

Item No 01:-

21/00836/FUL

**4 London Road
Ampney Crucis
CIRENCESTER
Gloucestershire
GL7 5RS**

Item No 01:-

Demolition of existing rear extensions and erection of two storey and single storey extensions to rear and addition of porch to front at 4 London Road Ampney Crucis Cirencester Gloucestershire GL7 5RS

Full Application 21/00836/FUL	
Applicant:	Mr & Mrs H Calvert
Agent:	Corinium Architectural Services
Case Officer:	Martin Perks
Ward Member(s):	Councillor Lisa Spivey
Committee Date:	12th May 2021
RECOMMENDATION:	PERMIT

Main Issues:

(a) Design and Impact on Ampney Crucis Conservation Area

Reasons for Referral:

This application has been referred to Planning and Licensing Committee by Councillor Spivey for the following reason:

' The revised design still falls far short of the Local Plan EN2 and the Cotswold Design Code with its stated aim of producing a simple design in relation to the vernacular building. The current revised design is still complicated and out of character with the setting. In particular the use of a flat roof on the extension is out of keeping with the majority of the buildings in the conservation area.'

1. Site Description:

This application relates to a detached 1.5 storey 19th century stone dwelling located on the southern edge of the village of Ampney Crucis. The front elevation of the property faces onto the A417. The western boundary of the site adjoins the Crown of Crucis hotel. The northern boundary of the site lies adjacent to Ampney Brook and its eastern boundary adjoins agricultural fields.

The site is located within Ampney Crucis Conservation Area.

The front part of the property lies within a Flood Zone 1. The rear range lies within a Flood Zone 2. The rear garden beyond the footprint of the existing dwelling is located within a Flood Zone 3.

2. Relevant Planning History:

CT.3445 Extension to existing dwelling to provide kitchen, WC and bathroom. Permitted 1965

CT.3445/A Outline application for the erection of a new bungalow and a garage. Demolition of existing garage. Refused 1987

CT.3445/B Erection of new cottage and garage, alteration of existing vehicular and pedestrian access, demolition of existing garage. Refused 1988 Dismissed at appeal 1988

3. Planning Policies:

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

EN14 Managing Flood Risk

4. Observations of Consultees:

Conservation Officer: No objection

5. View of Town/Parish Council:

'The revised design still falls far short of the Local Plan EN2 and the Cotswold Design Code with its stated aim of producing a simple design in relation to the vernacular building.'

The current revised design is still complicated and out of character with the setting.'

6. Other Representations:

None

7. Applicant's Supporting Information:

Design and Access Statement

8. Officer's Assessment:

Proposed Development

The applicant is seeking to replace a rendered lean-to extension and a single storey flat roofed stone extension located to the rear of the dwelling with a new part single/part 2 storey rear extension. It is also proposed to erect a front porch.

The proposed 2 storey element will measure approximately 6.5m long by 4.8m wide by 6m high. It will be the same height as the principal part of the existing dwelling. The proposed single storey extension will extend along the rear of the existing dwelling and to the side and rear of the proposed 2 storey extension. It will extend approximately 2m from the rear elevation of the existing dwelling and approximately 1.5m to the side and rear of the 2 storey extension. It will measure approximately 2.8 m in height and will have a flat roof.

The proposed porch will measure approximately 1.2m deep by 2m wide by 2.8m high. Permission is required because it is located within 2m of a site boundary adjoining a public highway.

The external walls of the proposed extension and porch will be finished in natural stone. The pitched roofs will be covered with artificial stone slates. The edge of the flat roof will be faced with a cedar fascia.

The length of the proposed extension has been reduced by approximately 1m following discussions with Officers.

(a) Design and Impact on Ampney Crucis Conservation Area

The application site is located within Ampney Crucis Conservation Area (CA).

With respect to any buildings or other land in a conservation area, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Considerable weight and importance must be given to the aforementioned legislation.

The following policy and guidance is considered applicable to this application:

Local Plan Policy EN1 Built, Natural and Historic Environment states:

'New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. Ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;*
- b. Contributing to the provision of multi-functional green infrastructure;*
- c. Addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;*
- d. Seeking to improve air, soil and water quality where feasible; and*
- e. Ensuring design standards that complement the character of the area and the sustainable use of the development.'*

Local Plan Policy EN2 Design of the Built and Natural Environment

'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.'

Local Plan Policy EN10 Designated Heritage Assets states:

1 *'In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.*

2 *Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.*

3 *Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:*

- *The importance of the asset;*
- *The scale of harm; and*
- *The nature and level of the public benefit of the proposal.'*

Local Plan Policy EN11 Designated Heritage Assets - Conservation Areas states:

'Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. *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;*
- b. *Include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;*
- c. *Will not result in the 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.*
- d. *Have regard to the relevant Conservation Area appraisal (where available); and*
- e. *do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.'*

Paragraph 193 of the National Planning Policy Framework (NPPF) states that *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'*

Paragraph 194 states *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

Paragraph 196 states that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'*

The existing dwelling is an attractive stone property dating from the 19th Century. It faces onto the A417 and its front elevation is therefore readily visible from the public realm. In addition, the eastern side elevation of the property is also visible from the A417 when approaching the village from the east. The existing property is considered to make a positive contribution to the character and appearance of the CA. Notwithstanding this; the property has 2 unsympathetic modern additions to its rear. The western side boundary of the application site also lies adjacent to a number of modern extensions forming part of the Crown of Crucis hotel. The aforementioned extensions are faced in render and extend approximately 30m to the rear of the historic part of the applicant's property. The hotel extensions form a backdrop to the application site when driving westwards along the A417.

The 2 storey element of the proposed development respects the character and appearance of the historic part of the property in terms of design, proportions and materials. The length of the extension has been reduced following discussions with Officers in order to ensure that the development remains proportionate in size and scale to the existing dwelling. The dormer windows in the proposed extension also reflect those present in the front elevation of the dwelling.

The single storey element will lie to the rear of the property. It will be constructed in natural stone and is considered to represent a more sympathetic addition than the existing smooth cream coloured extension. Due to its flat roof form it will appear subservient to the main dwelling and will not be readily visible from public view.

The proposed rear extensions will be viewed in context with the existing extensions located to the rear of the Crown of Crucis. The aforementioned extensions extend significantly further to the north than the proposed extension. The presence of the neighbouring extension will diminish the impact of the 2 storey element of the proposed extension when viewed from the A417. The proposed extension will not therefore appear as a significant or obvious extension of built development to the north of the road.

The comments of the Parish council are noted. However, having regard to the existing extensions which lie to the rear of the dwelling and the size and design of the extensions which lie along the boundary of the application site, it is considered that the proposed development represents an appropriate form of development. In particular, it is of note that the property already has a flat roof addition to its rear.

The proposed porch is traditional in size and design and is similar in appearance to a porch serving the Crown of Crucis to the west of the application site. It is considered to be sympathetic to the character and appearance of the main dwelling and the wider CA.

The Conservation Officer does not consider the property to be a non-designated heritage asset.

Overall, it is considered that the proposed development represents an appropriate addition to the property. The proposed scheme will not have an adverse impact on the character and appearance of the CA and the design of the proposal is considered to respect local character and distinctiveness. The proposal is considered to accord with Local Plan Policies EN2, EN10 and EN11.

Other Matters

The proposed development will not result in overlooking or loss of light to the adjoining property. The neighbouring extension extends along the length of the western site boundary and it does not contain any openings in its eastern elevation. The proposal does not therefore cause a conflict with the amenity enjoyed by occupiers of the neighbouring development. The existing dwelling will also retain a level of garden space commensurate with the size of the extended property. It is considered that the proposal accords with the guidance on residential amenity set out in the Cotswold Design Code.

The site of the proposed extension will be located within a Flood Zone 2. However, it constitutes minor development and is therefore acceptable in principle in such a location. In addition, the proposal will largely be located on the footprint of existing development. It will not therefore result in a significant encroachment of development into the flood zone. It is considered that the proposed development can be undertaken without having an adverse impact on flooding or drainage having regard to Local Plan Policy EN14.

The proposed development is under 100 sq metres in size and is not therefore liable for a payment under the Community Infrastructure Levy.

9. Conclusion:

Overall, it is considered that the proposed development will preserve the character and appearance of Ampney Crucis Conservation Area and will not have an adverse impact in any other respects. 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): 2105/1 E

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 Policies EN2, EN10 and EN11, 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 and shall be permanently retained as such thereafter. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan Policies EN2, EN10 and EN11, 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 to match the existing door and window frames in the existing 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 Policies EN2, EN10 and EN11.

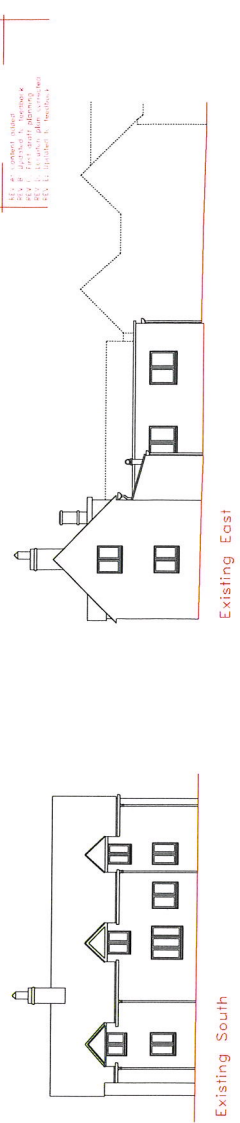
Informatives:

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 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.

2105/1 - Plans as existing/proposed

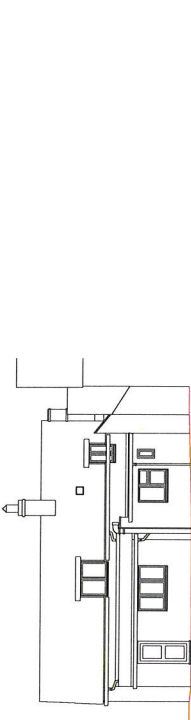
DATE: 05/04/2022
PROJECT: 2105/1
CLIENT: [REDACTED]
DESIGNER: [REDACTED]
SCALE: 1:1000
DATE: 05/04/2022
PROJECT: 2105/1
CLIENT: [REDACTED]
DESIGNER: [REDACTED]
SCALE: 1:1000
DATE: 05/04/2022
PROJECT: 2105/1
CLIENT: [REDACTED]
DESIGNER: [REDACTED]
SCALE: 1:1000

DATE: 05/04/2022
PROJECT: 2105/1
CLIENT: [REDACTED]
DESIGNER: [REDACTED]
SCALE: 1:1000
DATE: 05/04/2022
PROJECT: 2105/1
CLIENT: [REDACTED]
DESIGNER: [REDACTED]
SCALE: 1:1000
DATE: 05/04/2022
PROJECT: 2105/1
CLIENT: [REDACTED]
DESIGNER: [REDACTED]
SCALE: 1:1000



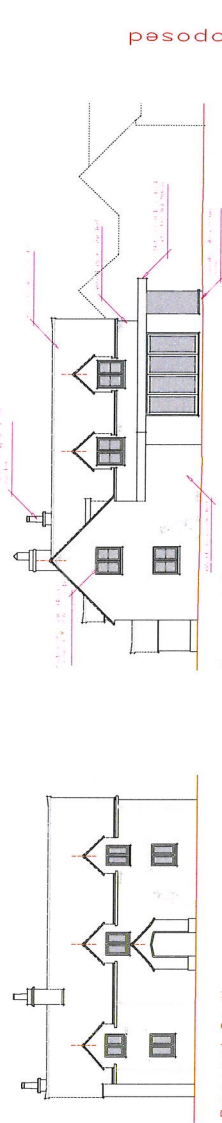
Existing East

Existing South



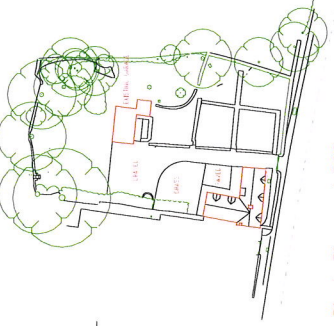
Existing North

Proposed East

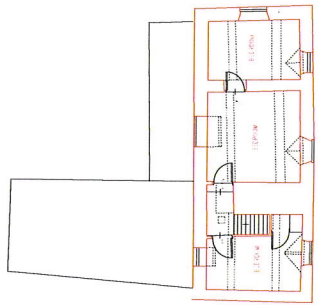
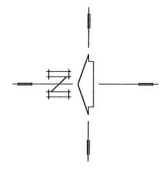


Proposed South

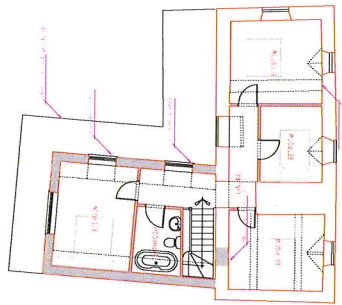
Proposed North



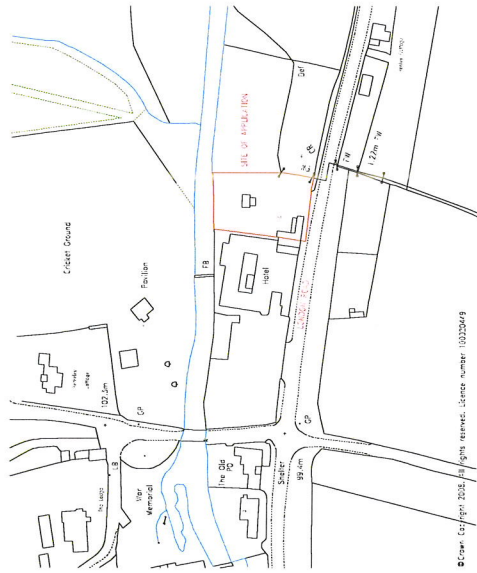
Block Plan - 1:500



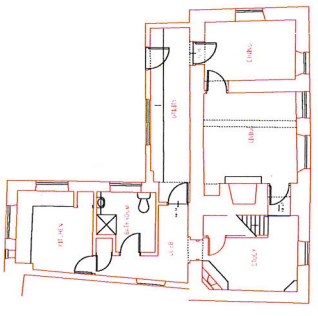
Existing Ground Floor



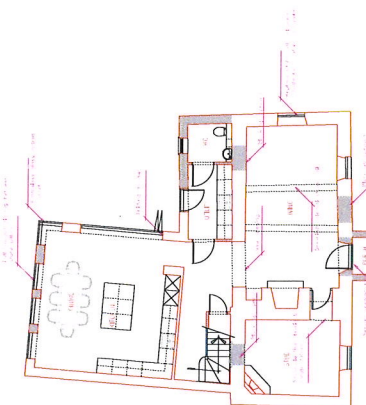
Proposed Ground Floor



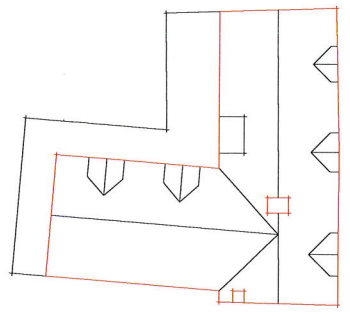
Location Plan - 1:1250



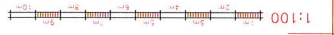
Existing Roof Plan



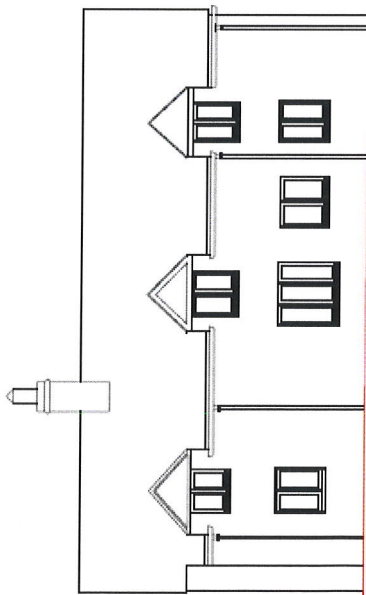
Proposed Roof Plan



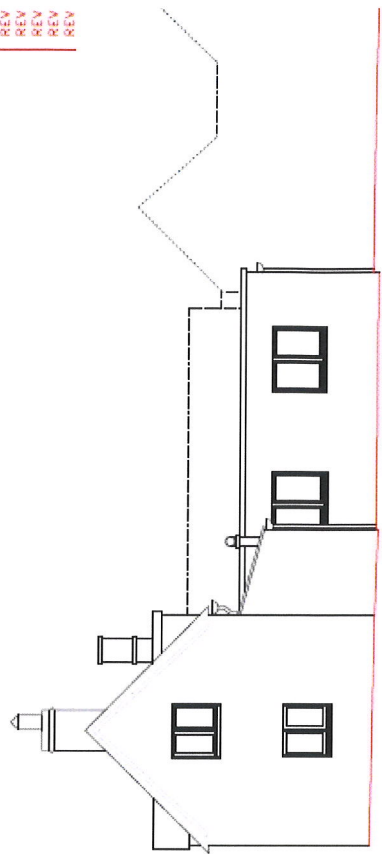
Proposed Roof Plan



1:100

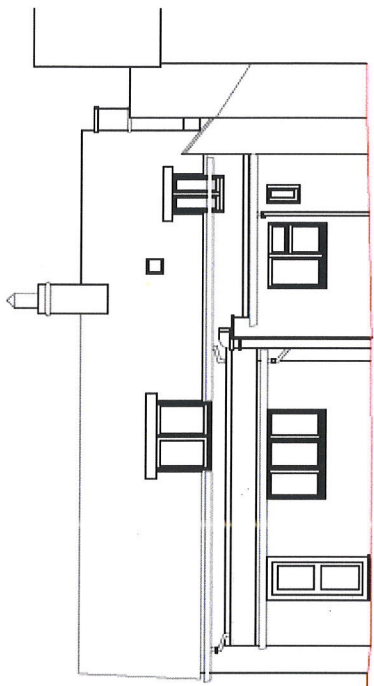


Existing South



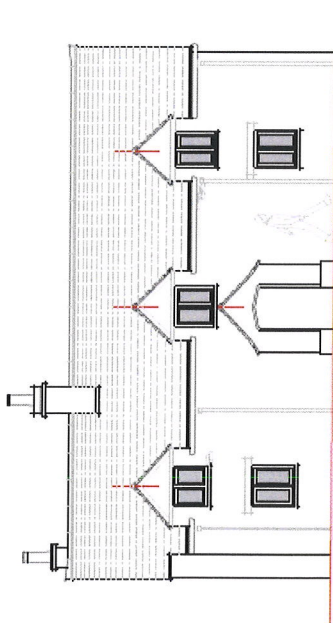
Existing East

REV
REV
REV
REV
REV

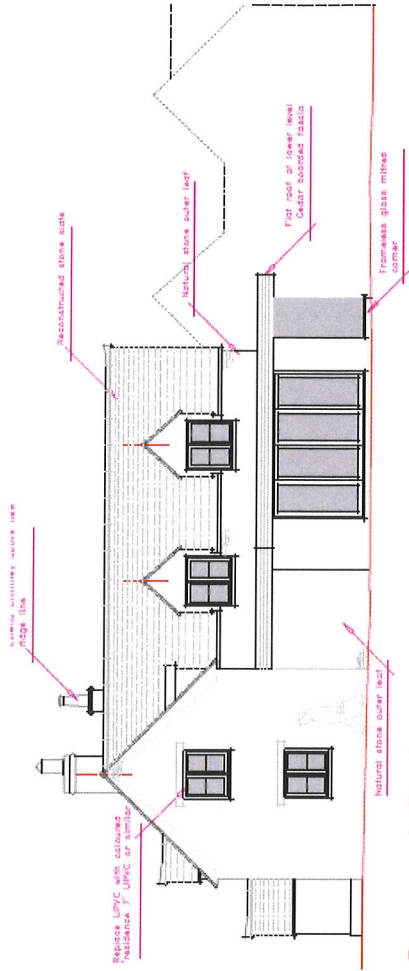


Existing North

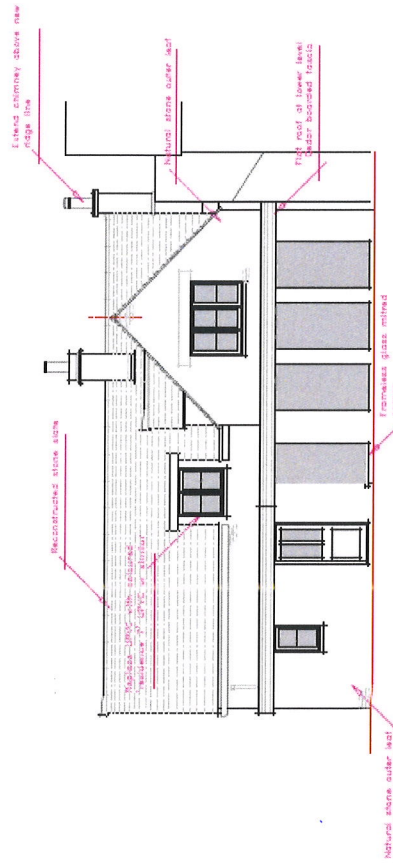
Extend chimney above new
ground line



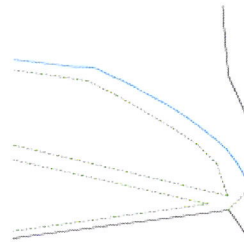
Proposed South



Proposed East



Proposed North



± Ground





