies EN1 and EN4 of the Local Plan seek to promote and enhance the historic and natural environment.

10.7 Local Plan Policy EN5 of the Local Plan 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.

10.8 Local Plan Policy EN2 of the Local Plan 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.' The Cotswold Design Code (Appendix D within the Local Plan) requires that development should be environmentally sustainable and designed in a manner than respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

10.9 Section 12 of the NPPF seeks to achieve well-designed places. Paragraphs 174 and 176 of the NPPF reflect Local Plan Policies reflect policies EN4 and EN5 respectively. Paragraph 185 of the NPPF seeks to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

10.10 It is acknowledged that local residents have raised concern over the scale of the proposed replacement building and that Officers have raised concern over the scale of buildings previously proposed on the site. Planning application reference 17/04406/FUL was refused for the erection of a Dutch barn on the site, to replace the existing stable building. The Dutch barn was proposed with a footprint of 6.2 x 11.2m and a total height of 6.4m. There was no objection to the principle given that the proposed barn would replace an existing structure. However, it was considered that the appearance and the proposed height

would have a negative visual impact from Cowley Footpath 5 and would have negative effect on the AONB landscape and was subsequently refused.

10.11 The proposed replacement barn would be 28% larger than the existing stable building. It is acknowledged that objectors have raised concerns that the building would dominate the landscape. However, the building would be set back further into the site than the existing stable building. Whilst the building is set on a higher level than the highway, the proposed eaves height would be low and this is common in the wider village streetscene given the valley topography. It is acknowledged that the overall height would be taller than the existing building, but the proposed height is not considered to have a negative visual impact. The overall scale and massing is considered not to be out of character for an agricultural storage building. The building would have a simple, functional appearance that would be in keeping with the rural context, with the use of untreated timber boarding to the walls and grey corrugated sheet roofing to the roof. It is also acknowledged that objectors have raised concerns over the rooflights proposed in the replacement building. No windows are proposed and so the rooflights would provide the only source of natural light. The rooflights would only be located to the north-facing roofslope, facing towards the steeply rising bank. As such, they would be very well screened, if not invisible, from public view.

10.12 Furthermore, a condition would be imposed to ensure a landscaping scheme approved prior to the construction of the new building, as well as new boundary treatments. Native planting to the front boundary would soften the appearance of the new building from the roadside. Details of any external lighting would also be secured by condition to ensure any external lighting is minimal and low level to preserve the dark skies of the AONB.

10.13 Overall, the proposed replacement agricultural building is considered not to cause harm to the character or appearance of the area or to the landscape quality or tranquillity of the Cotswolds AONB, in accordance with Local Plan Policies EN1, EN2, EN4 and EN5 and the relevant paragraphs of the NPPF.

(b) Impact on Residential Amenity

10.14 Local Plan Policy EN2 refers to The Design Code (Appendix D) which sets out policy with regard to residential amenity. This expects proposals to respect amenity in regards to garden space, privacy, daylight and overbearing effect. Section 12 of the NPPF requires good design with a high standard of amenity for existing and future users.

10.15 The application site lies to the north of Willow House, which sits around 45m to the south of the existing building. There are no other residential dwellings directly abutting the site. By virtue of the level of separation and the modest increase in size of the building, there will be not resulting overbearing impact, overshadowing or loss of light. The amenity of nearby residents will not therefore be impacted by the proposed development.

(c) Biodiversity and Geodiversity

10.16 Local Plan Policy EN7 requires development to conserve and enhance natural assets likely to be affected, including trees, hedgerows, and woodland of high landscape amenity, ecological or historical value as well as veteran trees.

10.17 Local Plan Policy EN8 of the Local Plan advises that development that conserves and enhances biodiversity and geodiversity will be permitted, and net gains should be provided where possible. Development will not be permitted if it would result in significant habitat fragmentation, loss of ecological connectivity, the loss or deterioration of irreplaceable habitats and resources, or would have an adverse effect on protected species.

10.18 An Ecological Impact Assessment (EIA) has been submitted with the proposal which covers the application site. The Council's Biodiversity Officer has assessed the proposal and has no objections providing the recommendations within the EIA are adhered to.

(d) Other Issues

10.19 Objections have been received raising concern relating to the safety of the access. The agricultural use and existing access is well established and would remain unchanged. As such, the proposal is considered not to result in an increase in traffic movements or create an unsafe or unsuitable access.

10.20 It is also acknowledged that numerous objections have been received relating to unauthorised works on the land immediately north of the site. The land does not form a part of the application site and the Council's Enforcement team have worked with the applicant to restore the land. As such, the works have no relevance to this planning application.

10.21 The CIL rate for this type of development is zero and therefore no CIL is payable.

11. Conclusion:

11.1 The proposed development is considered to be in keeping with the character and appearance of the site and would not have an adverse impact on biodiversity or landscape character. The proposal is therefore considered to accord with Local Plan Policies EN1, EN2, EN4, EN5 and EN8 and the relevant sections of the NPPF.

12. Proposed conditions:

1. 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.

2. The development hereby approved shall be carried out in accordance with the following drawing number(s):

PL001 Site Location Plan
PL003 Proposed Block Plan
Proposed Ground Floor Plan
Proposed Elevations

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

3. The external timber cladding 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 Policy EN2.

4. Prior to the first use/occupation of the development hereby approved, a comprehensive landscape scheme shall be approved in writing by the Local Planning Authority. The scheme must show the location, size and condition of all existing trees and hedgerows on and adjoining the land and identify those to be retained, together with measures for their protection during construction work. It must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included, together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

Reason: To ensure the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policy EN2.

5. The entire landscaping scheme shall be completed by the end of the planting season immediately following the completion of the development or the site being brought into use, whichever is the sooner.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy EN4.

6. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason: To ensure that the planting becomes established and thereby achieves the objective of Cotswold District Local Plan Policy EN2.

7. Prior to its installation, a scheme shall be submitted to and agreed in writing by the local planning authority which specifies the provisions to be made for the level of illumination of the site and the control of light pollution. The scheme should be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

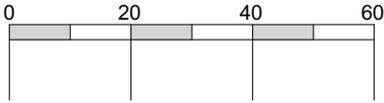
Reason: To limit the impact of light pollution from artificial light on intrinsically dark landscapes and to protect the landscape quality of the Cotswolds Area of Outstanding Natural Beauty in accordance with Cotswold District Local Plan Policies EN4 and EN5.

8. The development shall be completed in accordance with the recommendations in Section 5 (paragraphs 5.1-5.3; 5.5-5.6; 5.10-5.37) of the Ecological Impact Assessment Report, dated November 2020 prepared by Wildwood Ecology as submitted with the planning application. All the recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and [all bat mitigation features] shall thereafter be permanently retained.

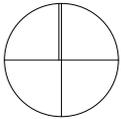
Reason: To ensure that species and habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended, Policy EN8 of the Cotswold District Local Plan 2011-2031, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.



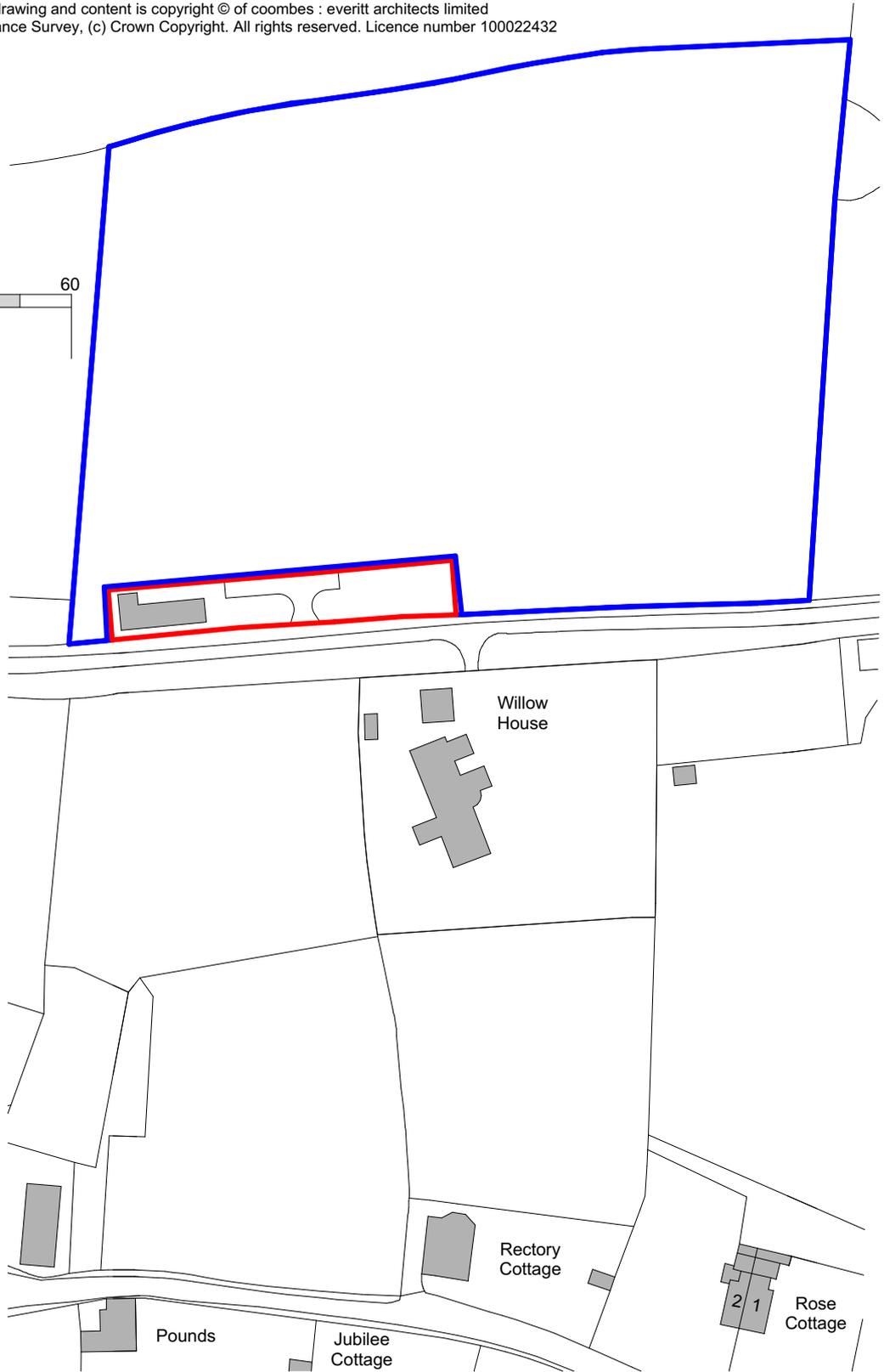
Scale bar 1:1250



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Drawing title: Site Location Plan

Client: New View Direct Ltd

Drawn by: DK Checked: JE

Project No: 17.10.027

Project: Willow House, New Barn.
 Cowley

Scale: 1:1250 @ A4

Date: February 2020

Project / Drawing No: PL001

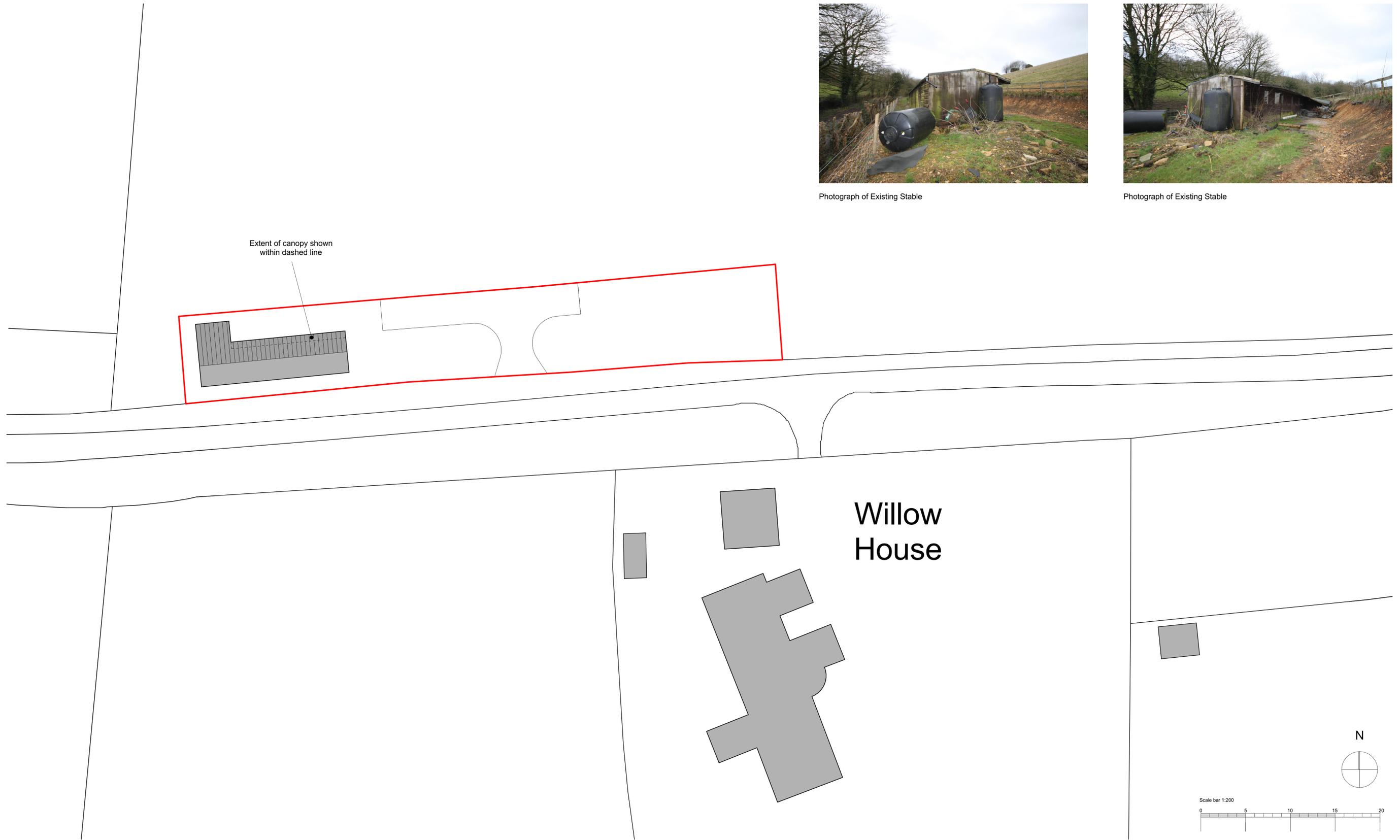




Photograph of Existing Stable

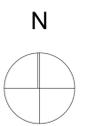


Photograph of Existing Stable



Extent of canopy shown
within dashed line

Willow
House



Page 65

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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

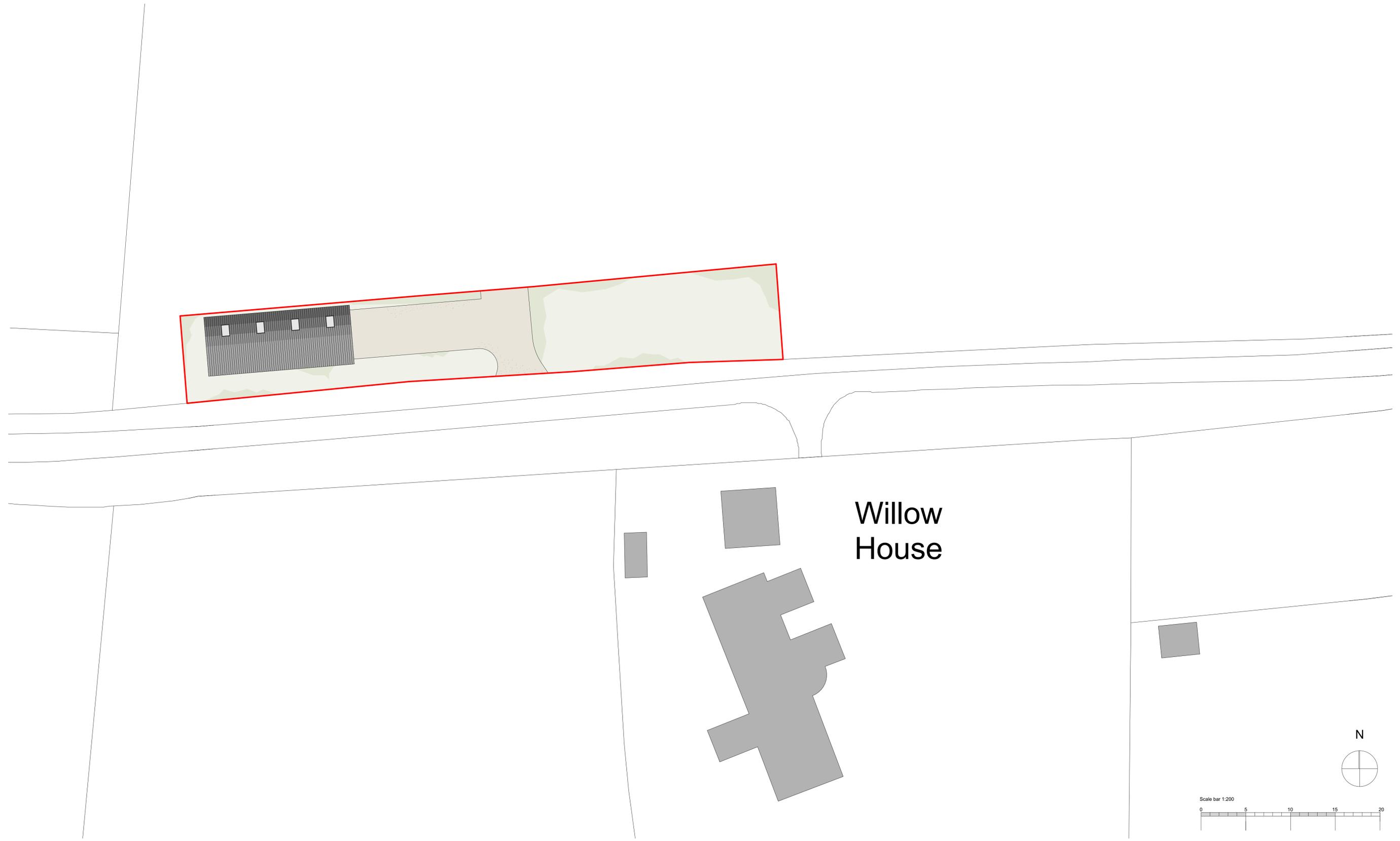
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4. Engineering information is indicative only and should be taken from structural engineers design.

RIBA
Chartered Practice

Drawing title: Existing Block Plan

Client: New View Direct Ltd
Drawn by: DK Checked: JE
Project No: 17.10.027

Project: Willow House, New Barn.
Cowley
Scale: 1:200 @ A1
Date: February 2020
Project / Drawing No: PL002



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- Preliminary
- Feasibility
- Planning
- Building Regulations
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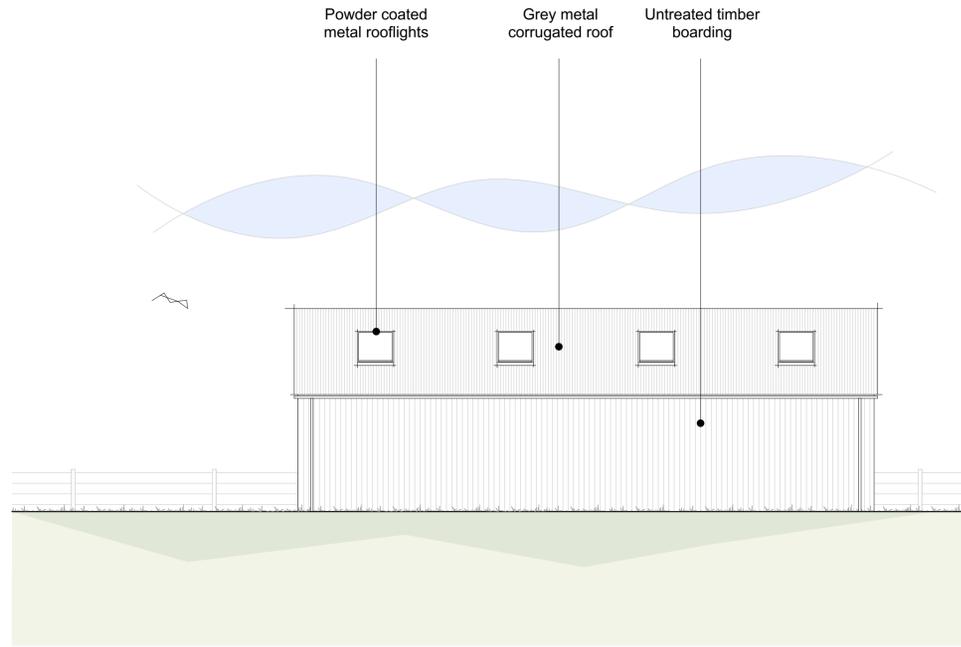
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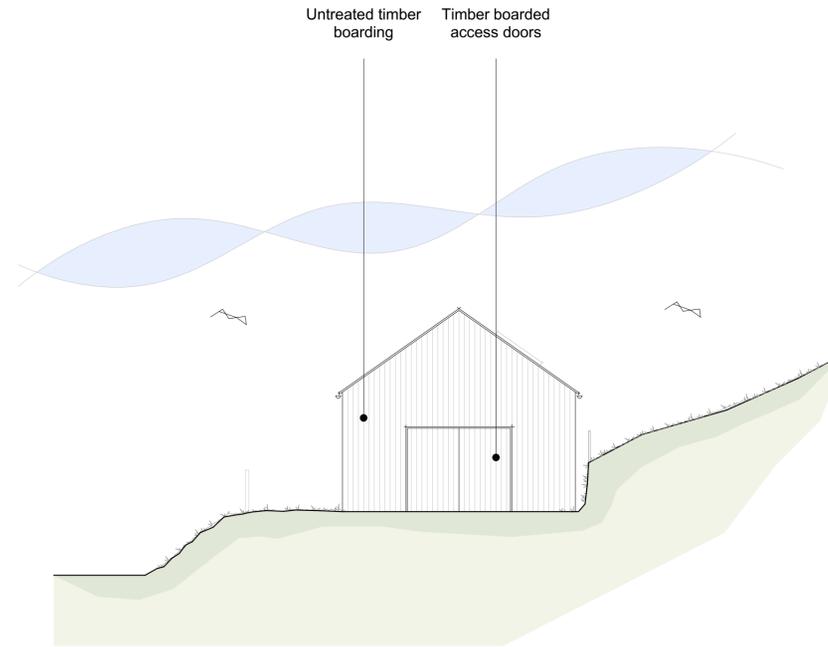
Drawing title: Proposed Block Plan
 Client: New View Direct Ltd
 Drawn by: DK Checked: JE
 Project No: 17.10.027

Project: Willow House, New Barn.
 Cowley
 Scale: 1:200 @ A1
 Date: February 2020
 Project / Drawing No: PL003

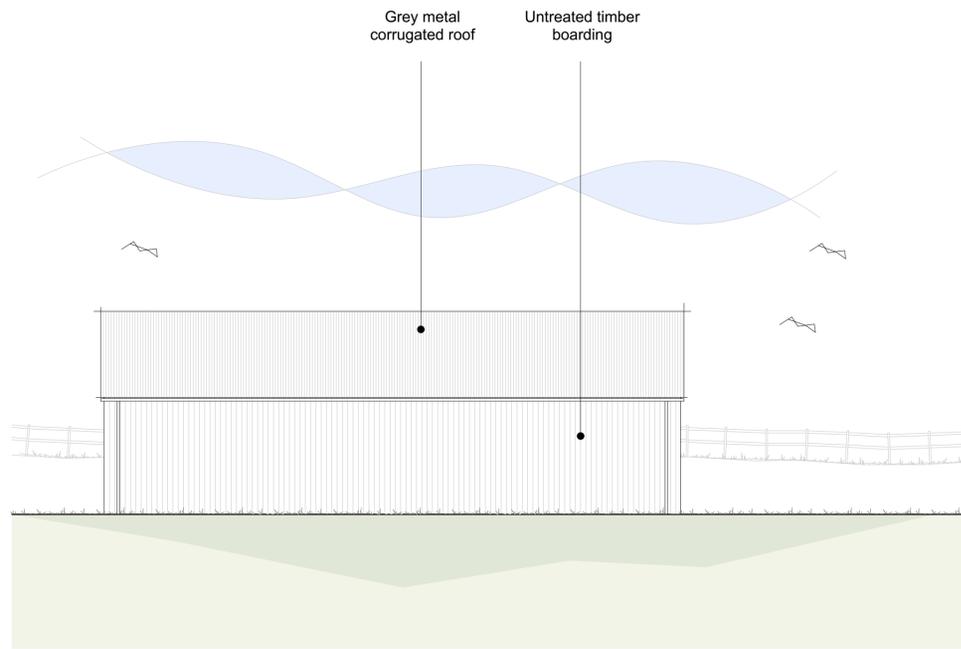
Willow House, New Barn.
Cowley



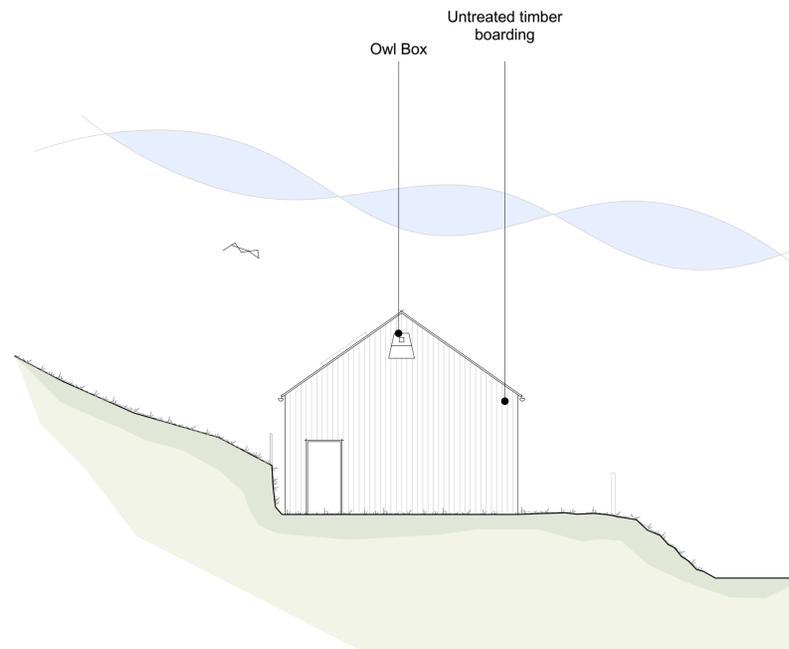
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

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4. Engineering information is indicative only and should be taken from structural engineers design.



Drawing title: Proposed Elevations

Client: New View Direct Ltd
Drawn by: DK Checked: JE
Project No: 17.10.027

Project: Willow House, New Barn.
Cowley
Scale: 1:100 @ A1
Date: February 2020
Project / Drawing No: PL005

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