

**Item No 02:-**

**21/00751/FUL**

**The Fennings  
Back Ends  
Chipping Campden  
Gloucestershire  
GL55 6AU**

## Item No 02:-

**Proposed two storey extension and single storey extension (renewal of 17/04737/FUL) at The Fennings Back Ends Chipping Campden Gloucestershire GL55 6AU**

<b>Full Application 21/00751/FUL</b>	
Applicant:	Mr & Mrs Mark Annett
Agent:	Christopher Stone MCIAT Ltd
Case Officer:	Amy Hill
Ward Member(s):	Councillor Mark Annett Councillor Gina Blomefield
Committee Date:	14th April 2021
<b>RECOMMENDATION:</b>	<b>PERMIT</b>

### **Main Issues:**

- (a) Character and Appearance
- (b) Impact on Area of Outstanding Natural Beauty (AONB)
- (c) Impact on Residential Amenity

### **Reasons for Referral:**

The application has been referred to the Planning Committee for determination as the applicant is one of the Ward Councillors, Councillor Mark Annett.

### **1. Site Description:**

The site comprises a modern detached property within the Development Boundary of Chipping Campden. The property is accessed via a private drive off Backends and is set well back from the road, behind a burial ground. The property is finished in a combination of natural Cotswold stone and render, with a concrete tile roof, in keeping with the area.

The site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). It is just outside the Chipping Campden Conservation Area (approximately 13m to the South), which also contains a number of listed buildings.

### **2. Relevant Planning History:**

CD.2591/P: Erection of a single storey rear extension. Permitted March 1995

15/00768/FUL: Proposed two storey side extension. Permitted April 2015

17/04737/FUL: Two storey extension and single storey extension. Permitted February 2018

### **3. Planning Policies:**

TNPPF The National Planning Policy Framework  
CDCLP CDC LOCAL PLAN 2011-2031  
DS1 Development Strategy  
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  
EN10 HE: Designated Heritage Assets  
EN11 HE: DHA - Conservation Areas

#### **4. Observations of Consultees:**

N/A

#### **5. View of Town/Parish Council:**

Not received at time of writing.

#### **6. Other Representations:**

I General Comment:

- i) Issues with website
- ii) Site Location Plan out of date (there is no contractors yard - it is the entrance to the old Catholic burial ground and Green Dragons has been replaced with a dwellinghouse)

#### **7. Applicant's Supporting Information:**

Design and Access Statement (from 2017)

#### **8. Officer's Assessment:**

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

#### **Background and Proposal**

The application is a resubmission of an application approved in 2017 (17/04737/FUL) effectively to renew the permission.

The proposal includes a two-storey side extension, with single-storey element to the front, and a single-storey rear extension on the other side of the dwellinghouse.

The two-storey extension would be approximately 4.4m wide and 7.4m deep, with eaves and ridge heights of approximately 4.9m and 8.1m respectively. The roof line would extend across from the existing roof as a double gable, with a gable addition to the rear.

The single-storey element to the front would be dual pitched, approximately 4.9m wide (overlapping the principal elevation of the existing dwellinghouse) and 3.1m deep. It would have eaves and ridge heights of approximately 2.5m and 3.6m respectively.

The single-storey rear extension would be approximately 2.3m deep and 5.8m wide (of which 1.4m would be a canopy). It would have eaves and ridge heights of approximately 2.4m and 3.4m respectively.

The extensions would be rendered, with stone quoins and interlocking concrete tiled roof, and metal windows.

### **(a) Character and Appearance**

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

Section 12 of the NPPF requires good design, providing sustainable development and creating better place to live and work in.

The two-storey side extension has the same scale, form and design to that previously approved. The two-storey extension would follow the ridge and eaves of the existing roof with a gable to the rear. Although not necessarily subservient, the scale, proportions, form and design of the extension is considered to be in keeping with the character and appearance of the existing building.

The single-storey extension is proposed to the rear of the garage and would link to an existing rear extension. The extension is small in scale, relative to the existing dwellinghouse, and subservient in form. The pitched roof would keep the height of the roof low and be in keeping with the single-storey front extension. Both extensions would be constructed in stone, render and concrete tiles to match the existing dwelling.

Overall, the proposed design, scale, form, proportions and use of materials of both extensions is considered to respect the character and appearance of the existing dwelling.

The site is close to heritage assets including the Chipping Campden Conservation Area and the listed building within this. Due to the development around the site, and scale of the proposal, the impact of the proposal on the setting of these is considered to be neutral.

The proposed works are considered to accord with the design objectives of Cotswold District Local Plan Policy EN2 and Section 12 of the NPPF.

### **(b) Impact on Area of Outstanding Natural Beauty (AONB)**

The site is located within the Cotswolds 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.

Local Plan Policy EN4 supports development 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. Local Plan Policy EN5 relates specifically to the Cotswolds AONB, and 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. These policies accord with the requirements of NPPF Section 15, which seeks to conserve and enhance the natural environment.

The proposed development is contained within the clear residential curtilage of the site and relates closely to the existing built form on the site. It is within a built up area of Chipping Campden and it does not encroach into open countryside nor harm the character or appearance



of the Cotswolds AONB. As such, the proposal is considered to accord with Local Plan Policies EN4 and EN5, and Section 15 of the NPPF.

### **(c) Impact on Residential Amenity**

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 two-storey side extension would reduce the distance between the side of the property and Berrington Lodge and Berrington House to the west. It is acknowledged that The Fennings lies on higher ground than these dwellings and that the extension would marginally break the 25 degree rule (although it is noted that the provided plan showing the 25 degree line is taken from the wrong position). Nevertheless, there is considered to be adequate distance between the buildings to avoid a significantly adverse impact on the residential amenity of these neighbours with regard to loss of light and overbearing. Additionally, no first floor or above windows are proposed on the side elevation and as such, the impact with regard to loss of privacy is also considered acceptable.

The single-storey extensions are of a scale and siting relative to the neighbouring properties, that the impacts with regard to loss of light, loss or privacy and increased overbearing are considered not to harm the amenity of the neighbouring properties.

The proposed extensions are the same as that previously approved by the Planning Committee (in accordance with the Officer recommendation). Whilst a new Local Plan has been adopted, and national policy and guidance updated since the last application, the overall aim of protecting residential amenity remains similar and as such it is considered there is no reason for the recommendation to change.

The proposed development is therefore considered to accord with the residential amenity considerations of Cotswold District Local Plan Policy EN2 and Section 12 of the NPPF.

### **9. Conclusion:**

The proposal is considered to comply with national guidance and the relevant policies of the Development Plan. As such, the application is recommended for permission.

The proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m<sup>2</sup> of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.

### **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 implemented in accordance with the following drawing number(s): 01 Rev A and 02

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

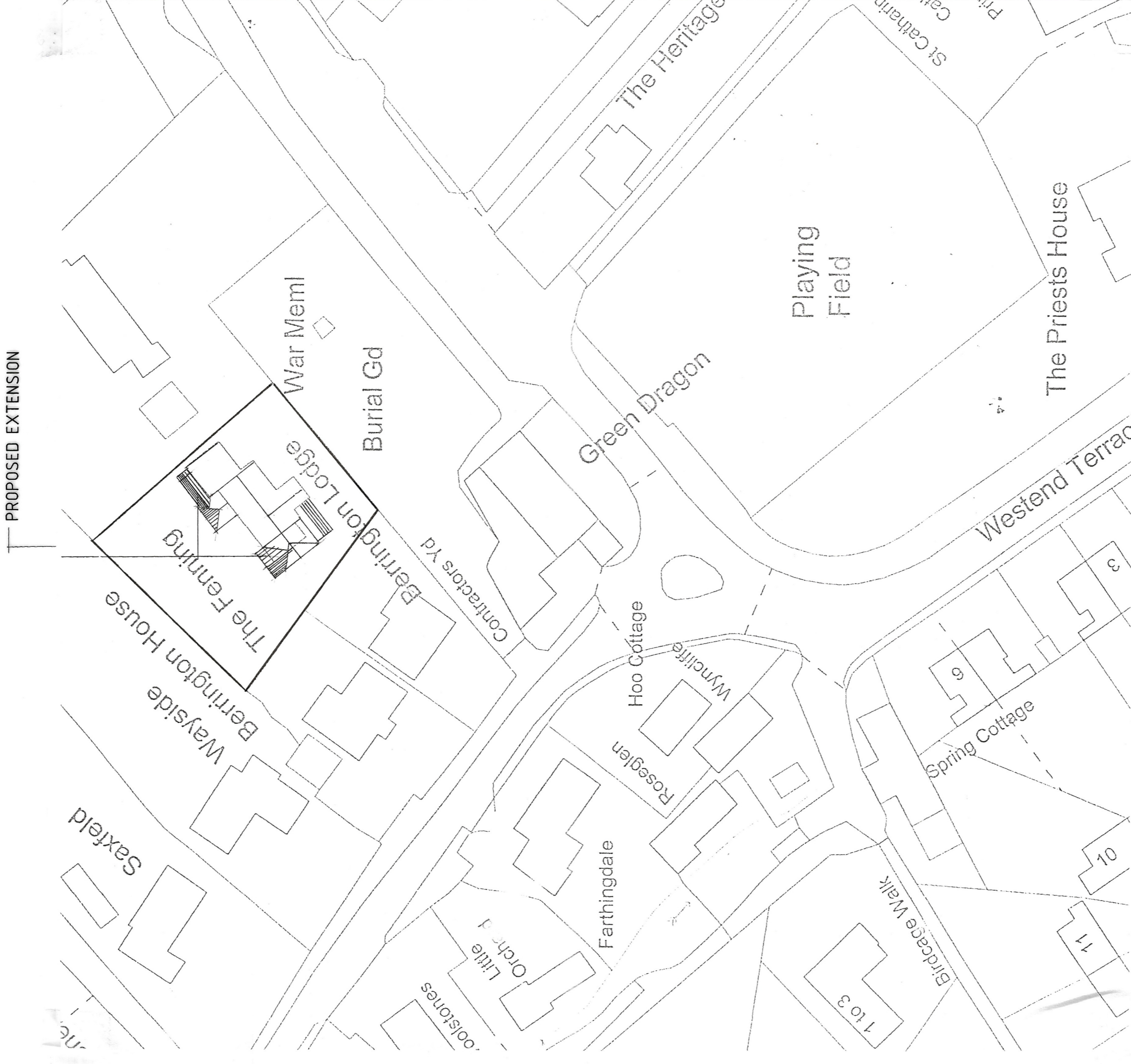
3. The materials to be used for the external walls and roof of the development hereby permitted shall match those used in the existing building and shall be permanently retained as such thereafter.

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

**Informatives:**

1. Please note that the proposed development is not liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) because it is less than 100m<sup>2</sup> of new build that does not result in the creation of a dwelling, and therefore benefits from Minor Development Exemption under CIL Regulation 42.





PROPOSED SITE PLAN 1:500

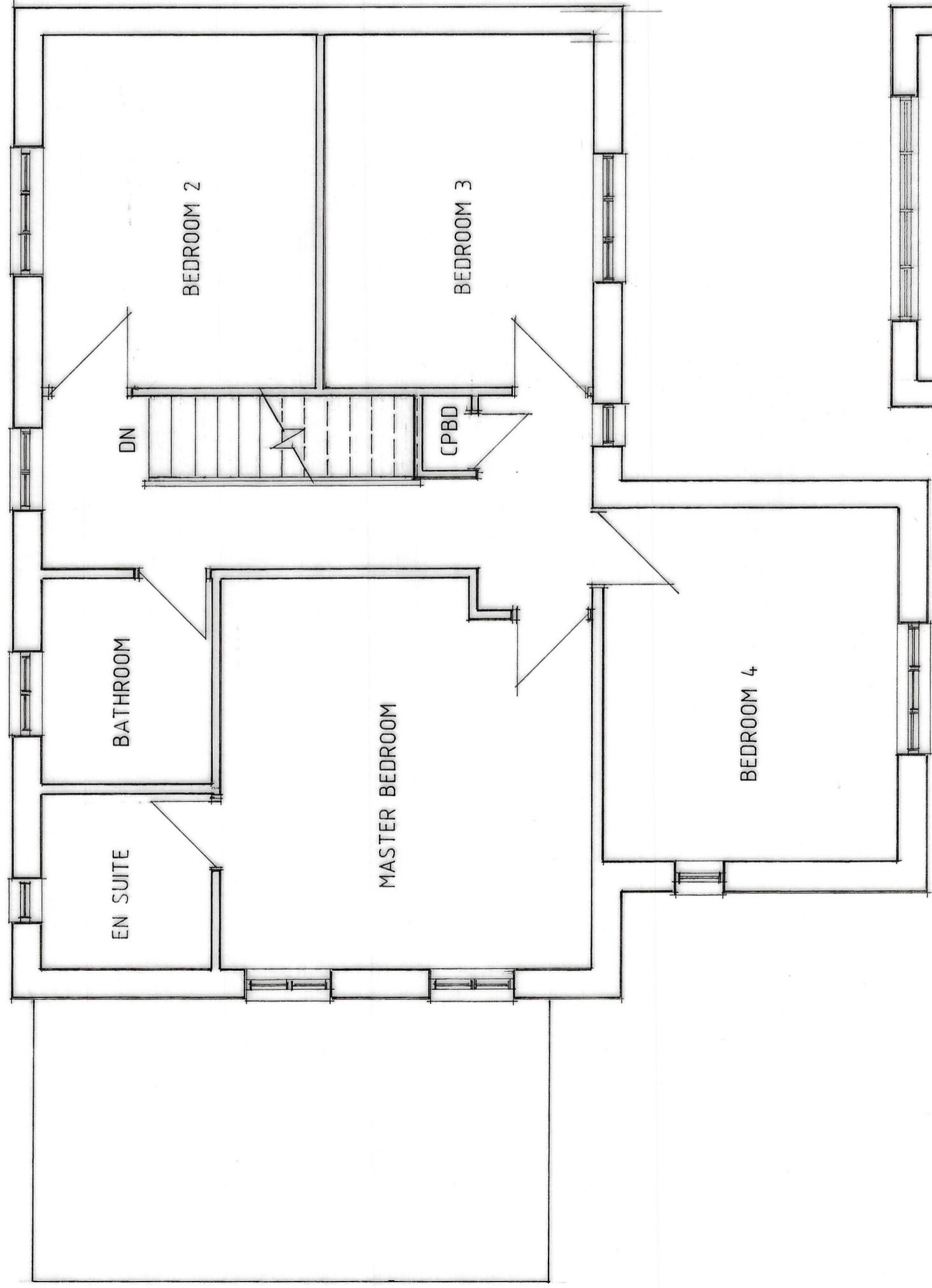


EXISTING SITE PLAN 1:500

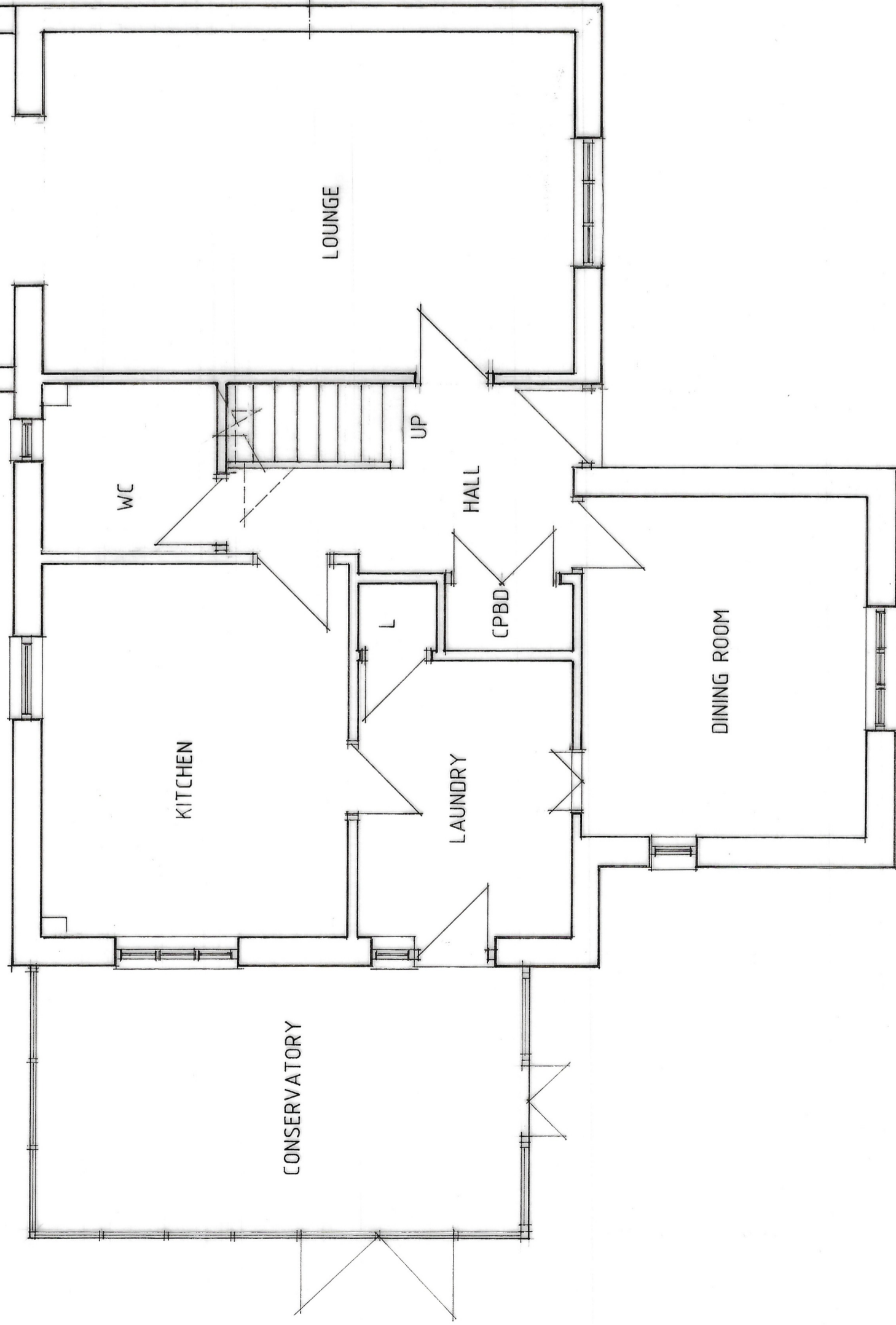
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1:500	8/11/17	
JOB No.	DRWG. No.	REV. No.
506	02	

This drawing must not be scaled. All dimensions must be checked on site before commencing work or preparing shop drawing. Any errors or discrepancies must be brought to the Designers attention.



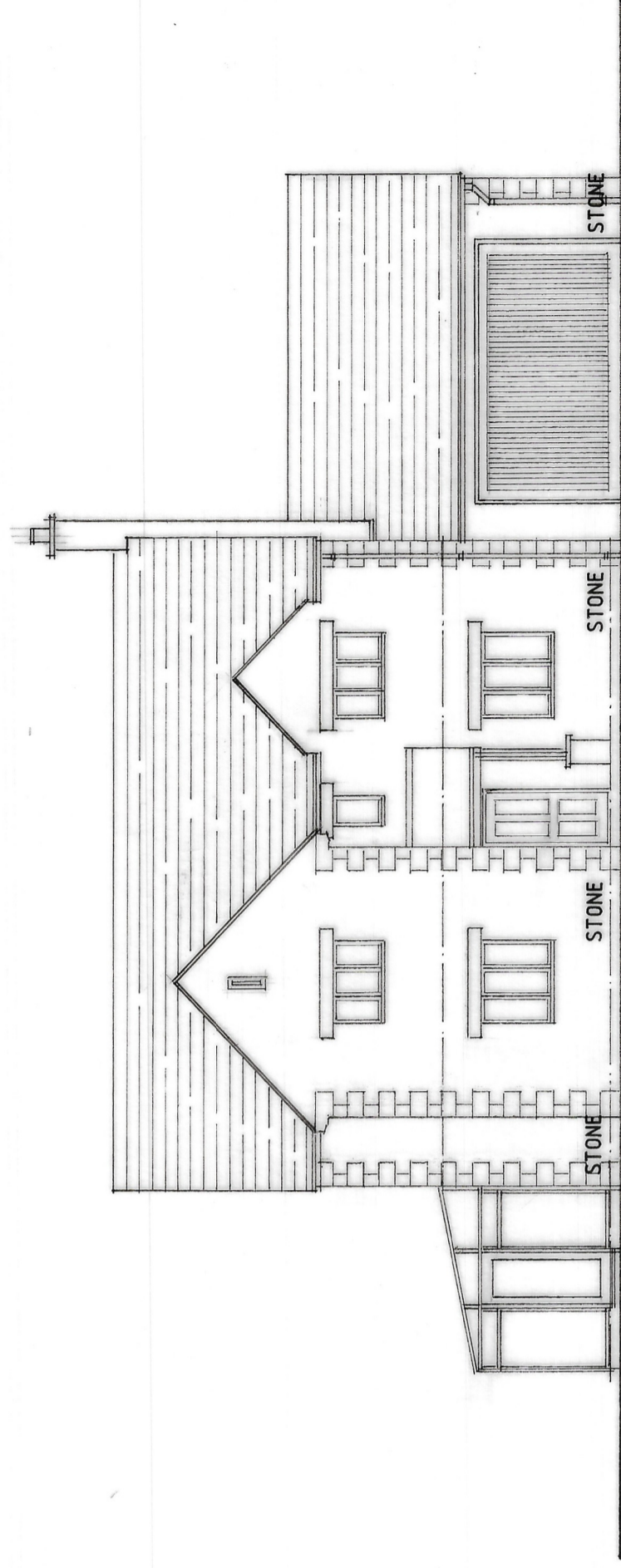


FIRST FLOOR PLAN 1:50

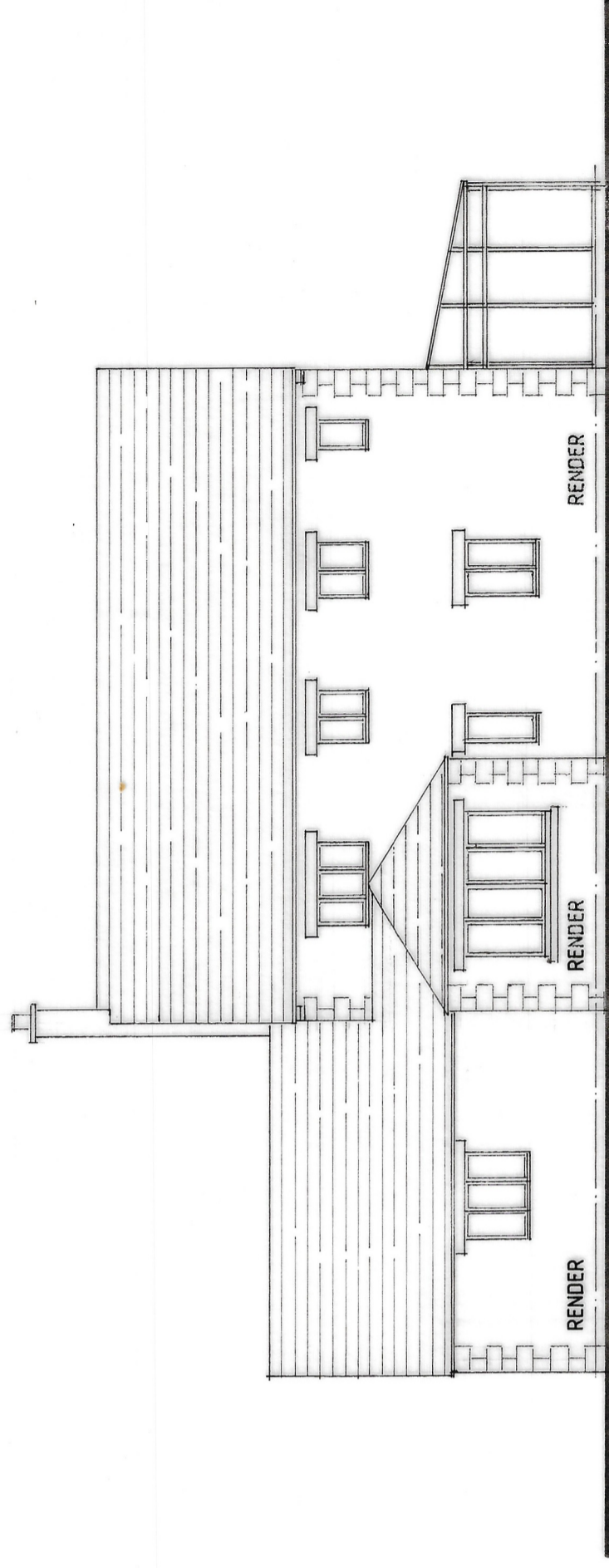


GROUND FLOOR PLAN 1:50

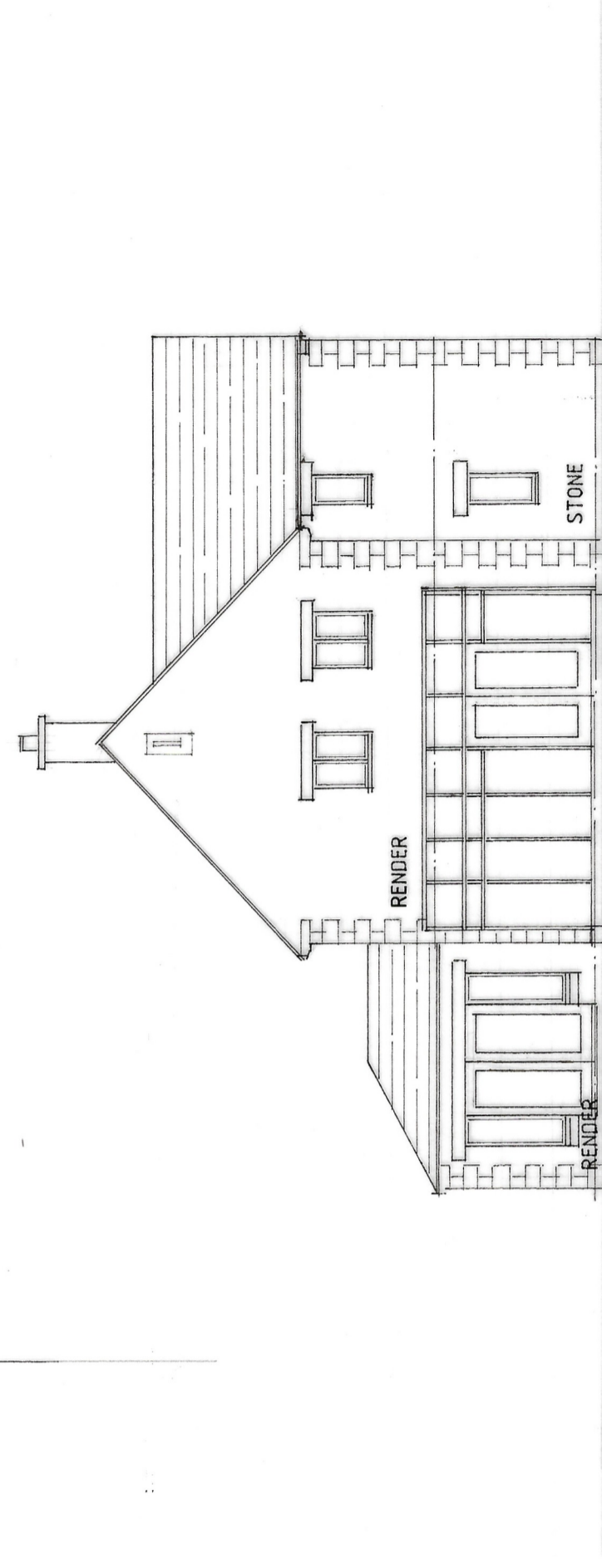
GARAGE



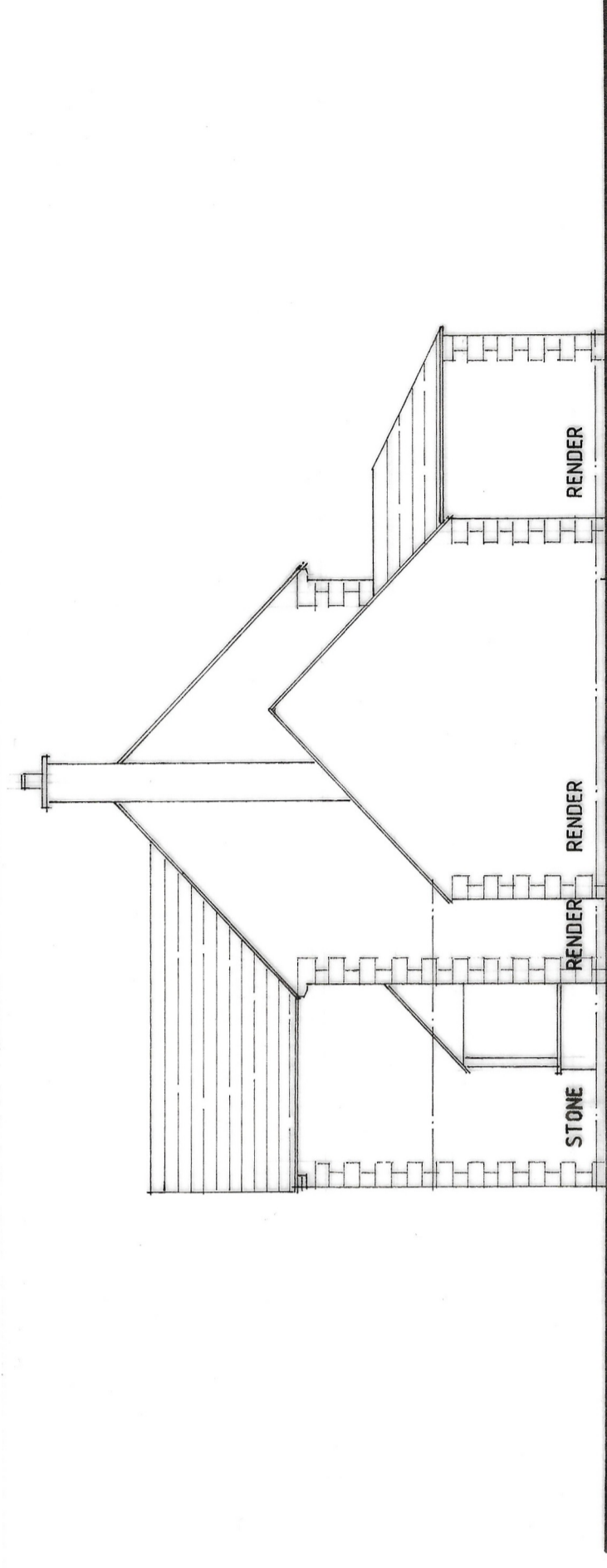
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

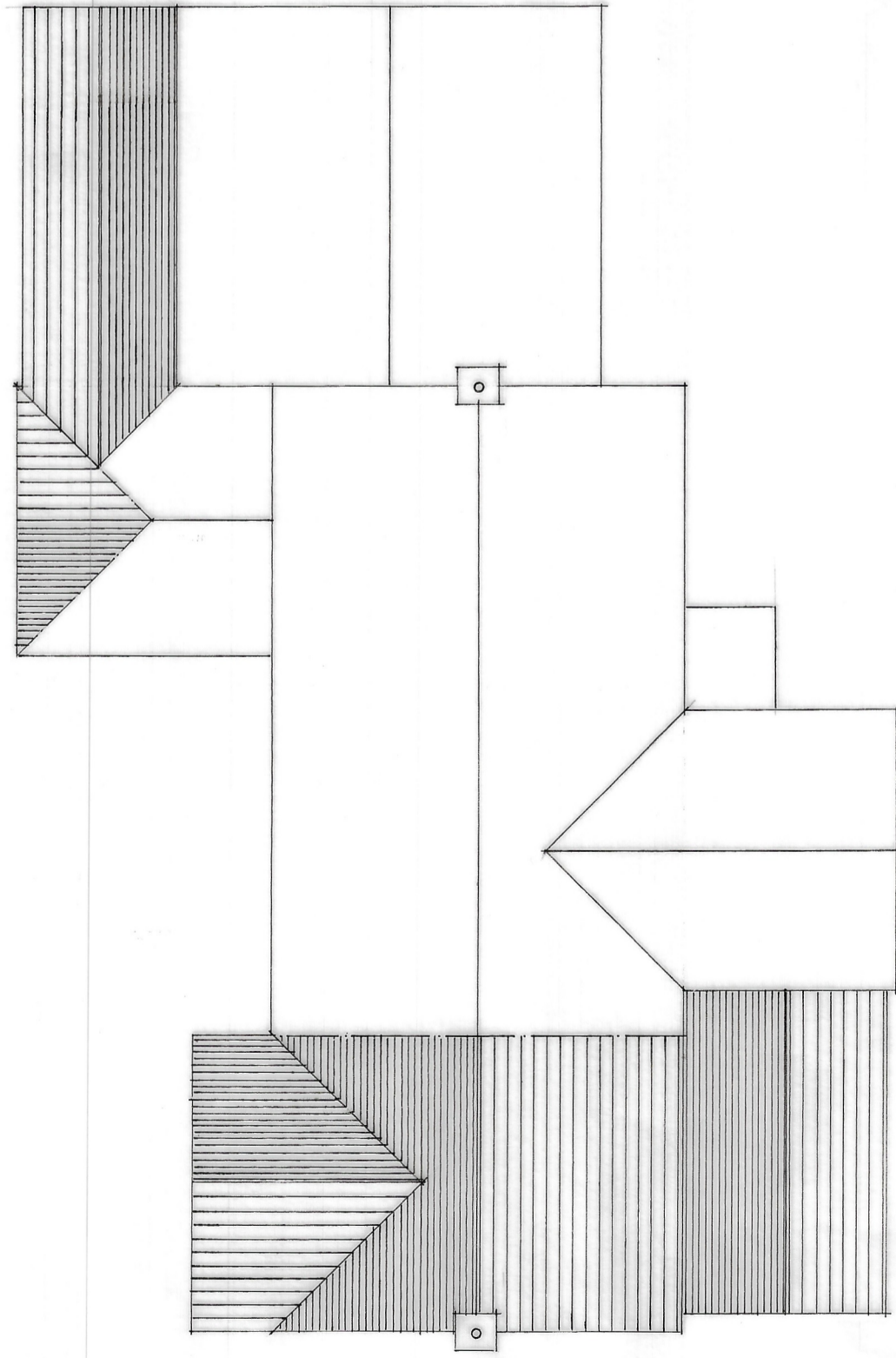


SIDE ELEVATION

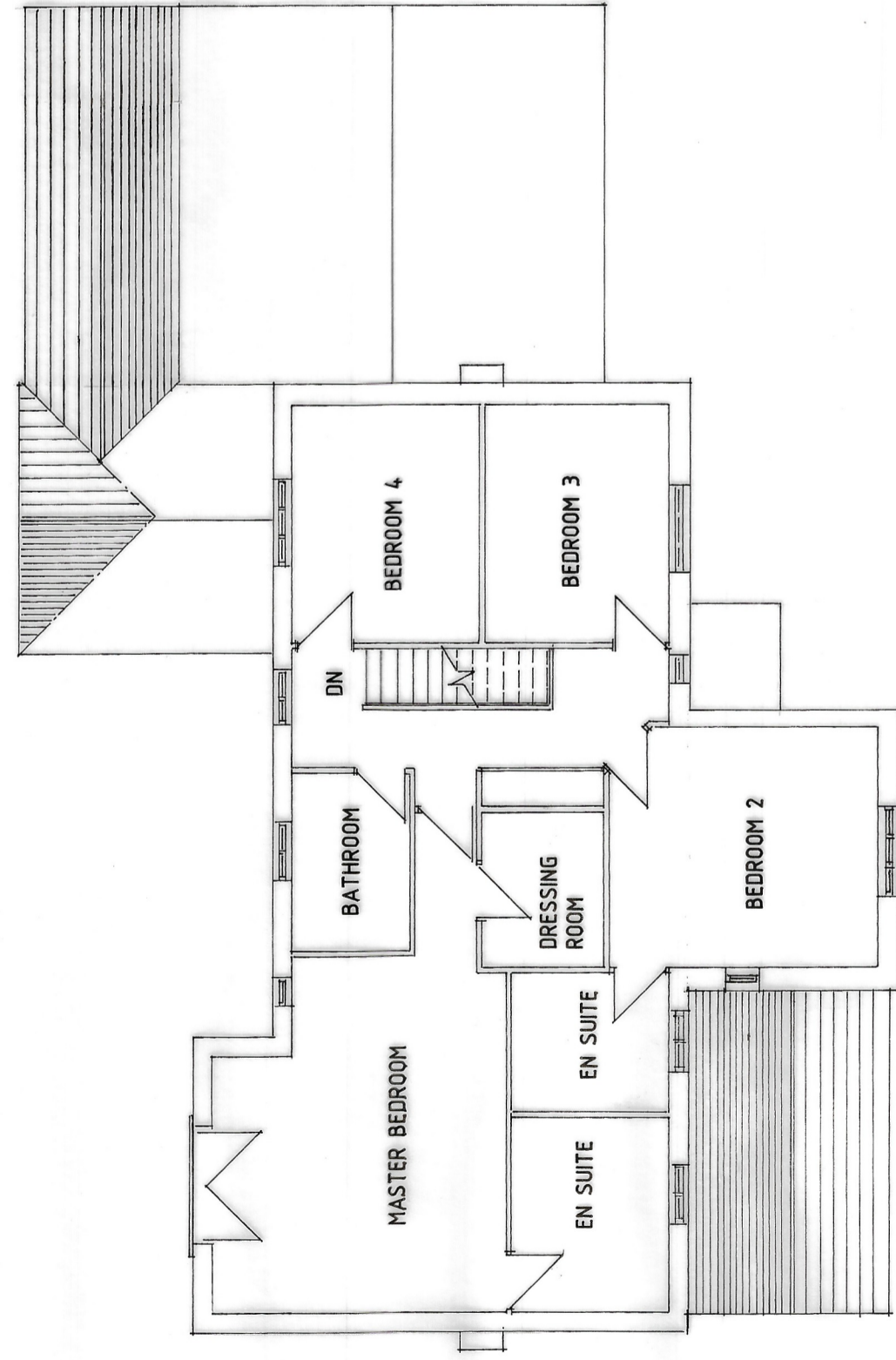
SCALE	DATE	NORTH
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JOB No.	DRG No.	REV. No.
438	01	

This drawing must not be scaled. All dimensions must be checked on the building before commencing work or preparing shop drawings. Any errors or discrepancies must be brought to the Designer's attention.

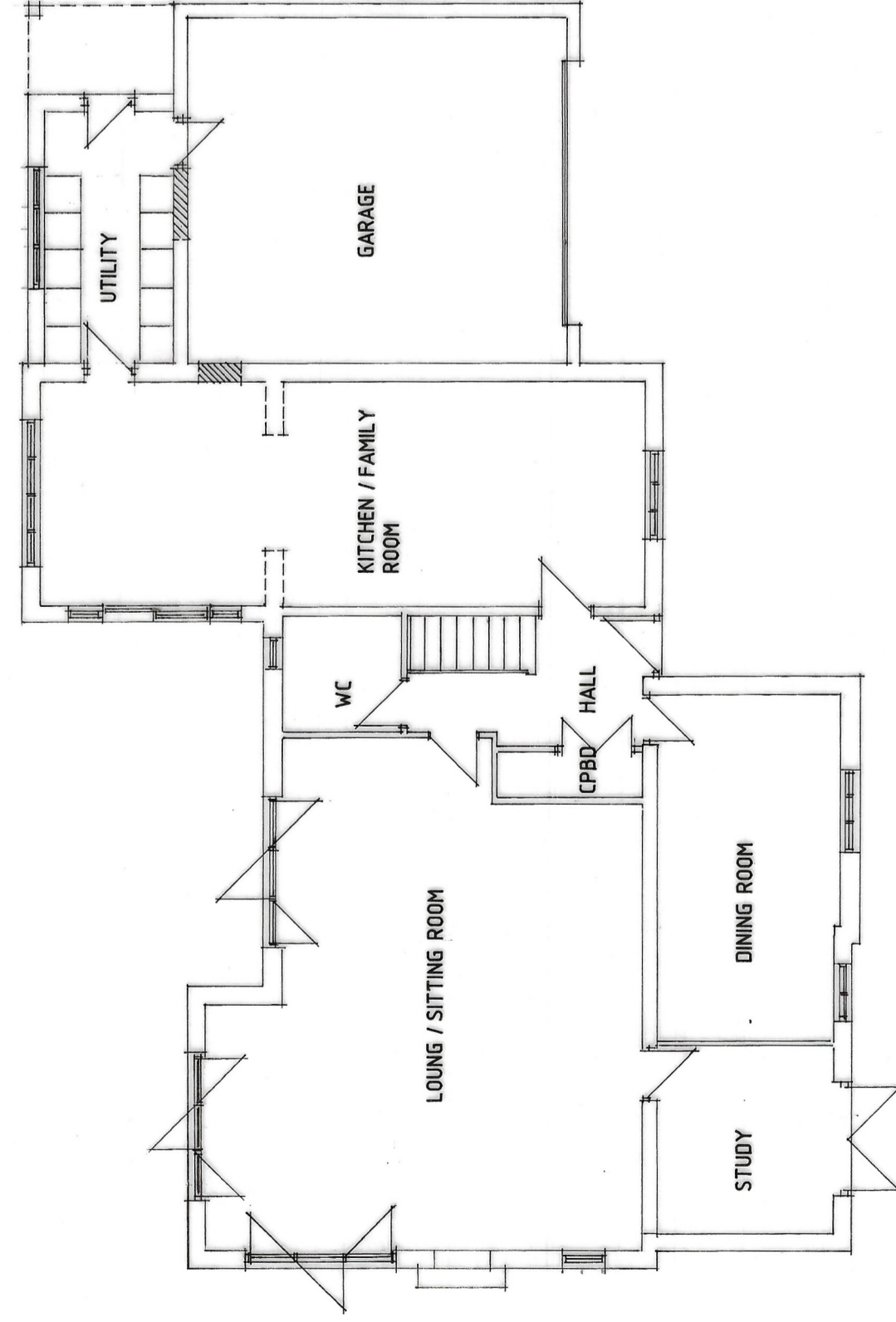




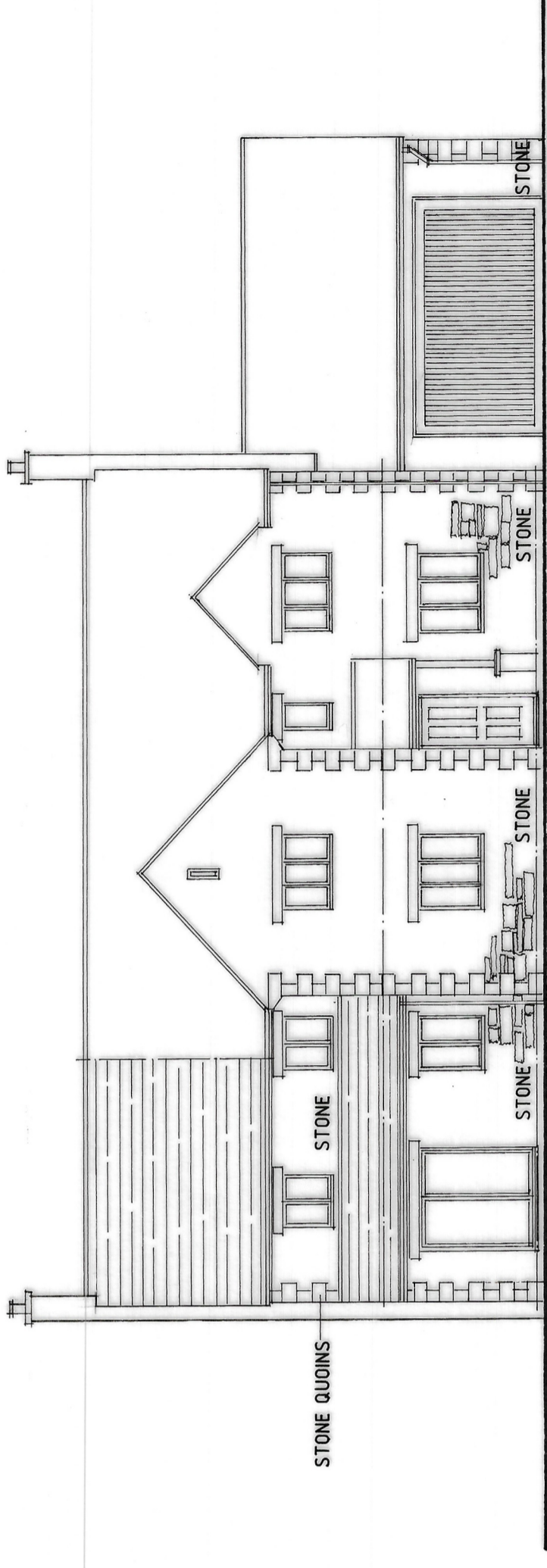
ROOF PLAN



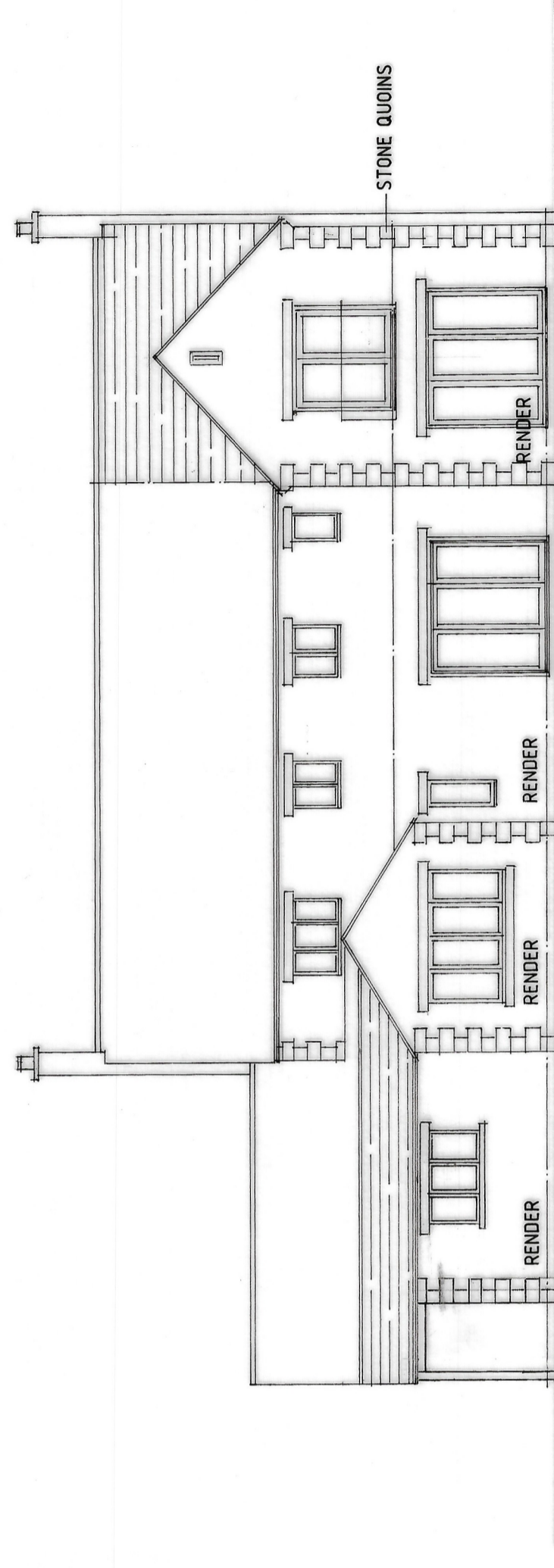
FIRST FLOOR PLAN



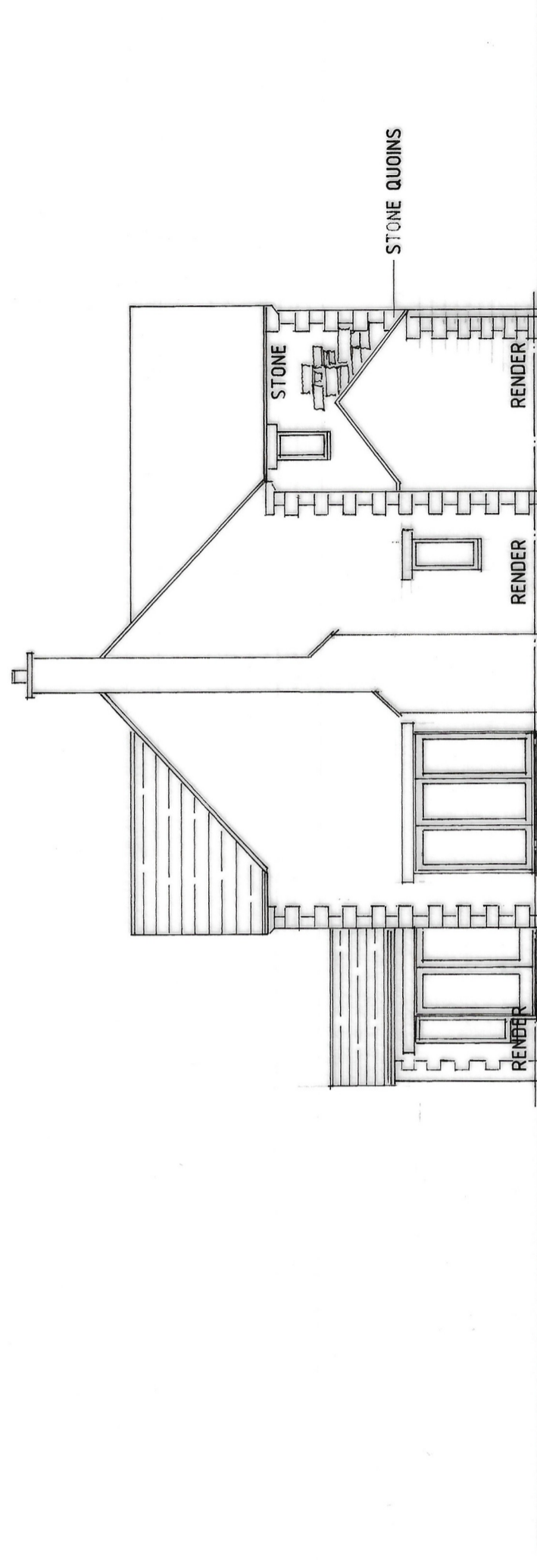
GROUND FLOOR PLAN



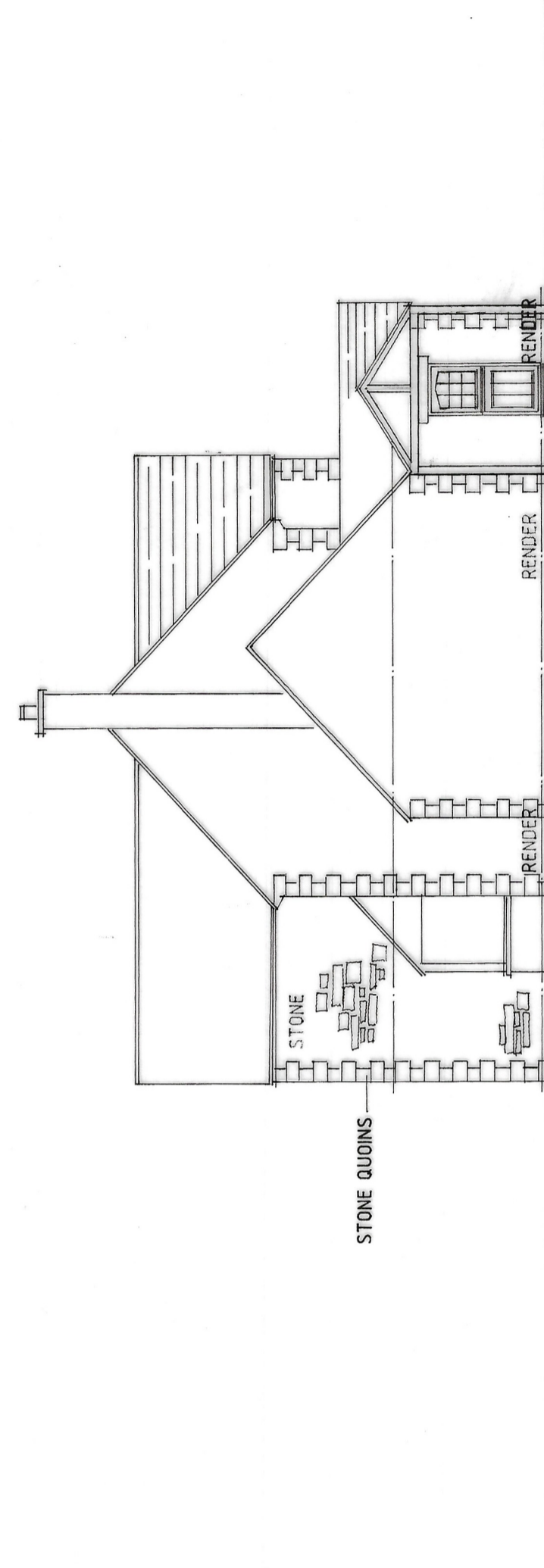
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

PROJECT

**THE FENNINGS  
 BACK END  
 CHIPPING CAMPDEN  
 GL55 6AU**

TITLE

**PROPOSED SCHEME**

REVISIONS

A 29/01/18 MATERIALS ADDED TO ELEVATIONS

SCALE	DATE	NORTH
1 : 100	8 / 11 / 17	
JOB No.	DRG. No.	REV. No.
506	01	A

This drawing must not be scaled. All dimensions must be checked on the original drawing. Any errors or discrepancies must be brought to the Designer's attention.





Front and North-East Side Elevations



Rear and South-West Side Elevations