

Item No 05:-

20/04402/FUL

**Kernow
Ampney Crucis
Cirencester
Gloucestershire
GL7 5SA**

Item No 05:-

Single storey side and rear extensions, new porch, and associated ancillary development, and detached double garage at Kernow Ampney Crucis Cirencester Gloucestershire GL7 5SA

| Full Application 20/04402/FUL | |
|--|-------------------------------------|
| Applicant: | Mr and Mrs M. Kirby |
| Agent: | Plan-A Planning And Development Ltd |
| Case Officer: | Sophie Browne |
| Ward Member(s): | Councillor Lisa Spivey |
| Committee Date: | 12th May 2021 |
| RECOMMENDATION: | PERMIT |

Main Issues:

- (a) Design and Impact on Heritage Assets
- (b) Impact on Residential Amenity
- (c) Impact on Highway Access and Safety
- (d) Other Matters

Reasons for Referral:

The Ward Member (Councillor Spivey) referred the application to the Schedule Review Panel with the following comments:- *“I would like the review panel to read the Conservation Officer's report along with your revised report to ensure that the objector's issues have been fully addressed as that was the outcome of the last review”*. The Panel concluded that, having reviewed the Conservation Officer's comments, there were sufficiently specific and substantive planning reasons to require determination by the Planning and Licensing Committee.

1. Site Description:

'Kernow' is a three-bedroomed dormer bungalow dating from the 1960s, constructed of reconstituted stone with a concrete tiled roof. It features a small pitched-roof dormer to the front roofslope, and a box dormer to the rear, both of which are clad in timber. It has an existing flat-roofed side extension to the east and a pitched-roof gable-end extension to the front (south). The dwellinghouse is sited in the centre of a substantial plot, on elevated ground rising steeply from the east and more gently from the south. The size of the original plot was increased following the demolition of the Methodist Chapel and amalgamation of its land in the 1990s. It is located towards the middle of the village, with part of the western side of the plot within Ampney Crucis Conservation Area.

2. Relevant Planning History:

CT.2887 - Erection of bungalow and garage. Withdrawn: 24.4.1963

CT.2887/A - Erection of one bungalow. Permitted: 30.5.1963

CT.2887/B - Outline planning application for the erection of a garage. Permitted: 20.2.1975

CT.2887/C - Outline application for the erection of a garage. Permitted: 17.3.1978

93.01130 (CT.2887/D) - Extension to provide garage, drawing room with bed and bath over. Permitted: 27.9.1993

93.01129 (CT.2887/E) - Demolish Methodist Chapel and build extension. Permitted: 23.8.1993

20/00797/FUL (CT.2887/F) - Two storey rear/side extension, single storey side extension, porch and detached double garage. Withdrawn 22.6.2020

3. Planning Policies:

TNPPF The National Planning Policy Framework

EN1 Built, Natural & Historic Environment

EN2 Design of Built & Natural Environment

EN10 HE: Designated Heritage Assets

EN11 HE: DHA - Conservation Areas

INF4 Highway Safety

INF5 Parking Provision

4. Observations of Consultees:

Conservation Officer: No objection subject to conditions, and comments incorporated into Officer's Assessment.

5. View of Town/Parish Council:

Ampney Crucis Parish Council objects to the proposals on the following grounds:

- Design is out of keeping, replicates existing "poor design", has excessive bulk, is out of scale with the existing property, use of "non-traditional materials" is uncharacteristic, does not respect the space between and around buildings.
- The part of the plot on which the development is proposed is within the conservation area: it "seriously affects the setting of the Conservation Area...and it does not reflect the character or appearance of the Conservation area or the views in or out or the gaps of that area."
- Elevated location of site makes it prominent in the village and highly visible from the road in both directions, and would result in loss of privacy and overbearing to adjacent properties.
- Planting scheme could result in roots damaging boundary walls and loss of sunlight to neighbouring properties.
- Garage to front would be prominent in the streetscene and does not respect the local context, forming an uncharacteristically high, blank façade beside the highway.
- Turning space for vehicles to exist in a forward direction restricted by the positioning of the garage on a steeply rising driveway, and may further be restricted if garage were not used for its intended purpose and vehicles were parked on the drive.
- "Previously Gloucestershire County Highways had imposed restrictions in relation to the garage aspect of the proposal and nothing in this iteration does anything to fully address the concerns they had and hence why they had placed such restrictions and the spirit in which they were to be observed."
- Proximity of garage to adjacent 'Clover Cottage' may impact footings of the property and would restrict access for maintenance.
- Land to the north is the garden of Gorston House, not "just some random open space".
- No reference to mitigating climate change or making the property into a 'lifetime home' by improving accessibility

If the LPA is minded to permit the development, the Parish Council request:

- That the Ward Member refer it to the Planning and Licensing Committee for determination.
- That a condition be attached to any permission requiring a Construction Method Statement to address the access and parking arrangements during construction.

6. Other Representations:

Seven objections have been received from five parties on the grounds of design and impact on the conservation area, over development, privacy, highway access and parking, trees and landscaping. Some of these are re-iterations of previous comments following the receipt of revised drawings. The concerns expressed are largely very similar to those expressed by the Parish Council, and can be summarised as follows:

- The submitted plans suggest that the land to the north of the site is fields, but it is the garden of Gorston House.

Extensions to dwellinghouse

- Excessively large footprint: overdevelopment of plot and imposing in relation to surrounding properties.
- Design out of keeping with the village.
- Elevated location of site increases prominence/visibility in the streetscene.
- Replacement UPVC timber effect cladding on existing dormer would stand out in local landscape.
- Disparate ground levels create overlooking and block light to the properties to the east of the site (particularly 'Mallory' and 'Little Mead'), and will make the proposed extension highly visible from their gardens.
- Overbearing, overlooking and loss of light to adjacent property to the west ('Clover Cottage').
- Planting proposals to eastern boundary could damage boundary walls and reduce sunlight to neighbouring gardens.
- Drawings suggest greater screening foliage on the eastern boundary than is the existing case.
- Established trees and shrubs would need to be removed to facilitate works.

Garage

- Positioned too closely to adjacent property ('Clover Cottage') to allow access for maintenance.
- Excavations related to development could undermine foundations of Clover Cottage.
- Steep driveway with limited room to accommodate a double garage: multiple manoeuvres would be necessary to exit the driveway in forward gear.
- Further excavation would be required to create sufficient turning space, consequently making the front garden steps shorter and steeper and therefore not 'accessible to all' for present and future occupiers.
- Only one car could occupy the driveway at a time to allow sufficient manoeuvring space, others would have to be garaged.
- Timber cladding would stand out in local landscape.
- Contributes to overdevelopment of site.

A further objection has been received in response to the submitted Construction Management Plan, relating to the likelihood of construction vehicles parking on the highway, increased traffic

through the village during construction, and concerns regarding the mud and water from on-site wheel washing making its way onto the highway and causing a hazard.

7. Applicant's Supporting Information:

Proposed plans.

Design and Access Statement.

Construction Management Plan.

8. Officer's Assessment:

As the development site is partly within Ampney Crucis Conservation Area, 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.

Proposed Development

The proposed development is for a rear and side extension to the west of the main dwellinghouse, a small flat-roofed side extension to the east, a flat-roofed porch, and a detached double garage.

The proposed porch would sit in the crook of the front-facing L-shape of the existing building and have a footprint of 5.15sqm. It would stand 3m high, including a parapet wall with a rooflight in the centre of the flat roof. The single-storey side extension to the east would have a footprint of 4.4sqm and extend the existing flat-roofed utility room to this elevation, continuing the existing roofline.

The proposed rear and western side extensions would have a total footprint of 137.2sqm. This would consist of a flat-roofed rear element of 38.7sqm, standing 2.9m high and spanning the width of the main body of the dwellinghouse. It would feature two sets of patio doors to the rear (north) elevation, a casement window to the east side elevation, and two roof lanterns, which would be largely concealed behind a parapet wall. The western side/rear extension would measure 6.4m wide across the front (south), with the south elevation set back 4.5m from the main front elevation of the dwellinghouse and 10m back from the south elevation of the existing gable end extension to the front. The southern-most part of the side extension would be almost square, extending back 6.15m, with the front roofslope parallel to that of the main building and rising to a ridgeline of 4.6m. A slimmer gable-end wing would extend to the north of this, measuring 6.15m wide and 9.4m long, stepped in from the flank wall of the southern-most element by 0.5m. The 4.6m ridgeline of the dual-pitched roof would run perpendicular to that of the main building. The western side extension would feature glazed double doors to the front (south) elevation, with patio doors and a casement window to the east elevation. The walls of the west and south elevation would be blank, with additional natural light provided via five round rooflights in the gable-end wing to the north.

The materials for the various elements of the extensions would be reconstituted stone and concrete tiles to the pitched roofs, to match the existing, and grey single ply membrane to the flat-roofed elements. The windows and doors would be UPVC and aluminium.

The proposed development also includes the re-cladding of the existing dormers with natural larch.

The proposed double garage would be sited at the western side of the existing driveway. It would be roughly square, with a footprint of 36.45sqm. It would have a dual-pitched roof with

the gable end facing the highway and the doors situated beneath the eaves to the east. The ridgeline would be 4.2m high and the eaves 2.3m. It would be constructed of natural Cotswold stone with a concrete-tiled roof.

The proposed materials for the garage and re-cladding of the dormers have been amended over the course of the application in response to Officer comments.

The current proposal represents a re-working of the withdrawn scheme considered under application 20/00797/FUL. The proposed porch and utility room extension remain unaltered from the previous submission. The position of the proposed garage is also unaltered, but the overall size of the structure has been reduced, setting the southern elevation approximately 0.4m further back from the property boundary. The main side and rear extensions are a substantially different proposition to the previous submission, in response to Officer comments.

(a) Design and Impact on Heritage Assets

Local Plan Policy EN2 supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality. This conforms to the design considerations of National Planning Policy Framework (NPPF) Section 12.

Local Plan Policy EN10 requires consideration of proposals that affect a designated heritage asset and/or its setting with a greater weight given to more important assets.

Local Plan Policy EN11 seeks to preserve and, where appropriate, enhance the special character and appearance of conservation areas in terms of siting, scale, form, proportion, design, materials and the retention of positive features. This should include avoiding the loss of open spaces which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of conservation areas.

NPPF Section 16 states that historical 'assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'. Specifically Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 193 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 that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The existing dwellinghouse is of modern construction and limited architectural or aesthetic interest. The site is located on the main road towards the centre of the village, in a gap between two sections of the conservation area, with further modern development in the immediate vicinity to the south and east. The western part of the plot lies within the conservation area, and it is likely that the boundary was set here to encompass the now-demolished Methodist Chapel within the conservation area. Owing to the amalgamation of the Methodist Chapel's plot with that of Kernow, the dwellinghouse is now of a modest size in relation to its plot. It is set some 16.9m back from the front boundary, behind a gravelled driveway and parking area and sloping front garden.

The small extension to the east and the proposed porch are minor additions of a typical design for this type of dwelling. The side extension falls within permitted development rights, as would the porch with a slight reduction in footprint and eaves' height. These elements are therefore considered acceptable.

The footprint of the existing dwellinghouse is 99.6sqm, and it is acknowledged that the size of the main side and rear extensions would more than double the footprint of the building. However, the resultant structure would sit comfortably within the plot without creating a sense of crowding or overdevelopment. Where the previous submission sought to extend the main ridgeline and southern elevation of the host building to the west, emphasising the length of the building, the current proposal steps the ridgeline down by 1.55m and sets the southern elevation of the proposed side extension well back from the principal elevation of the host building, with the resultant visual recession of the development avoiding the problematic appearance of density and overdevelopment of the previous scheme. The rhythm of the area's built form, and the openness and sense of space between buildings that are characteristic of the village, would thereby be retained.

The overall design of the main side and rear extensions are considered acceptable. The materials would match those of the host building, and the differing roof forms allow the two elements to be read as distinct features. The flat-roofed rear extension with glazed patio doors and roof lanterns is a common design for this type of addition, and in itself is only marginally outside what could be achieved under permitted development rights by virtue of the height of the eaves. In and of itself, therefore, it is considered uncontentious. The side/rear extension to the west of the host building would have a long, low form, with the ridge height sitting below that of the main building and the existing front extension, and eaves in line with those of the existing extension. Combined with the set-back from the principle elevation, this demonstrates the clear subservience of this element to the host building. Despite the large footprint, therefore, the side and rear extensions are considered to respect the host building in terms of scale and proportions, and are considered not to dominate or compete with it.

The Parish Council has raised concerns that the proposals "merely replicate poor design quality" that does not reflect the character of the area and is "not Cotswold vernacular". However, the imposition of traditionally vernacular design on extensions to a building that is not of this style would appear incongruous and awkward. The design of the proposed extensions is considered to be in keeping with the host building and, by virtue of their siting in relation to it as set out above, they are considered not to have a harmful impact on the streetscene.

The proposed siting of the garage is the same as in the previous scheme, but the overall size of the building has been reduced. Whilst it is acknowledged that a garage forward of the principal elevation of the building is not typical of the streetscene, there are examples of such positioning elsewhere in the village, where houses are similarly set well back in their plots. Given that the dwellinghouse is considered to be of limited architectural or aesthetic merit, the forward positioning of the proposed garage is considered not to detract from the streetscene by competing with or detracting from a dwellinghouse that makes a valuable contribution to the character of the area. The southern elevation of the garage would be set 2.9m-3.4m back from the front boundary (not being entirely parallel to it), and read very much in the context of the adjoining property, Clover Cottage, a side elevation of which rises directly from the southern boundary of its plot. In this context, the blank façade of the garage wall adjacent to the highway would not appear out of keeping. The proposed walling material for the garage was initially timber cladding, but is now natural Cotswold stone in response to Officer feedback, which allows the proposed structure to better fit in with the streetscene. Objections to the siting of the proposed garage cite its contribution to the overdevelopment of the plot. However, its positioning close to the western boundary reduces its prominence within the plot, and its setback from the street-facing façade of the adjoining property helps to break up the built form immediately adjacent to the highway. As stated elsewhere, the plot is spacious in relation to the existing development it supports, and is considered capable of comfortably supporting the proposed development.

The proposed development site is partially situated within the Ampney Crucis Conservation Area, and the western side/rear extension and garage would both be situated within the conservation area. Several of the objections received relate to the impact of the proposals on the conservation area, with the Town Council stating that the development "seriously affects the setting of the Conservation Area...and it does not reflect the character or appearance of the Conservation area or the views in or out or the gaps of that area." However, by virtue of their siting and relationship to the host building, the proposed extensions would have limited public visibility, with the majority of the development screened by the existing dwellinghouse. Much has been made of the elevated position of the development site increasing its prominence in the streetscene, but views of the proposed development on approach from both the east and west are severely restricted by existing development, and the visual prominence of the building from the south is greatly reduced by its setback from the highway. The impact of the proposals on public views in and out of the conservation area is therefore very limited. For these reasons, as well as those set out previously in relation to the design and positioning of the proposed extensions, the impact of the proposed extensions on the conservation area are considered acceptable. Similarly, the design, scale and siting of the proposed garage are considered to have an acceptable impact on the conservation area, for the reasons detailed above.

In light of this, the proposed development is considered to accord with the relevant requirements of Local Plan Policies EN2, EN10 and EN11, and Sections 12 and 16 of the NPPF.

(b) 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.

NPPF Section 12 requires good design with a high standard of amenity for existing and future users.

The main elements of the proposal would be located to the west and north of the existing building. The adjacent property immediately to the west of the long side/rear extension is a business premises, CP Jefferies Heating and Plumbing Engineers Ltd, with a blank side wall and part of the driveway immediately adjacent to the proposed development site. To the north are the substantial gardens of Gorston House, with the boundary heavily screened by mature trees and bushes. The proposed development would have no material impact on the amenity of either of these properties and is therefore considered acceptable.

The objections received include concerns regarding the impact of the proposals on the amenity of both Clover Cottage to the west and the dwellinghouses to the east, especially Mallory and Little Mead. Regarding the amenity impacts on Clover Cottage, the southern elevation of the main side/rear extension would be set marginally north of the rear boundary of the garden of Clover Cottage. Whilst this element of the proposed development would be visible from the garden, therefore, it is in no part immediately adjacent to it and the existing openness of the front garden of Kernow, directly adjoining the boundary with Clover Cottage, would remain unaltered. The side/rear extension would be located 2.4m from the western boundary at the point nearest to Clover Cottage, and its low ridge height would reduce its prominence. It is a single storey structure and therefore has no upper floor windows that may cause overlooking. It is therefore considered that this element of the proposals does not impinge on the residential amenity of Clover Cottage with regard to overbearing, loss of light, or loss of privacy. The other alternations to the dwellinghouse are separated from Clover Cottage by virtue of this element of the proposal or by existing development, and are therefore considered not to have any material impact on the amenity of Clover Cottage. The proposed garage would be located close to the western boundary of the site, immediately adjacent to the blank side façade of Clover Cottage, in

light of which positioning it is considered not to impinge on the residential amenity of Clover Cottage with regards to overbearing, loss of light, or loss of privacy.

Concerns have been expressed that the elevated position of the development site in relation to the properties to the east would create overlooking/loss of privacy, overbearing, and block light to the properties (particularly Mallory and Little Mead), and that the proposed extensions would be highly visible from their gardens. Whilst the extensions would be visible from these gardens, the loss of a private view is not a material planning consideration and cannot, therefore, form part of this assessment. With regard to overbearing and blocking light, the main length of the side/rear extension would be set some 13m from the eastern boundary line of the development site, have a low form, and be positioned in line with the northern-most end of the gardens to the east. The side elevation of the flat-roofed rear extension would be set 2.7m from the eastern boundary, but again would be situated towards the end of the adjacent gardens and present a single storey wall of only 4m width on this elevation. The eastern side extension similarly presents a short, low profile on the eastern elevation. By virtue of their size, scale, and positioning, therefore, the proposed extensions are considered not to have a material impact on the properties to the east with regard to overbearing or loss of light. The existing dwellinghouse has an upper storey window on the eastern gable end, approximately 2.3m from the boundary, with further ground floor windows in the existing flat-roofed extension below, immediately adjacent to the boundary. The proposed development would have new openings in the eastern elevations of both the flat-roofed rear extension and the long side/rear extension: however, these would be at ground floor and set back from the eastern boundary by 2.7m and 13m respectively. The proposed development is therefore considered not to materially increase the existing overlooking from Kernow to the gardens of the properties to the east.

Given the above, the proposals are considered to accord with the amenity requirements of Local Plan Policy EN2 and Section 12 of the NPPF.

(c) Impact on Highway Access and Safety

Local Plan Policy INF4 relates to Highway Safety and seeks to ensure that development creates safe and secure layouts that minimise conflict between traffic and cyclists or pedestrians, avoids street clutter, and provides safe and suitable access, having regard where appropriate to the Manual for Gloucestershire Streets or any guidance produced by the Local Highway Authority that may supersede this. This conforms to Section 9 of the NPPF.

Local Plan Policy INF5 states that 'Development will make provision for residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.' The guidance notes from this policy support the considerations of Paragraph 105, Section 9, of the NPPF.

The proposed garage and access arrangements do not materially differ from those submitted under application 20/00797/FUL, to which Gloucestershire County Council Highways Department raised no objection, subject to condition. It was therefore considered unnecessary to re-consult the Highways Department for this application, as the comments in response to the previous application - that "the applicant proposes no changes to the vehicular access to the highway" and "there is sufficient space within the applicants curtilage for a vehicle to access in a forward gear, turn, park and leave in a forward gear" - remain applicable.

A number of objections to the proposed garage have been received, relating to the manoeuvring space and ability of vehicles to exit in a forward direction: however, as stated above, GCC Highways Department is satisfied that sufficient manoeuvring space would be retained. Notwithstanding this, the road onto which the driveway leads is not classified, has a 30mph speed limit, and has a number of other properties along it with insufficient turning space for vehicles to

ingress and egress in forward gear. As there are frequently parked vehicles along this road, traffic generally travels at restricted speeds and it is therefore considered that vehicles reversing into or out of the driveway at Kernow would not materially alter the present situation nor create an unacceptable hazard. Concerns have also been expressed that manoeuvring space would be further restricted if vehicles were parked on the driveway rather than in the garage, and that the garage may be used for other purposes. However, this assessment is restricted to the proposals submitted, which are considered acceptable in this regard subject to the requested Highways Department condition. One objection also stated that further excavation of the front garden would be required to create sufficient turning space, making the front steps shorter and steeper and therefore not 'accessible to all' for present and future occupiers: the proposals do not include any enlargement of the existing driveway or associated excavation work.

In light of the above, the proposals are considered to accord with Local Plan Policies INF4 and INF5 and Section 9 of the NPPF.

(d) Other Matters

A number of other matters have been raised in the objections received, which are addressed in turn below.

Concerns have been expressed regarding the close proximity of the proposed garage to Clover Cottage, which could result in difficulties accessing the dwellinghouse for external maintenance purposes and may impact the foundations of the building. These are civil matters between the parties involved, not material planning considerations, and so cannot form part of this assessment.

An objection to the removal of trees and shrubs to facilitate the development has been received. However, there is no indication that any trees are to be removed in any of the submitted documents, the Design and Access Statement states that the existing boundary planting is to be retained, and the application form indicates that no trees are to be pruned or felled as part of the works.

Several parties expressed concerns in relation to the proposed planting to the eastern boundary damaging the existing boundary walls and blocking sunlight to the adjacent properties. However, no indication has been given that a planting scheme forms any part of the proposal, and additional planting would not, in any case, require planning permission. These are therefore civil matters to be addressed between the interested parties.

The Parish Council expressed concerns that the proposals include no reference to mitigating climate change or making the property into a 'lifetime home' by improving accessibility. Whilst such elements are to be encouraged within new development, there is no policy provision that mandates their inclusion at present.

It has been highlighted that the land to the north of the development site has been misidentified as 'orchard and fields', whereas it is in fact the gardens of Gorston House. This assessment has taken this into account.

The Parish Council requested that, should the development be approved, a Construction Method Statement should be required to address access and parking arrangements during construction. A Construction Management Plan has been submitted, detailing the measures that will be taken to minimise the short-term impacts of the proposed development on nearby residents and the local community, including specification that deliveries to site will enter the village via the B4425 (Barnsley Road) and Butchers Arms Lane, rather than the A417. An objection has subsequently been received in relation to this, expressing concerns regarding the impacts of construction

traffic on the village and of on-site wheel washing as detailed in under 'Other Representations'. However, the disruption caused by any potential on-street parking and vehicular movements of construction traffic through the village would be temporary and subject to the same laws and restrictions as other highway users. The concerns regarding wheel washing relate to run-off of mud, water and other waste onto the highway causing a potential hazard, particularly through freezing should development take place in colder months. The purpose of the inclusion of wheel washing measures in a Construction Management Plan is, however, to reduce the spread of mud and other potentially hazardous waste onto nearby roads, and it is therefore expected that the process would be undertaken in a manner appropriate to this end. The Construction Management Plan is therefore considered to appropriately address the short-term impacts of construction on the local community and, should the development be approved, a condition would be attached to the permission to ensure adherence to this document.

9. Conclusion:

The proposed development is in accordance with the relevant requirements of the Cotswold District Local Development Plan and other material considerations, and is therefore recommended for approval.

This application is CIL liable 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. As this is a residential extension, the applicant may apply for relief.

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 drawings: 'Proposed Block Plans Option-28x', dated 09/01/2021; 'Proposed Floor Plans Option-28x', dated 09/01/2021; 'Proposed Elevations Option-28x Rev 1', dated 18/02/2021; 'Proposed Garage Option-28x Rev 2', dated 24/02/2021.

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

3. The provisions of the Construction Management Plan (ref Ap/P/K-008 Rev A) shall be adhered to throughout the construction of the development hereby permitted.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance with the National Planning Policy Framework and to ensure safe and suitable access for and during the construction stage is provided.

4. 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 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.

5. 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 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.

6. No windows or doors 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 1:5 with full size moulding 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 and EN10.

7. The timber cladding and garage doors of the development hereby approved shall not be treated in any way and shall be left to weather and silver naturally.

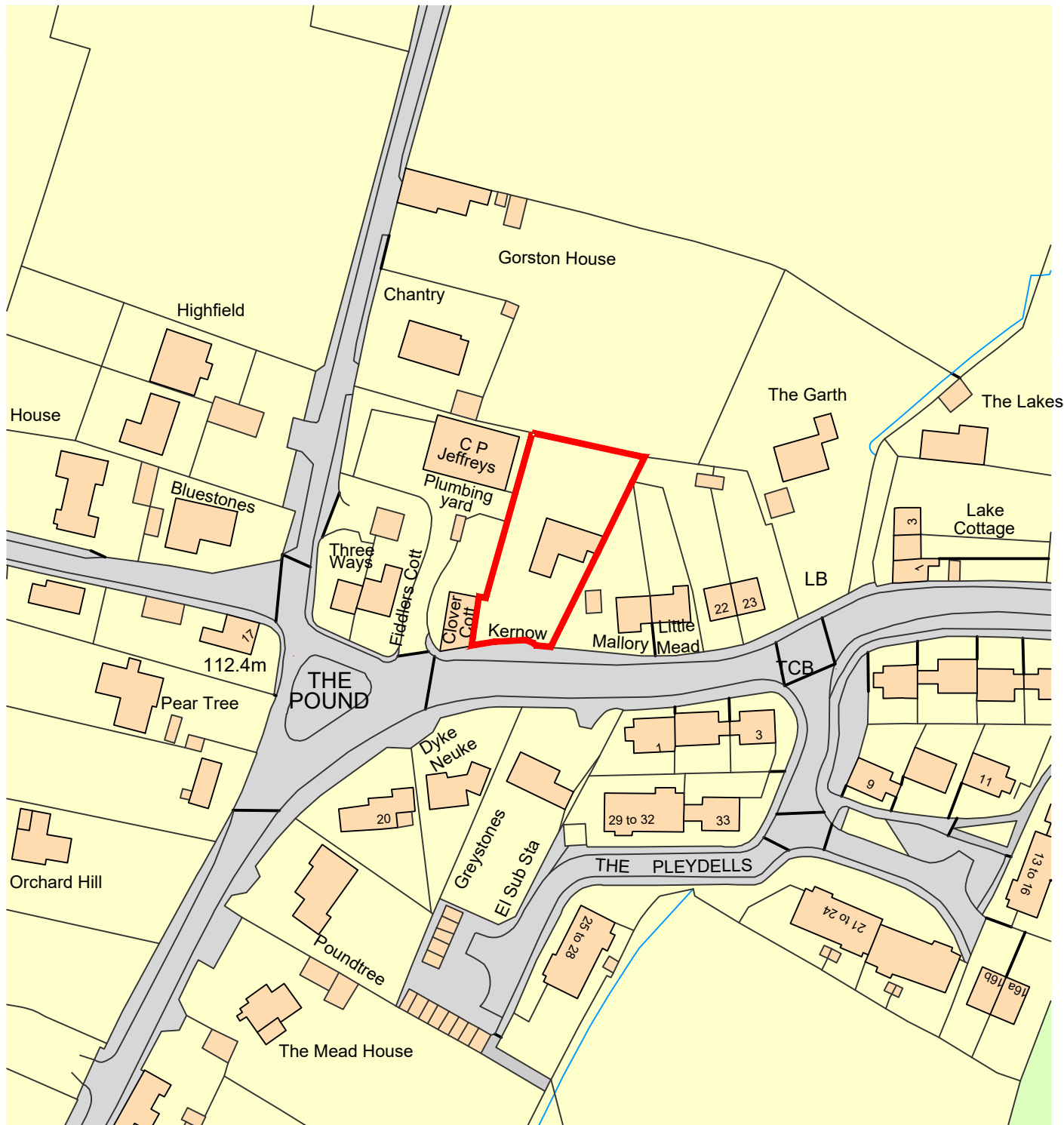
Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan Policies EN2 and EN11.

8. The development hereby permitted shall not be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plan 'Proposed Block Plans Option 28x', dated 09/01/2021, has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

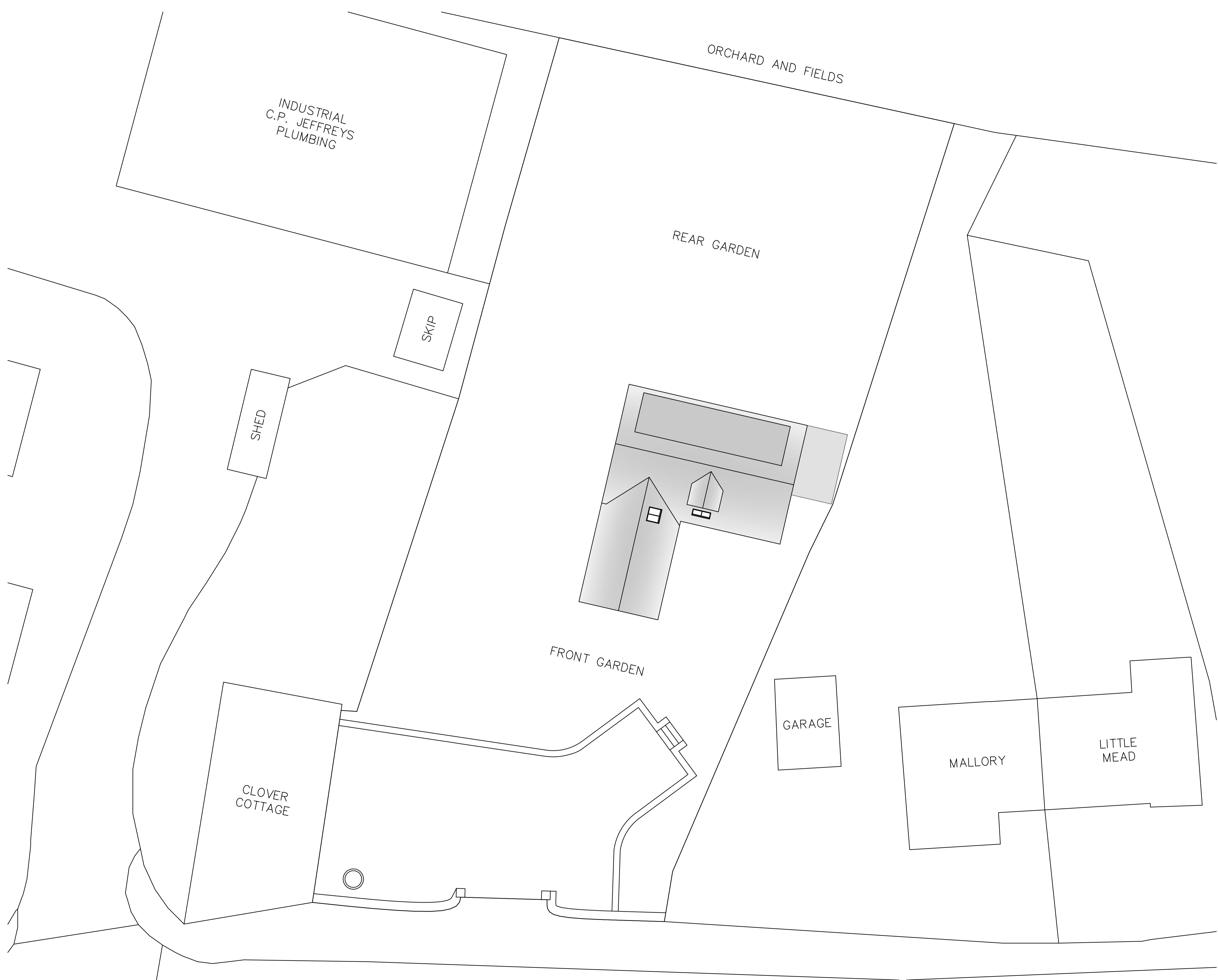
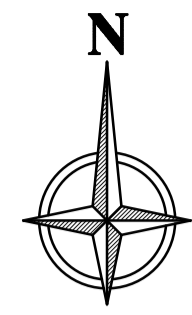
Informatives:

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



MR & MRS M. KIRBY
PROPOSED EXTENSION &
ALTERATIONS, KERNOW, AMPNEY
CRUCIS, CIRENCESTER, GLOS.
GL7 5SA

SITE LOCATION PLAN
Scale 1:1250@A3
12/11/2020

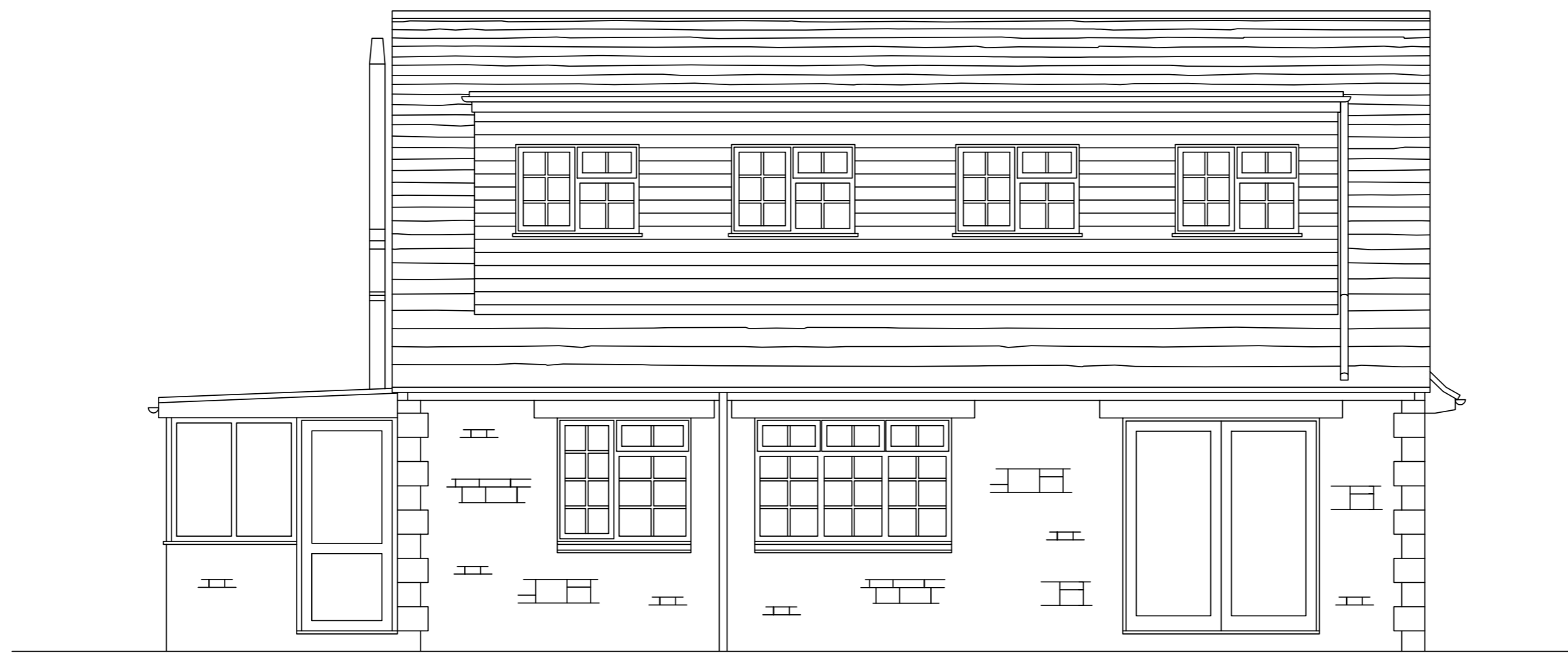


MR & MRS M. KIRBY
PROPOSED EXTENSION &
ALTERATIONS, KERNOW, AMPNEY
CRUCIS, CIRENCESTER, GLOS.
GL7 5SA

EXISTING BLOCK PLANS,
Scale 1:100@A1
11/11/2020



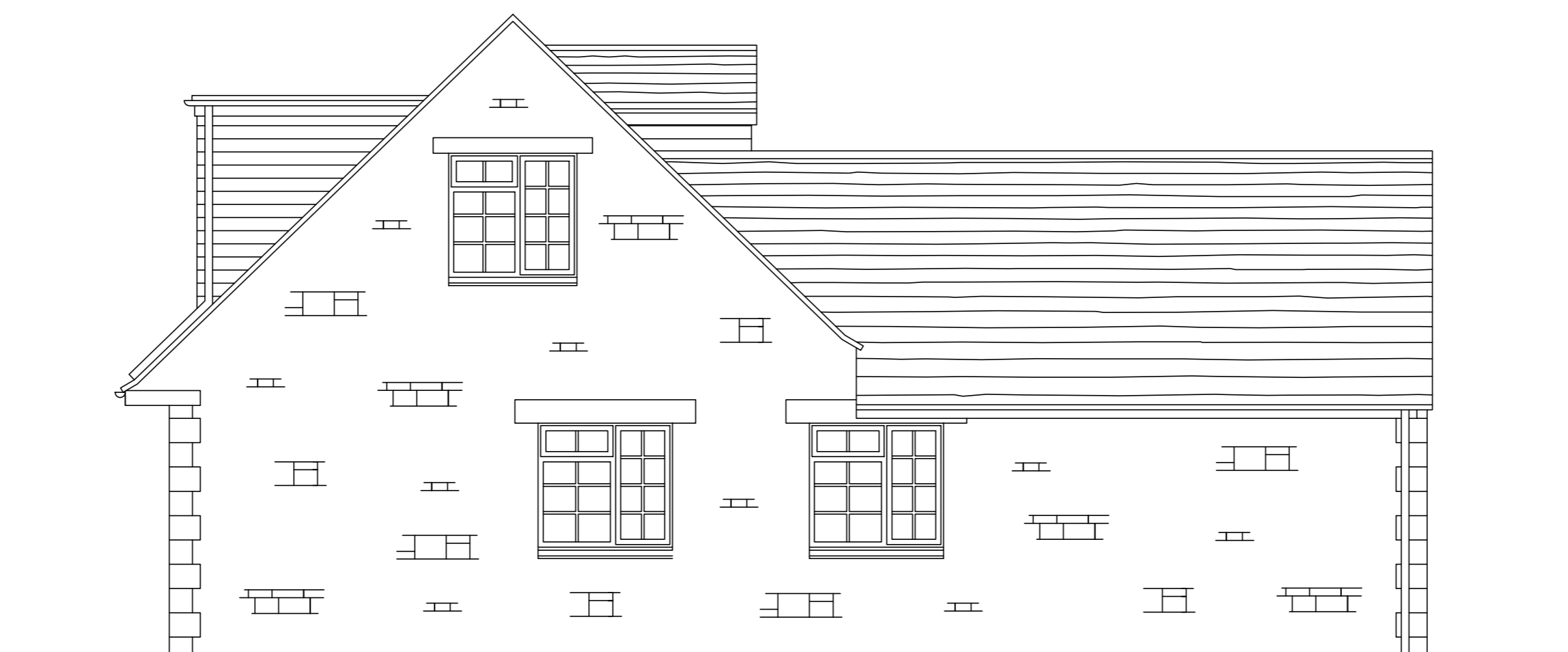
SOUTH ELEVATION



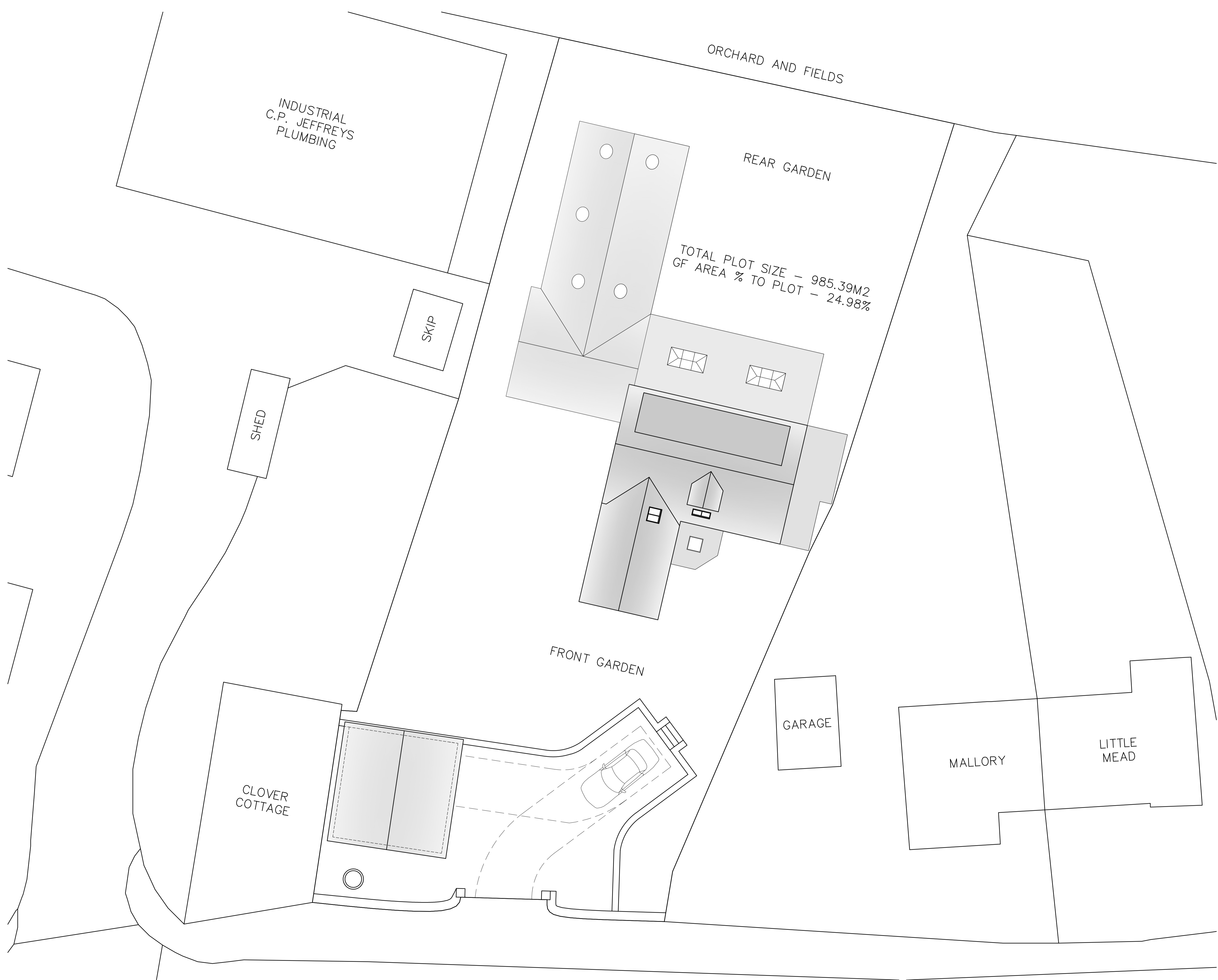
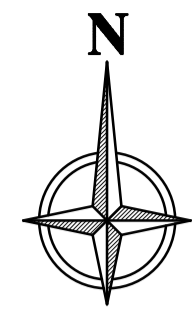
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



MR & MRS M. KIRBY
PROPOSED EXTENSION &
ALTERATIONS, KERNOW, AMPNEY
CRUCIS, CIRENCESTER, GLOS.
GL7 5SA

PROPOSED BLOCK PLANS,
OPTION-28x, Scale 1:100@A1
09/01/2021



SOUTH ELEVATION



NORTH ELEVATION

MATERIALS:

ROOF TILES - PLAIN TILES TO MATCH EXISTING TO PITCHED ROOF AND GREY SINGLE PLY MEMBRANE TO FLAT ROOF

WALLS - RECONSTRUCTED STONE TO MATCH EXISTING

EXISTING DORMA - TO BE RENEWED WITH NATURAL TIMBER SUGGESTED LARCH

WINDOWS - ALL NEW WINDOWS WHITE AND BLACK UPVC OR ALUMINIUM DOUBLE GLAZED

DOORS - ALL NEW DOORS WHITE AND BLACK COMPOSITE, ALUMINIUM OR UPVC DOUBLE GLAZED

GUTTERING - BLACK PVCu TO MATCH EXISTING

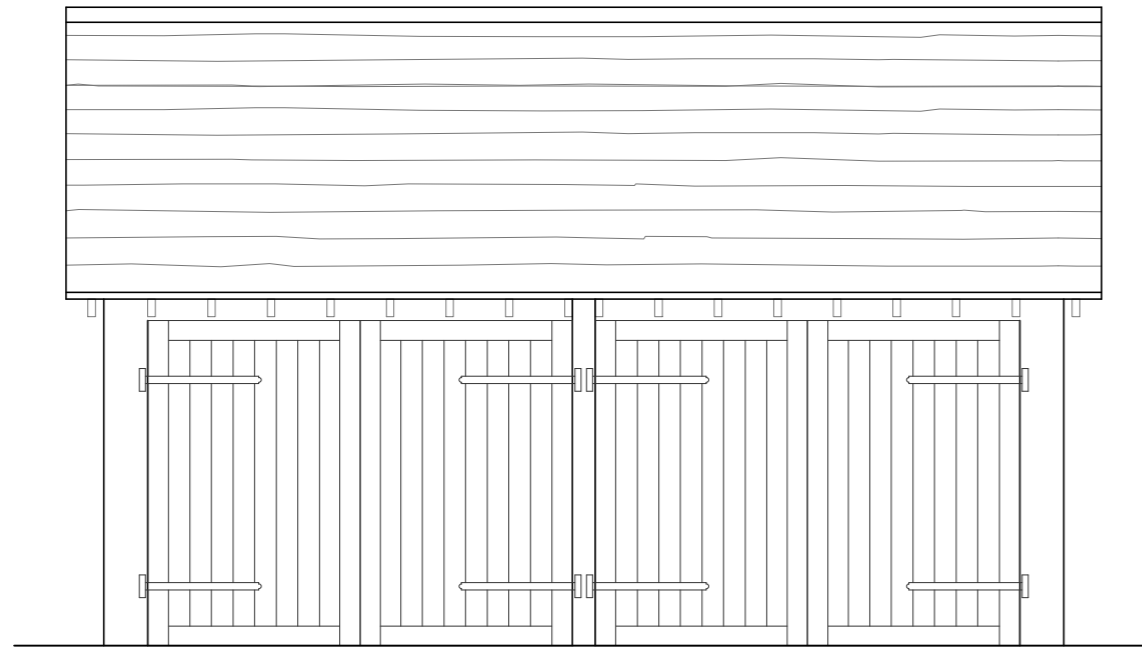
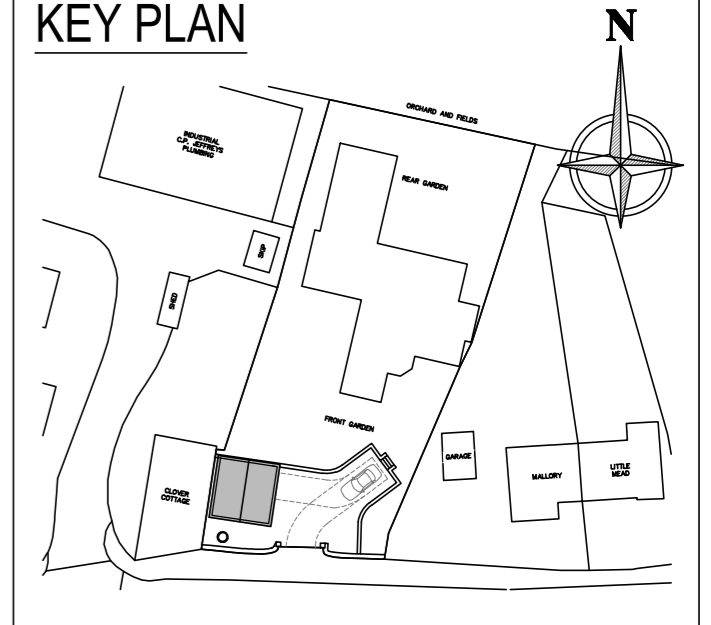


EAST ELEVATION

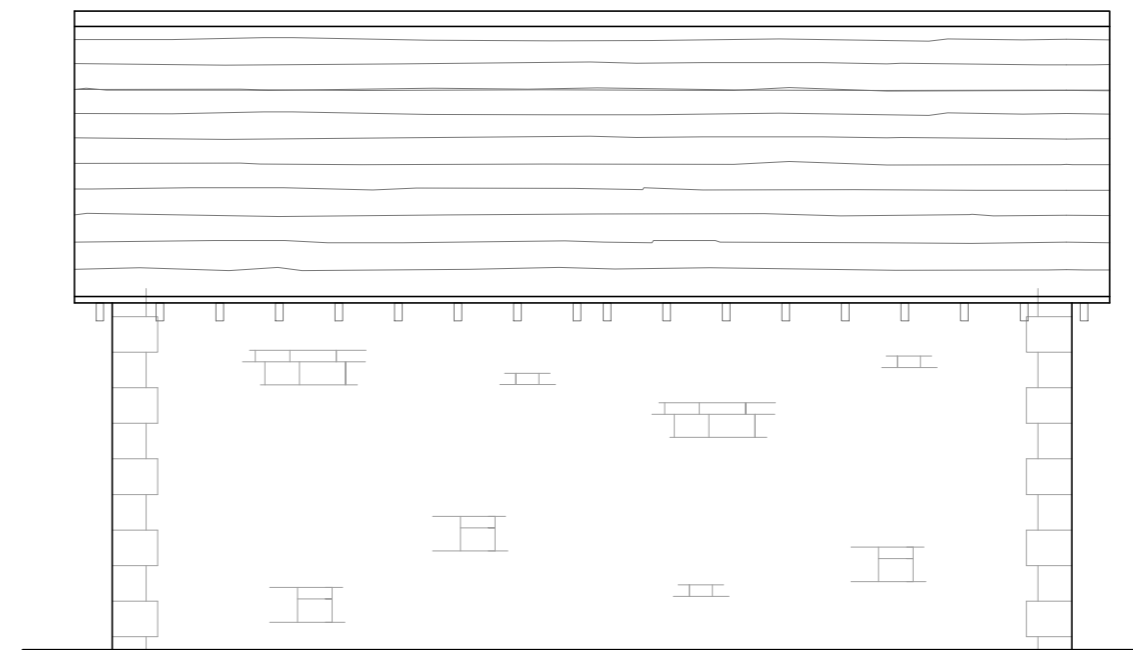


WEST ELEVATION

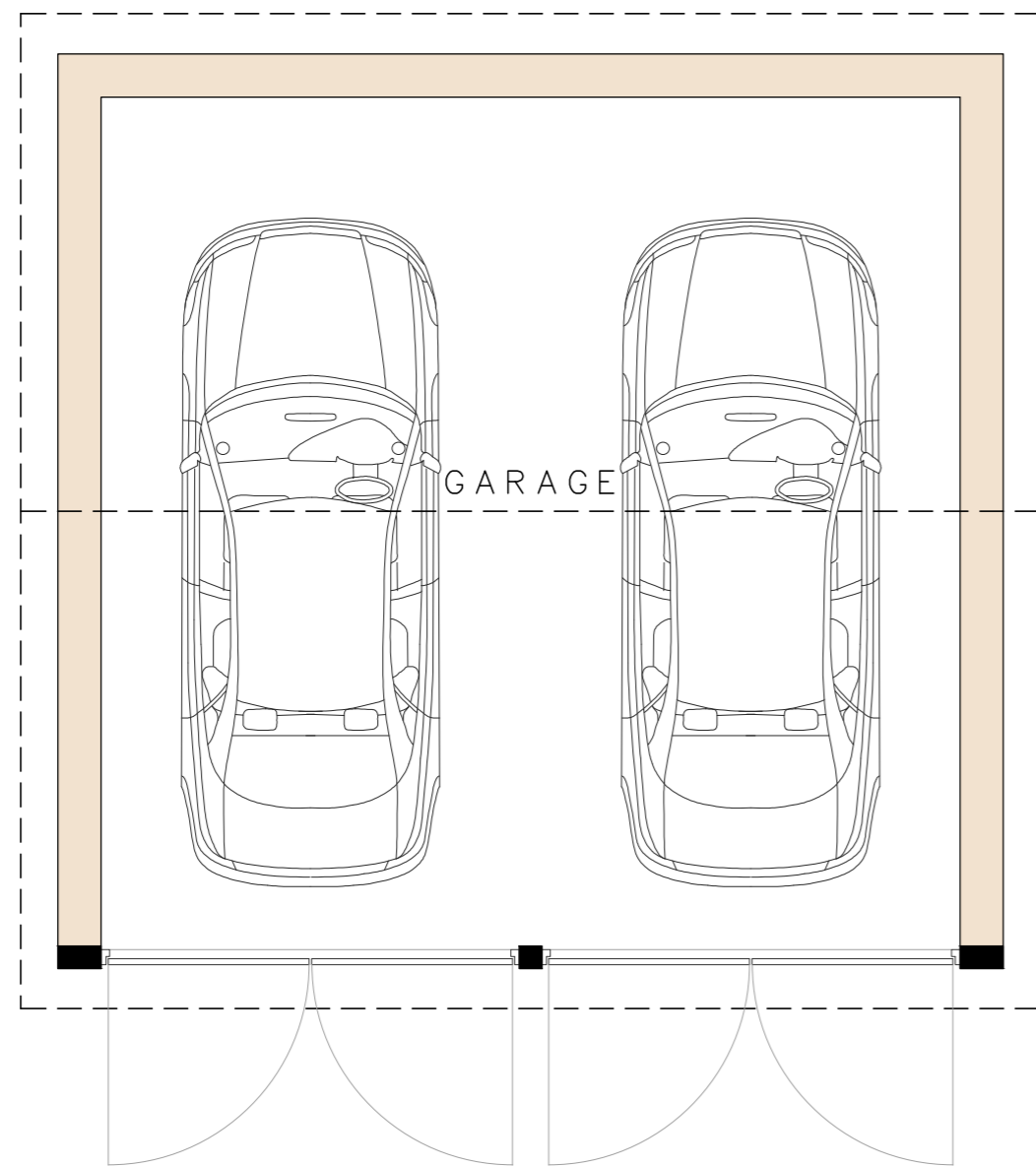
KEY PLAN



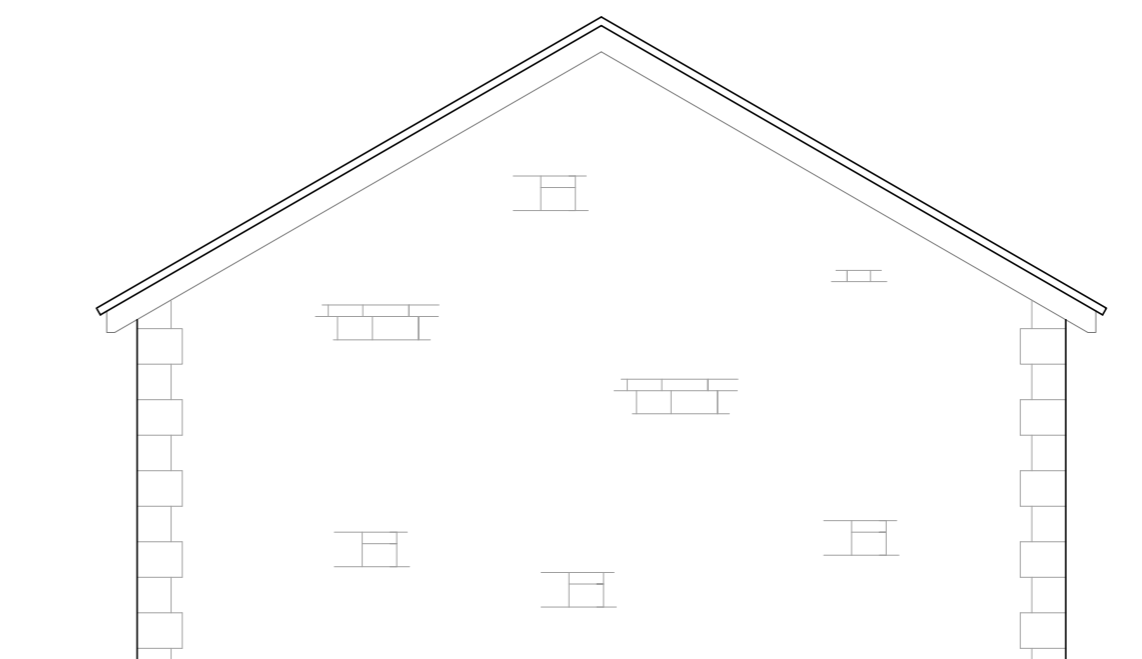
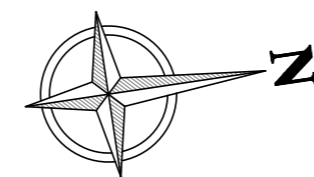
EAST ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



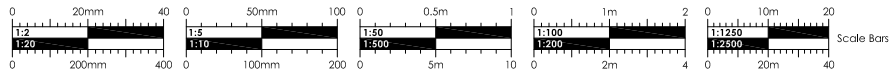
NORTH AND SOUTH ELEVATION

MATERIALS:

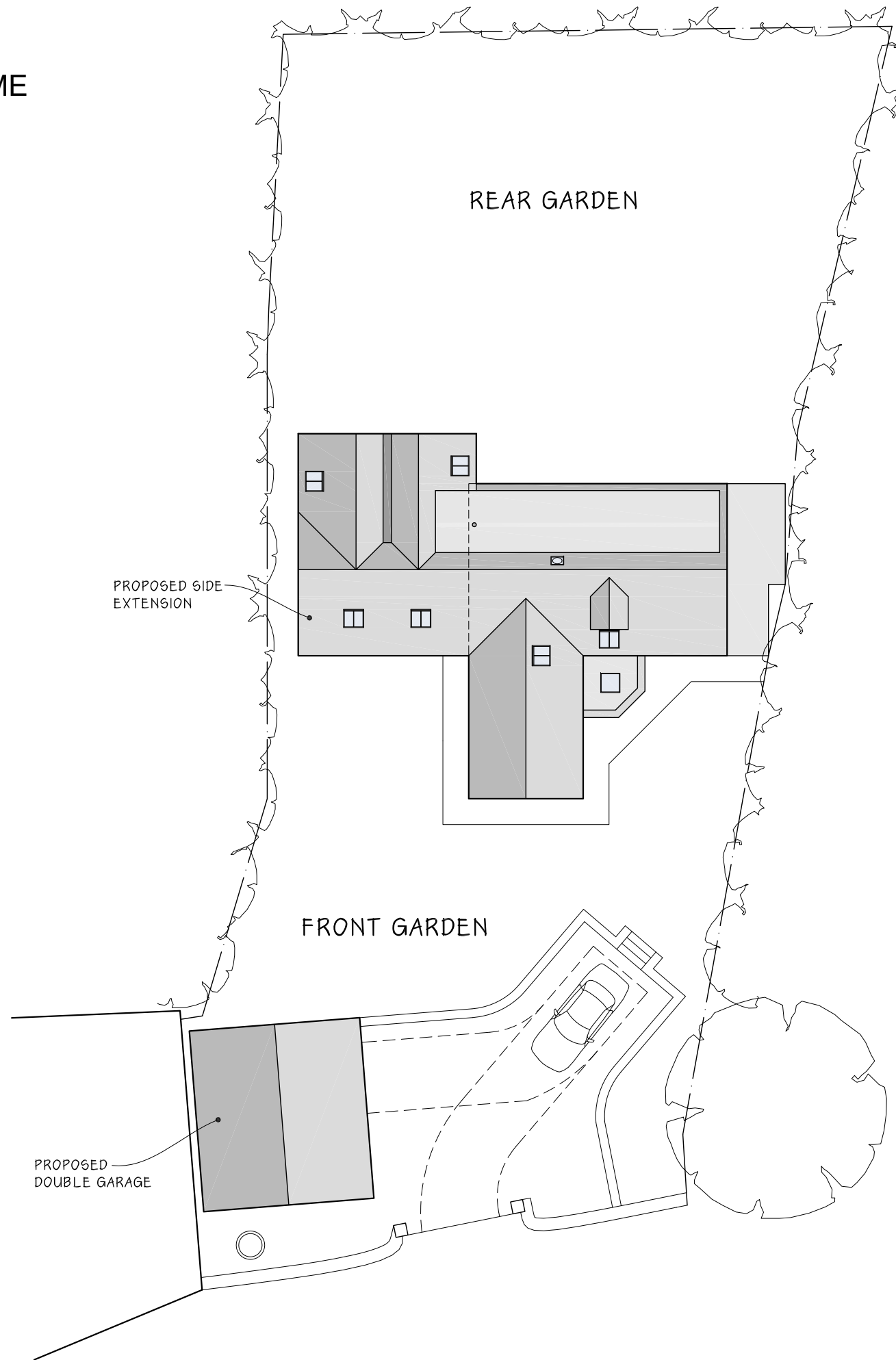
NATURAL STONE OR HIGH QUALITY RECONSTRUCTED STONE, NATURAL TIMBER DOORS AND TILED ROOF

MR & MRS M. KIRBY
PROPOSED EXTENSION &
ALTERATIONS, KERNOW, AMPNEY
CRUCIS, CIRENCESTER, GLOS.
GL7 5SA

PROPOSED GARAGE,
OPTION-28x Rev 2,
Scale 1.50@A2 24/02/2021



WITHDRAWN SCHEME
REF 20/00797/FUL



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Large scale drawings to have preference to small scale drawings.
Dimensions for fixed-in items are to be checked on site prior to manufacture.

| REV | DETAIL OF REVISION | BY | DATE |
|-----|--------------------------|----|----------|
| A | GARAGE AND DRIVE AMENDED | BJ | 18/05/20 |
| B | HOUSE EXTENSION REVISED | JR | 21/05/20 |
| C | HOUSE EXTENSION REVISED | JR | 26/05/20 |
| D | HOUSE EXTENSION REVISED | JR | 26/05/20 |



PLANNING DRAWING

CLARK & MASLIN
The Old Library, 44 High Street,
Malmesbury, Wiltshire, SN16 9AT
Telephone: (01666) 822911 / 829111
Facsimile: (01666) 825139
www.clarkandmaslin.co.uk
Planning Architecture Conservation

Client
MR & MRS M. KIRBY

Project
PROPOSED EXTENSION & ALTERATIONS,
KERNOW, AMPNEY CRUCIS, CIRENCESTER,
GLOS. GL7 5SA

Description
PROPOSED BLOCK PLAN

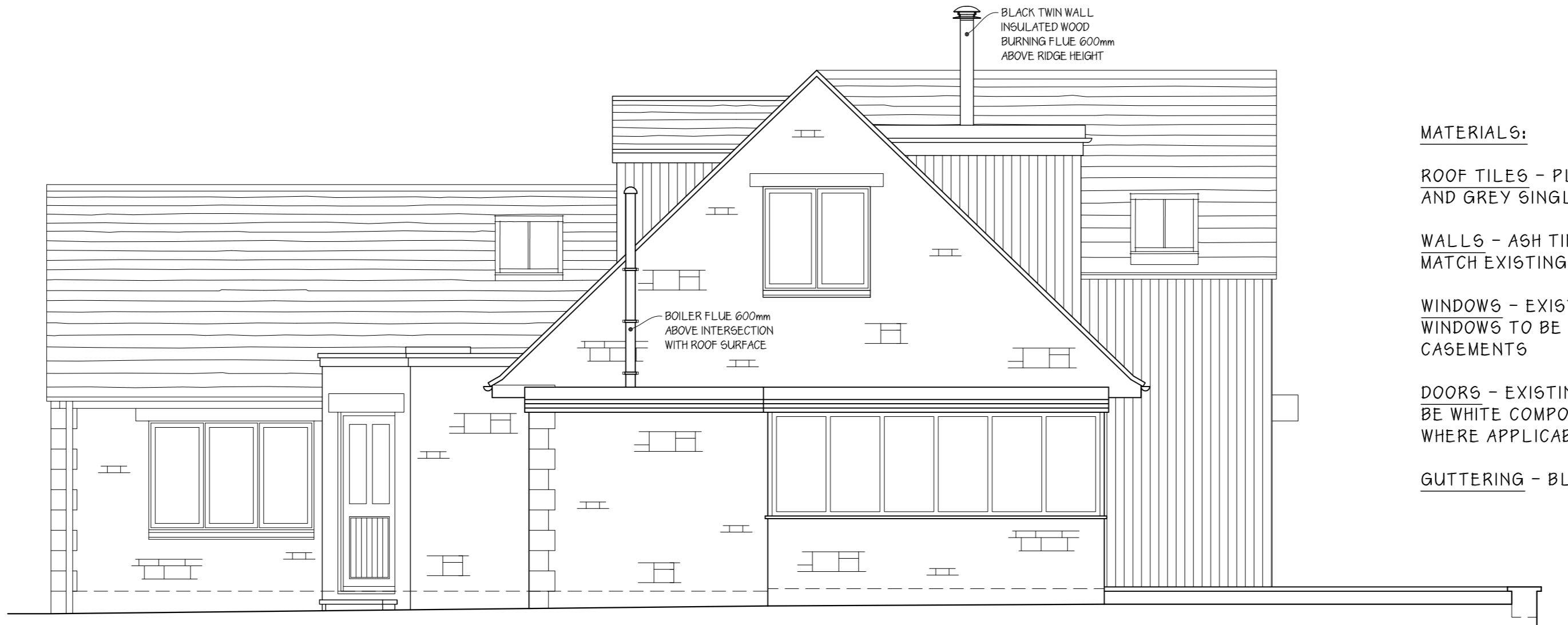
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| Scale 1:200 | PG Size A3 | Drawn - | Date APR '20 |
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| | |
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| Drawing No 4912/59 | Revision D |
|-----------------------|---------------|

| REV | DETAIL OF REVISION | BY | DATE |
|-----|----------------------------|----|----------|
| A | AMENDED TO CLIENT COMMENTS | JR | 27/04/20 |
| B | AMENDED TO CLIENT COMMENTS | JR | 15/05/20 |
| C | AMENDED TO CLIENT COMMENTS | JR | 20/05/20 |
| D | AMENDED TO CLIENT COMMENTS | JR | 26/05/20 |
| E | AMENDED TO CLIENT COMMENTS | JR | 26/05/20 |
| F | AMENDED TO CLIENT COMMENTS | JR | 26/05/20 |



NORTH ELEVATION



MATERIALS:

ROOF TILES - PLAIN TILES TO MATCH EXISTING TO PITCHED ROOF AND GREY SINGLE PLY MEMBRANE TO FLAT ROOF

WALLS - ASH TIMBER CLADDING & RECONSTRUCTED STONE TO MATCH EXISTING

WINDOWS - EXISTING WINDOWS TO BE REPLACED. ALL NEW WINDOWS TO BE WHITE PVCu DOUBLE GLAZED BALANCED CASEMENTS

DOORS - EXISTING DOORS TO BE REPLACED. ALL NEW DOORS TO BE WHITE COMPOSITE & OR ALUMINIUM WITH DOUBLE GLAZING WHERE APPLICABLE

GUTTERING - BLACK PVCu TO MATCH EXISTING

EAST ELEVATION

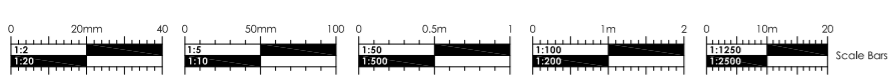


SOUTH ELEVATION



WEST ELEVATION

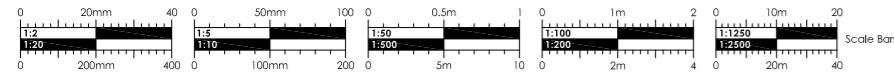
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Planning Architecture Conservation

Project: PROPOSED EXTENSION & ALTERATIONS, KERNOW, AMPNEY CRUCIS, CIRENCESTER, GLOS. GL7 5SA
Client: MR & MRS M. KIRBY
Scale: 1:50
PG Size: A1
Drawn: -
Date: APR '20
Description: PROPOSED ELEVATIONS

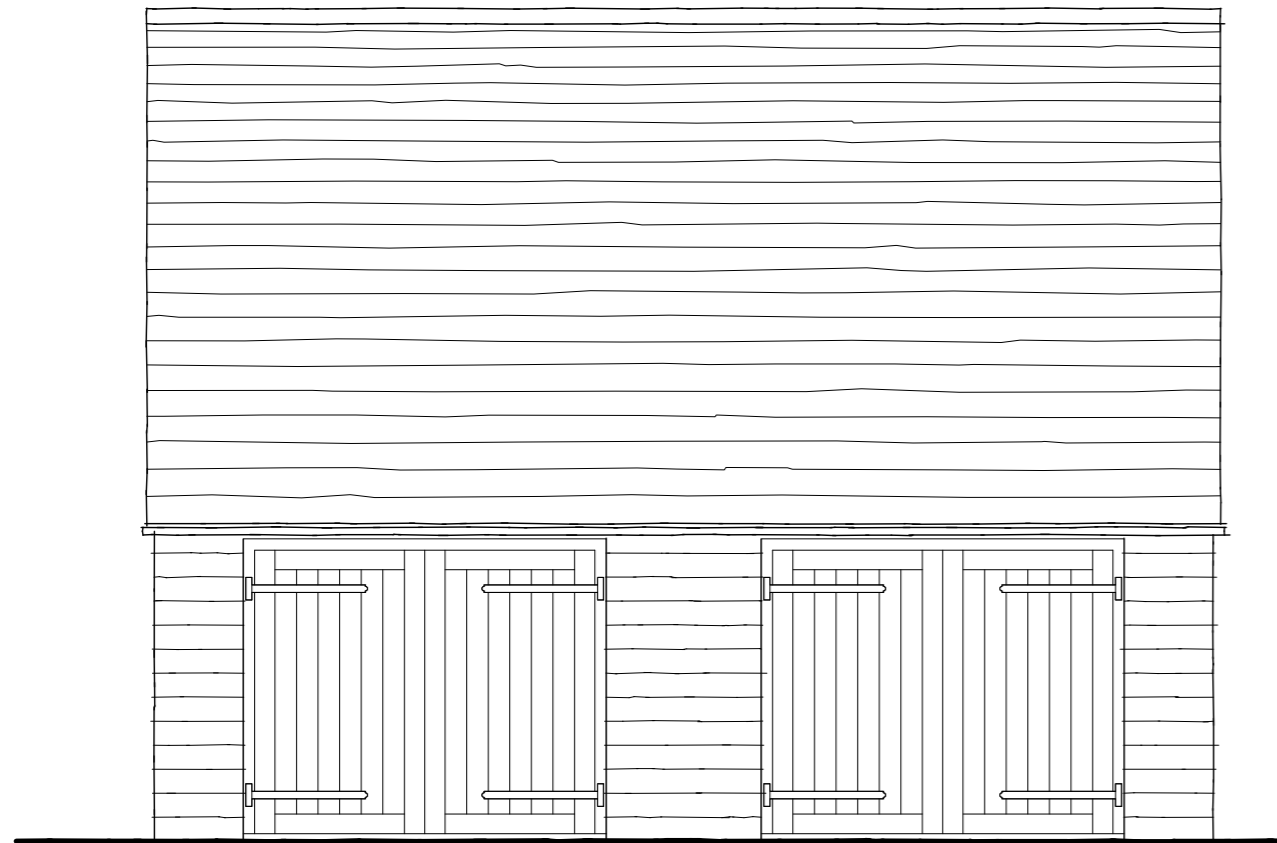
Drawing No: 4912/57
Revision: F



WITHDRAWN SCHEME
 REF 20/00797/FUL

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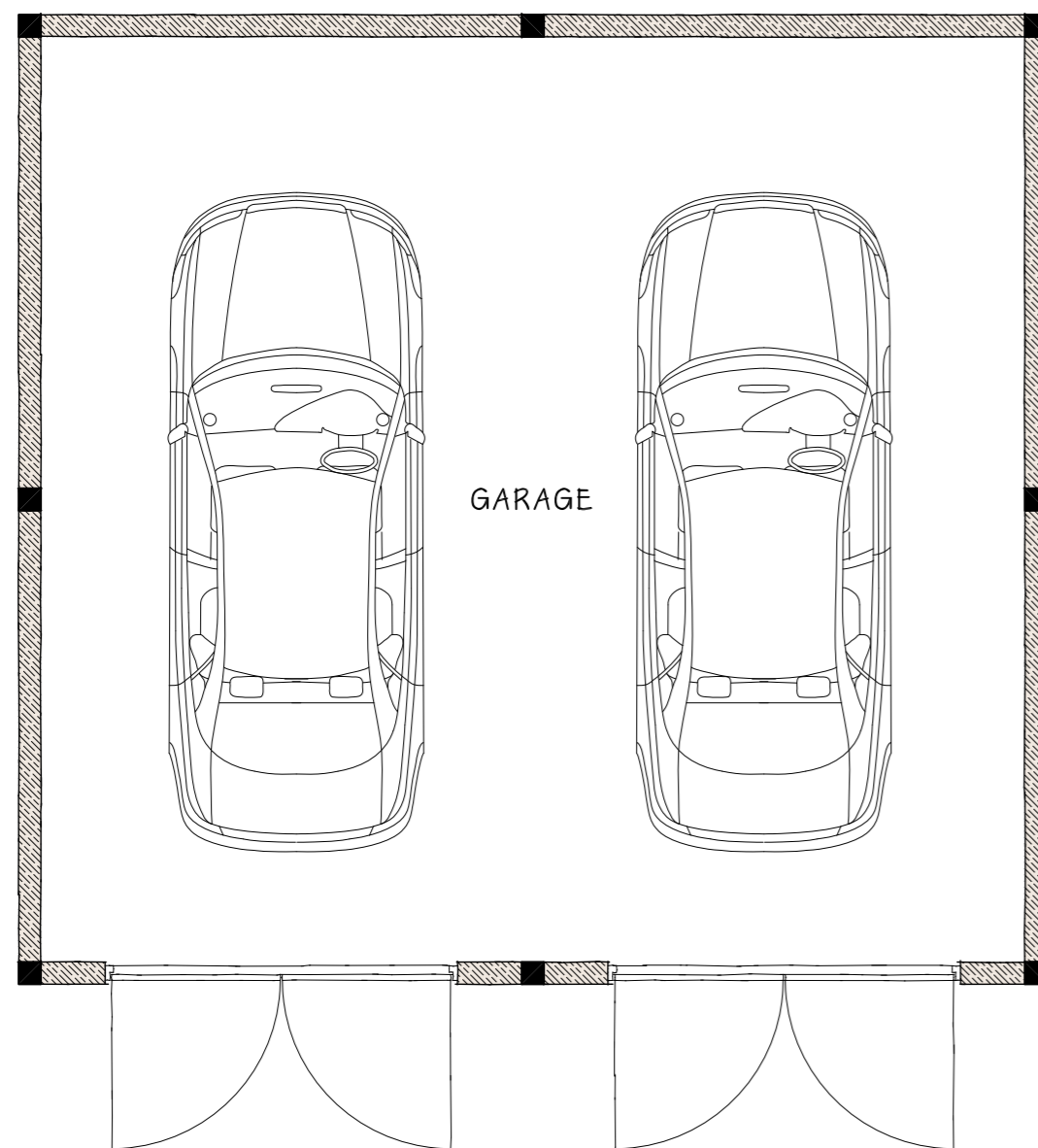
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| REV | DETAIL OF REVISION | BY | DATE |
|-----|--------------------|----|------|



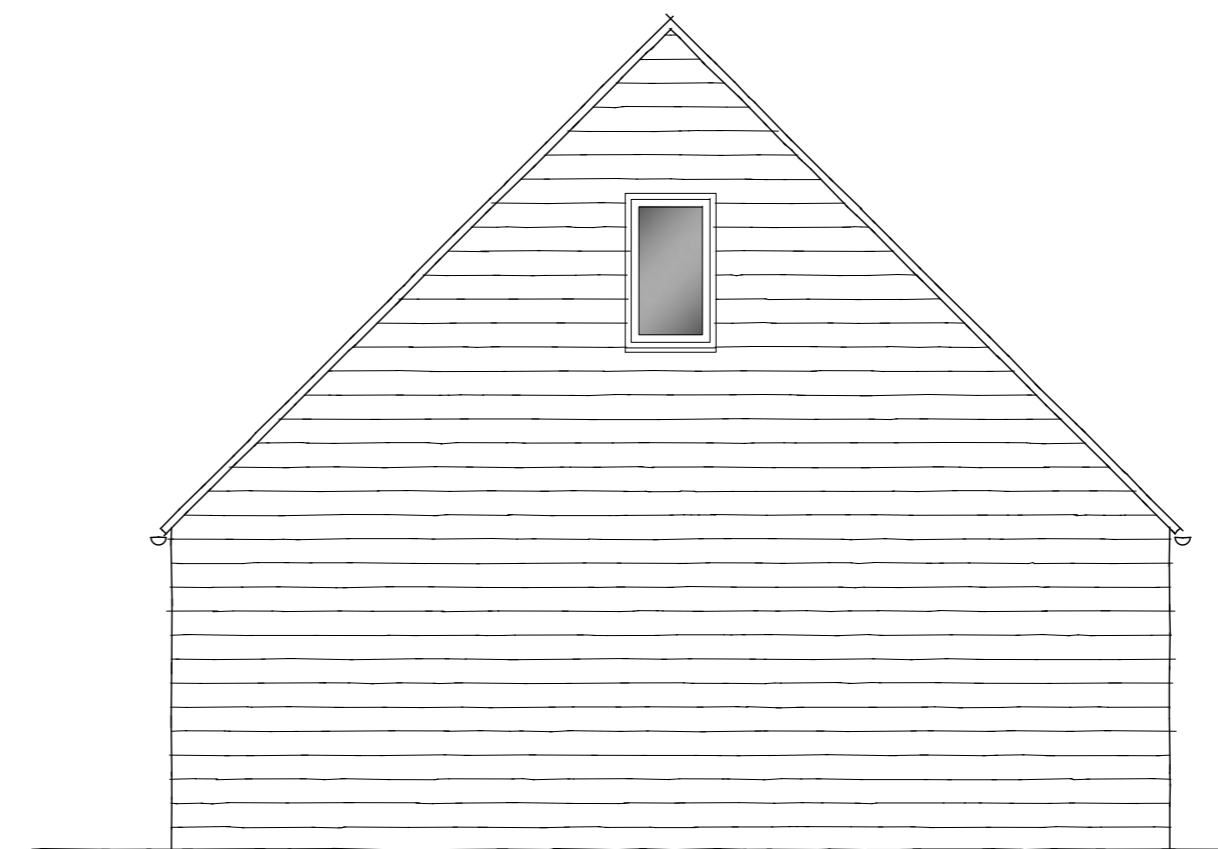
EAST ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



NORTH AND SOUTH ELEVATION

PLANNING DRAWING

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Client
 MR & MRS M. KIRBY

Project
 PROPOSED EXTENSION & ALTERATIONS,
 KERNOW, AMPNEY CRUCIS, CIRENCESTER,
 GLOS. GL7 5SA

Description
 PROPOSED GARAGE

| | | | |
|---------------|---------------|-------------|-----------------|
| Scale 1:50 | PG Size A2 | Drawn DN | Date APR '20 |
|---------------|---------------|-------------|-----------------|

| | |
|-----------------------|---------------|
| Drawing No 4912/58 | Revision - |
|-----------------------|---------------|