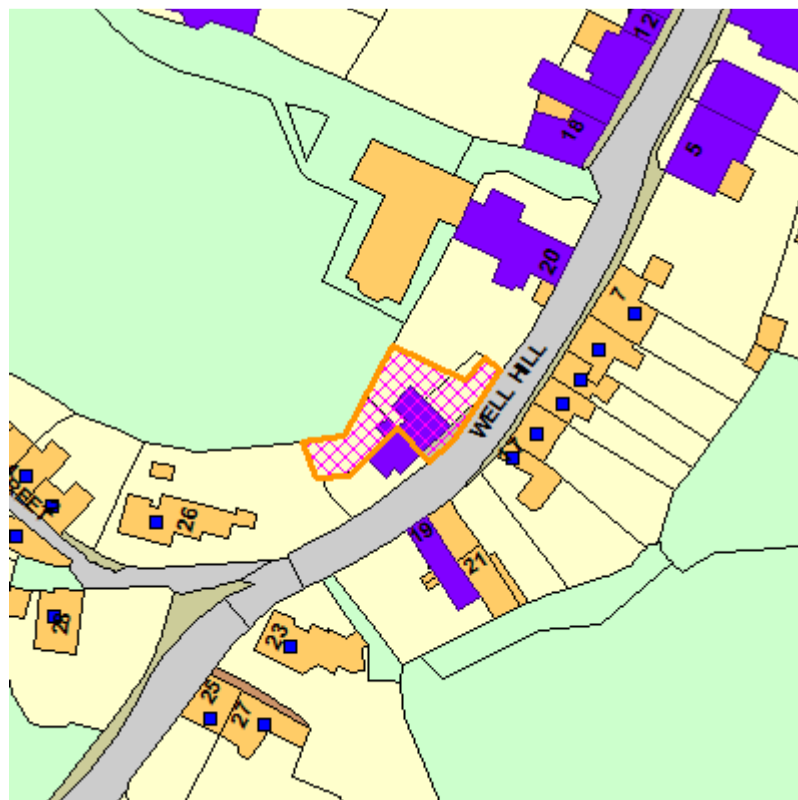




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Item No:	04
Application No.	S.19/0533/HHOLD
Site Address	22 Well Hill, Minchinhampton, Stroud, Gloucestershire
Town/Parish	Minchinhampton Parish Council
Grid Reference	387114,200556
Application Type	Householder Application
Proposal	Removal of the flat roof to the rear extension and replacement with a fully insulated roof, new ground floor entrance side extension and new first floor side extension, new storey and a half glazed extension to side, minor changes to the first floor internal arrangement, landscaping changes to accommodate the new extensions and addition of a replacement steps and handrail to the front elevation entrance. (Revised/reduced scheme from s.18/1049/hhold & S.18/1050/LBC) (387114- 200556)
Recommendation	Subject to conditions
Call in Request	Cllr N Hurst





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Applicant's Details	Mr T Field Pond Lodge, Bushwood Road, Richmond, TW9 3BG,
Agent's Details	Austin Design Works The Old Warehouse , Old Market, Nailsworth, Gloucestershire , GL6 0DU
Case Officer	Della Gould
Application Validated	11.03.2019
	CONSULTEES
Comments Received	Minchinhampton Parish Council
Constraints	Aston Down Airfield Consultation Zones Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Conservation Area Kemble Airfield Hazard Listed Building Listed Building Within 50m of Listed Building Neighbourhood Plan Minchinhampton Parish Council Rodborough 3km core catchment zone Settlement Boundaries (LP)
	OFFICER'S REPORT

MAIN ISSUES

- Design and appearance
- Residential Amenity
- Highways
- Ecology
- Archaeology and Historic Assets

DESCRIPTION OF SITE

The cottage is one of a pair of late C17 cottages facing Well Hill. The site is constrained by the road to the front and the ground behind which rises very steeply giving rise to a garden set at different levels. The garden is retained behind a number of retaining walls with steps linking the different levels. To the side of the cottage is a garden wall which fronts the highway.

The site is within the Minchinhampton Conservation Area and there are a number of listed buildings nearby.

PROPOSAL

The proposal is for the replacement of the flat roof to the rear, the construction of a new two storey rear and side extension, the replacement of the front steps and handrail, the landscaping of the garden including the erection of a number of garden steps and retaining walls.



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REVISED DETAILS

None.

MATERIALS

Walls: Cotswold stone

Roof: Cotswold stone and ply membrane to flat roof, Green roof and lead.

Fenestration: Timber and metal framed

REPRESENTATIONS

Statutory Consultees:

Parish: The Parish Council regrets that its original grounds for objection have been overlooked in the previous refusal, related to application S.18/1049, as these are critical to its position. The lack of reference to overlooking, lack of parking, over development, the impact on access for neighbouring properties and the loss of architectural heritage transcend the geological issues. If the local planning authority is able to upgrade the objections concerning the development then they should do so.

Public: A number of objections have been received a summary of which is as follows:

- Potential inconvenience to road users.
- The excavation will disrupt the listed buildings and cause difficulties on the road causing congestion and preventing flow of traffic.
- There is no need for a larger house.
- There is no provision for additional parking.
- Negative impact on the conservation area and visual impact on neighbours.
- Over development of the site.
- There has been no consultation with neighbours and does not address the risk to adjoining listed buildings.
- The heavy goods vehicles will be polluting.
- Not in keeping with the local vernacular and does not enhance the existing structure.
- Method statement is insufficient and has mistakes and does not guarantee that harm will not be done to the adjacent structures.
- The Assessment of Significance is incomplete and the potential for harm or loss cannot be assessed.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2).

Section 66(1).

Section 72(1).

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



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Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

PLANNING CONSIDERATIONS

DESIGN/APPEARANCE/IMPACT ON THE AREA

The existing building is one of a pair of late C17 cottages, with later C18 additions. Number 22 is two and a half storey with a flat roof two storey addition to the rear which has had some C20 alterations.

A previous application for listed building consent and planning permission for extensive alterations and extensions were refused in 2018 following concerns about the potential impact on adjacent listed structures. This is a much scaled down proposal for internal and external works.

The existing rear wing has been subject to previous C20 alterations and has inappropriate fenestration to the courtyard elevation. This elevation is to be reworked with the installation of new windows to the first floor and a new glazed extension to the ground floor. There will be no loss of fabric of historic significance and the character of the building will not be compromised. This part of the proposals is considered acceptable.

The new side extension will have an elevation facing the street, however, this will appear very much subservient to the host building which itself will remain the prominent feature. The extension will be recessive in its siting and detailing and will not compete with the prominence of the host building. The exterior works will appear similar in scale and detailing to the existing walls and steps which are present in the garden.

The extension will not conflict with the inherent nature of the existing built form and will not be unduly prominent in the street scene. The new retaining walls and steps within the garden will continue an established theme. As a result, the extensions and landscaping works will cause no harm to the character and appearance of the listed building or the conservation area.

RESIDENTIAL AMENITY

The property will retain a reasonably sized garden plot giving adequate amenity space. There will be no increase in overlooking of adjacent properties.

HIGHWAY

There will be no change to the existing access to the property.

ECOLOGY

It is noted that the extension represents an increase in foot print, which would be confined to the existing residential curtilage. As such, the ecological impact of the development would be minimal.

ARCHAEOLOGY AND HISTORIC ASSETS

There are a number of works proposed:

Erection of side and rear extension and realignment of garden wall and steps. This proposal will involve the partial re-working of the existing rear extension, garden walls and steps. The existing rear wing is an C18 addition which has had considerable C20 alterations. This rear wing opens into a



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small courtyard bounded by high retaining walls. To the north east of the cottage are further retaining walls and steps. The proposal includes the erection of an extension to the rear and side of the existing building and for the erection of new retaining walls and steps.

The re-working of the C18 wing will involve the removal of C20 fabric that is not of special interest. The extensions, both to the sides and rear, have been sensitively detailed and scaled in order to compliment the existing building and to be compatible with its existing character. By virtue of their location, detailing and scale they will be recessive in character leaving the host building as the dominant form and the new extensions will appear relatively small in scale. This will ensure that they do not compete visually with the host building thereby ensuring that its character is preserved. For these reasons it is felt that the extensions will not harm the character and significance of the listed building.

The extension will not conflict with the inherent nature of the existing built form and will not be unduly prominent in the street scene. As a result, it will cause no harm to the character and appearance of the listed building or the conservation area.

The realignment of the existing garden walls and steps will not result in the loss of important historic fabric as these structures are not of any particular significance. The new wall and steps will continue an established theme within the garden and will not cause any harm to the setting of the listed building or the appearance of the conservation area.

Although the proposed extension is considered acceptable in scale and design terms, there is concern in relation to the implementation of the proposals and the impact that this work will have on the stability and retention of the adjacent listed building and retaining walls. To address this concern a Method Statement has been provided with the application that shows how this work will be carried out. This has been considered by this Authorities' Building Control Consulting Engineer who has concluded that the design of the retaining wall is acceptable and that the method of temporary shoring is adequate. The statement demonstrates that the proposed works can be carried out without any risk to the stability of the listed structures.

The proposal has been considered in line with the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, policies set out in the NPPF, the Stroud District Local Plan 2015, and guidance from Making Changes to Heritage Assets'- Historic England Advice Note 2.

REVIEW OF CONSULTATION RESPONSES

A number of objections have been received regarding these proposals. These are summarised as follows:

- Potential inconvenience to road users. The excavation will disrupt the listed buildings and cause difficulties on the road causing congestion and preventing flow of traffic.

This will be for only a limited time period and is not considered to be a valid reason for the prevention of the development.

- There is no need for a larger house. Whilst the additional bedroom will increase its size, it will remain a single residence. There will be no increase in terms of reception rooms. The building is already a family sized house and the addition of one extra bedroom will make little difference to the occupancy rate.



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- Over development of the site.

The extension will be mainly to the rear and part sub-terrarium. For this reason, it will be visually recessive and the historic building will remain the dominant feature on the site.

- There is no provision for additional parking.

The cottage already functions as a three bedroom family sized home and as such it commands a certain level of car parking in the vicinity. The extension will provide one additional bedroom but the cottage will remain as a single family residence and the need for car parking will not be significantly increased.

- Negative impact on the conservation area and visual impact on neighbours.

The extension is largely to the rear of the existing cottage and is partly sub-terranean. The bulk of the extension will therefore be hidden from view. The visible parts have been carefully considered in order to be a recessive rather than prominent element. The historic character of the existing cottage will thereby be retained and there will be only a minimal impact on the street scene.

- There has been no consultation with neighbours and does not address the risk to adjoining listed buildings.

The applications have been advertised and the immediate neighbours consulted. A method statement has been provided and has been assessed by this Council's consulting engineer. He has concluded that the design and methods to be used are satisfactory.

- The heavy goods vehicles will be polluting.

This will be for a limited time period whilst construction takes place.

- Not in keeping with the local vernacular and does not enhance the existing structure.

This concern is noted and addressed in the report.

- Method statement is insufficient and has mistakes and does not guarantee that harm will not be done to the adjacent structures.

The Method Statement has been assessed by this Council's Consulting Engineer who is content that it is sufficient to ensure the stability and preservation of the adjacent structures.

- The Assessment of Significance is incomplete and the potential for harm or loss cannot be assessed.

The assessment of significance is considered to be sufficient to enable a full consideration of the proposals. These are detailed in the report.

- The proposal is contrary to the Minchinhampton Neighbourhood Development Plan

It is considered that the proposals comply with the requirements of MP Dev 1 in that the extension has been sensitively designed and detailed in order to respect the host building and not to cause it any harm in terms of loss of important historic fabric or alteration to its inherent character.



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- Overlooking, lack of parking, over development, the impact on access for neighbouring properties and the loss of architectural heritage.

These issues currently exist and the proposed development will have little, if any, further impact.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the policies outlined.

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">1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent. Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below: Roof plan of 11/03/2019 Plan number = SD-2-200 Version number = A Proposed Elevations of 11/03/2019 Plan number = SD-2-241 Section of 11/03/2019 Plan number = SD-2-221 Proposed floor plan of 11/03/2019 Plan number = SD-2-202 Proposed floor plan of 11/03/2019 Plan number = SD-2-201 Version number = A Section of 11/03/2019 Plan number = SD-2-220 Proposed Elevations of 11/03/2019 Plan number = SD-2-240 Version number = A
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Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. Before work on the new extensions begins, it shall be agreed in writing with the Local Planning Authority the appropriately qualified professional structural engineer who will supervise the hereby approved works, This is to ensure that the operations are undertaken with reference to the underlying ground conditions and that any modifications to the proposed works are appropriate. Any proposed changes to the agreed supervision arrangements shall be subject to prior written agreement of the Local Planning Authority.

Reason:

To ensure that special regard is paid to the stability of the listed buildings and to ensure that fabric is protected from damage or collapse during the course of the works.