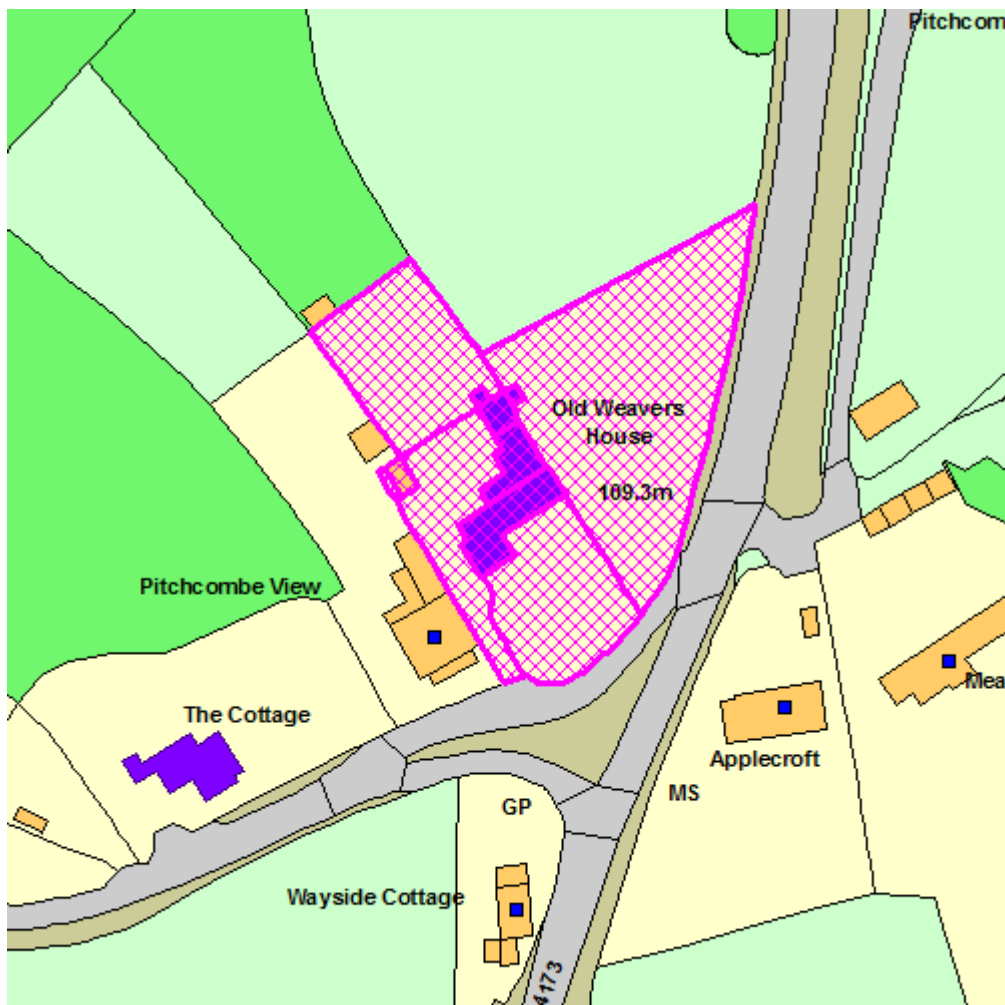




Development Control Committee Schedule 08/01/2019

Item No:	04
Application No.	S.18/1797/HHOLD
Site No.	PP-07214037
Site Address	Old Weavers, Pitchcombe, Stroud, Gloucestershire
Town/Parish	Pitchcombe Parish Council
Grid Reference	385074,208089
Application Type	Householder Application
Proposal	Two storey extension (two storey garage removed from the proposals 5.10.2018)
Recommendation	Permission
Call in Request	Pitchcombe Parish Council





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Applicant's Details	Mr Richard Cook Old Weavers, Pitchcombe, Stroud, Gloucestershire, GL6 6LW
Agent's Details	Anthony Webster 4 Egypt Mill Cottages, Stroud Road, Nailsworth, Gloucestershire, GL6 0AE
Case Officer	Kate Russell
Application Validated	31.08.2018
CONSULTEES	
Comments Received	
Constraints	Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Conservation Area Listed Building Within 50m of Listed Building Pitchcombe Parish Council
OFFICER'S REPORT	

MAIN ISSUES

- Design and appearance
- Residential Amenity
- Highways
-

DESCRIPTION OF SITE

Old Weavers is a large stone-built Grade II Listed house sitting within a good-sized plot. The site is located within the designated AONB and the Pitchcombe Conservation Area.

PROPOSAL

The application seeks permission for the erection of a two storey extension to accommodate additional living accommodation.

MATERIALS

Walls: Charred timber cladding, black glass and Cotswold stone
Fenestration: Powder coated aluminium

REPRESENTATIONS

Statutory Consultees:

Pitchcombe Parish Council has objected to this application on the grounds of harm to the historic assets. A large garage was removed from the scheme following further concerns.



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Public:

None received.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at :

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered for this application include:

- ES3 - Maintaining quality of life within our environmental limits.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character
- ES10 - Valuing our historic environment and assets
- ES12 - Better design of places.
- CP14 - High Quality Sustainable Development.
- HC8 - Extensions to dwellings

PLANNING CONSIDERATIONS

DESIGN AND LAYOUT

While it is acknowledged that the extension is large in comparison to the main house, it is considered subservient. This is on the basis that the proposed extension would be set well back from the front elevation of the main house and be constructed of materials that would blend in to the wider environment. In addition, it should also be noted that the plot size is large enough to accommodate the proposed addition without appearing cramped or overdeveloped. There would be no detrimental impact on the Cotswold Area of Outstanding Natural Beauty.

HERITAGE ASSETS

In terms of design, the extension is of a three distinct forms that would serve to break up its size. While it is acknowledged that the proposed materials do not match the host property, they would complement the main house. As such, they are considered to be acceptable. Ultimately, the extension would provide a bold and unequivocal contrast that would not be detrimental to the special architectural or historic interest of the listed building.

The proposed extension would be visible in long range views, but due to its siting and the proposed materials, it would not harm the visual amenity of the Pitchcombe Conservation Area.

The proposals would entail some levelling of the ground and resulting retaining structures.



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The proposed walling would be drystone and therefore entirely typical of the wider area. The change from the current verdure would be noticeable, but not harmful.

RESIDENTIAL AMENITY

There is a sufficient degree of separation to neighbouring properties to ensure that there would be no detrimental impact on residential amenity.

HIGHWAYS

The development would not result in any significant increase in vehicular movements and would not be detrimental to highway safety.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the policies outlined and is therefore recommended for permission.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Subject to the following conditions:	<ol style="list-style-type: none">The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 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.Notwithstanding the details of the deleted garage, the development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below: Proposed Block Plan of 16/08/2018 Version number = OW.01 Proposed floor plan of 30/08/2018 Version number = OW.04 Proposed Elevations of 31/08/2018 Version number = OW.05A Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
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