

Erection of two storey front extension with single storey projection, and single storey rear extension to replace existing conservatory at 15 Smiths Field Cirencester Gloucestershire GL7 1XX

Full Application 23/03336/FUL	
Applicant:	Randall
Agent:	Somerset Architectural
Case Officer:	Mark Fisher
Ward Member(s):	Ray Brassington
Committee Date:	13th March 2024
RECOMMENDATION:	PERMIT

1. Main Issues:

- (a) Design and Impact on the Character and Appearance of the Area
- (b) Impact on Residential Amenity

2. Reasons for Referral:

- 2.1 Objection from Cirencester Town Council.
- 2.2 Ward Councillor has referred application to Committee on grounds of scale and design.

3. Site Description:

- 3.1 The application property is a modern two-storey semi-detached dwelling situated within the Smith's Field development in Cirencester, and also fronting onto Chesterton Lane. The property is of Bradstone construction with a plain tiled roof and rosewood UPVC windows/doors.
- 3.2 The site is not subject to any landscape or heritage designations.

4. Relevant Planning History:

- 4.1 No relevant planning history.

5. Planning Policies:

- TNPPF The National Planning Policy Framework
- CDCLP CDC LOCAL PLAN 2011-2031
- EN2 Design of Built & Natural Environment

6. Observations of Consultees:

6.1 Not applicable.

7. View of Town/Parish Council:

7.1 Cirencester Town Council have submitted an objection to the proposals, particularly to the two storey gable end front element of the proposal as it is large for the existing house and would appear cramped alongside the adjoining houses, where gable end fronts are spaced out in the street scene.

8. Other Representations:

8.1 One comment of support received from neighbouring property.

9. Applicant's Supporting Information:

- Existing and proposed plans and elevations

10. Officer's Assessment:

Proposed Development

10.1 The application seeks permission for a single-storey and two-storey extensions to the front of the property and a single-storey extension to the rear.

10.2 The proposed two-storey front extension would be of pitched roof design with a front-facing gable and would measure approximately 5.0 metres in width, 3.35 metres in depth and 7.4 metres in height at the ridge.

10.3 The proposed single-storey front extension would be of hipped roof design and would measure approximately 2.2 metres in width, 3.15 metres in depth and 3.5 metres in height.

10.4 The proposed single-storey rear extension would be of mono-pitch roof design and would measure approximately 4.05 metres in width, 2.8 metres in depth and 3.5 metres in height.

10.5 The materials to be used in construction of the walls and roof would be to match the existing dwelling, together with aluminium and composite windows and doors.

(a) Design and Impact on the Character and Appearance of the Area

10.6 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.

- 10.7 NPPF Section 12 requires good design, providing sustainable development and creating better place to live and work in.
- 10.8 The immediate street scene comprises four semi-detached dwellings that front onto Chesterton Lane. The application property is of dual-pitch roof design, with a side facing gable end and a mono-pitch single-storey projecting front porch. The adjoining property, whilst constructed of the same materials, is of a different design with a projecting two-storey front gable. The adjacent pair of semi-detached dwellings are a duplicate of the application property and its adjoining neighbour, though are set further forward.
- 10.9 The proposed two-storey projecting gable would be of similar scale and proportions to those featured on neighbouring properties. Whilst this projecting element would be of greater depth than that of the adjoining property, it would be in line with that of the adjacent property and would, to a degree, maintain the existing staggered appearance of the row.
- 10.10 Though the ridgeline of the new two-storey element is shown to be higher than that of the existing roof, in contradiction of the Cotswold Design Code guidance in relation to subservience, it is acknowledged that this is in keeping with the design of the neighbouring properties that also feature a similar higher ridgeline on the projecting gable elements.
- 10.11 Given that the neighbouring pair of dwellings are set further forward in the site than the application property, it is considered that the scale and design of the proposed front and rear extensions is appropriate within the context of the existing dwelling and would be in keeping with the design, scale and appearance of the limited number of neighbouring dwellings.
- 10.12 As such, it is considered that the proposed development would not detract from the appearance of the existing dwelling, nor would it have a detrimental impact upon the surrounding street scene. The proposed development would therefore be in accordance with Local Plan Policy EN2 and Section 12 of the NPPF.

(b) Impact on Residential Amenity

- 10.13 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, in conformity to the amenity requirements of Section 12 of the NPPF.
- 10.14 Owing to the scale, siting and position relative to neighbouring properties, the proposed development is considered not to impinge on the residential amenities of the neighbouring properties having regard to loss of light, loss of privacy or overbearing. The proposed development is considered to accord with the residential amenity considerations of Local Plan Policy EN2 and Section 12 of the NPPF.

11. Conclusion:

- 11.1 The proposed development accords with the relevant requirements of the Cotswold District Local Development Plan and other material considerations, and is therefore recommended for approval.
- 11.2 This development is not liable for CIL 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.

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 drawing numbers 392 08A, 389 04B and 389 09A.

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 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.