

Application No: 23/00892/FUL

**Old Farm House
Preston
Cirencester
Gloucestershire
GL7 5PR**

Relocate and increase size of swimming pool and associated landscaping at Old Farm House Preston Cirencester Gloucestershire GL7 5PR

Full Application 23/00892/FUL	
Applicant:	Mrs Lisa Spivey
Agent:	
Case Officer:	Ben Bendall
Ward Member(s):	Councillor Mike Evely
Committee Date:	14th June 2023
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Impact on the setting of the Listed Building
- (b) Impact on the character and appearance of the Conservation Area
- (c) Impact on the residential amenities of the neighbouring properties
- (d) Community Infrastructure Levy (CIL)

2. Reason for Referral:

- 2.1 The Applicant is a Ward Councillor

3. Site Description:

3.1 The proposal relates to the curtilage of a Grade II listed building within the Preston Conservation Area. The property is set within a spacious plot away from other neighbouring properties with paddocks to the north-east side of the property.

4. Relevant Planning History:

- 4.1 91.02271 Extension to house to provide first floor ensuite bathroom over existing utility and replacement of three windows Permitted 1991
- 4.2 91.02272 Extension over existing utility room to provide ensuite bathroom Permitted 1991
- 4.3 00.02147 Replacement of existing natural stone tiles with artificial stone slates on the north elevation of the barn to the rear of the main dwelling Refused 2000
- 4.4 18/01036/FUL External alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Demolition of pigsty walls and repairs to barn, Installation of new gates and hard landscaping Permitted 2018

4.5 18/01037/LBC External and internal alterations including demolition of single storey extension and erection of replacement extension, conversion of workshop barn to living accommodation, demolition of existing lean-to and erection of link extension, erection of porch to rear. Permitted 2018

4.6 21/03907/LBC Replace side and rear existing wooden casement single glazed windows with slim profile double glazed, wooden casement windows Pending Consideration

5. Planning Policies:

EN1 Built, Natural & Historic Environment

EN2 Design of Built & Natural Environment

EN10 HE: Designated Heritage Assets

EN11 HE: DHA - Conservation Areas

TNPPF The National Planning Policy Framework

6. Observations of Consultees:

6.1 Conservation Officer: Supports

7. View of Town/Parish Council:

7.1 'No Objections'

8. Other Representations:

8.1 None received

9. Applicant's Supporting Information:

- Application Forms
- Site Plan
- Block Plan
- Amended drawing and amended Design and Access Statement

10. Officer's Assessment:

10.1 The proposal relates to the formation of a swimming pool in the rear garden.

10.2 The proposed scheme has been amended, so as not to increase the height of the boundary walls and the plant room has been omitted. An existing adjacent ancillary building will accommodate the necessary pool plant equipment without interference with the historic fabric of this building. The surrounding paving has been changed to natural Cotswold stone.

(a) Impact on the setting of the Listed Building

10.3 Old Farmhouse, Preston is a Grade II Listed Building. As such this Authority shall have special regard to the desirability of preserving the building or its setting or any features of

special architectural or historic interest which it possesses as set out in Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.4 The proposed works relate to the formation of a swimming pool to the rear of the property with associated landscaping around the swimming pool. The pool would be 10.25 metres in length, 4.5 metres in width and 1.2 metres in depth with a natural stone paved surround level with the existing garden. The proposed works would be set away from the listed building, so as not to interfere with the structural loading of the walls. It is considered that the proposed works would not harm the significance of the listed building.

(b) Impact on the character and appearance of the Conservation Area

10.5 The land is within the Preston 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.

10.6 The proposed development relates to an area of rear garden behind the dwelling to the south, there are existing ancillary buildings to the north and west with a boundary wall at approximately 1 metre in height. The proposed new swimming pool would result in the removal of an existing swimming pool, with the new swimming pool being placed in part over the footprint of the existing swimming pool. The proposed works would be located within in the north east corner of the rear garden where it would be surrounded by natural stone paving and adjacent to the boundary wall, it would not be publicly visible. The proposed development is considered to accord with the objectives of Cotswold District Local Plan Policies EN10 and EN11 and Section 16 of the NPPF and Section 72(1) of the of the Planning (Listed Building and Conservation Areas) Act 1990.

(c) Impact on the residential amenities of the neighbouring properties

10.7 Owing to the scale, siting and position to relative neighbouring properties, the proposed development is not considered to impinge on the residential amenities of the neighbouring properties having regard to loss of light or overlooking. The proposed development is considered to accord with the objectives of Cotswold District Local Plan Policy EN2 and the residential amenity considerations contained in Section 12 of the NPPF.

(d) Community Infrastructure Levy (CIL)

10.8 The retrospective development would not be CIL eligible as the works relate the physical formation of works in excess of 100 sq m and as such would not be CIL liable.

11. Conclusion:

11.1 As such the proposed works are considered to be acceptable and as such would preserve the setting and features of special architectural and historic interest. In accordance with the objectives of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 12 and 16 of the NPPF and Local Plan Policies EN2, EN10 and EN11.

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 amended drawing number B-101 REV I.

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

Informative:

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 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.