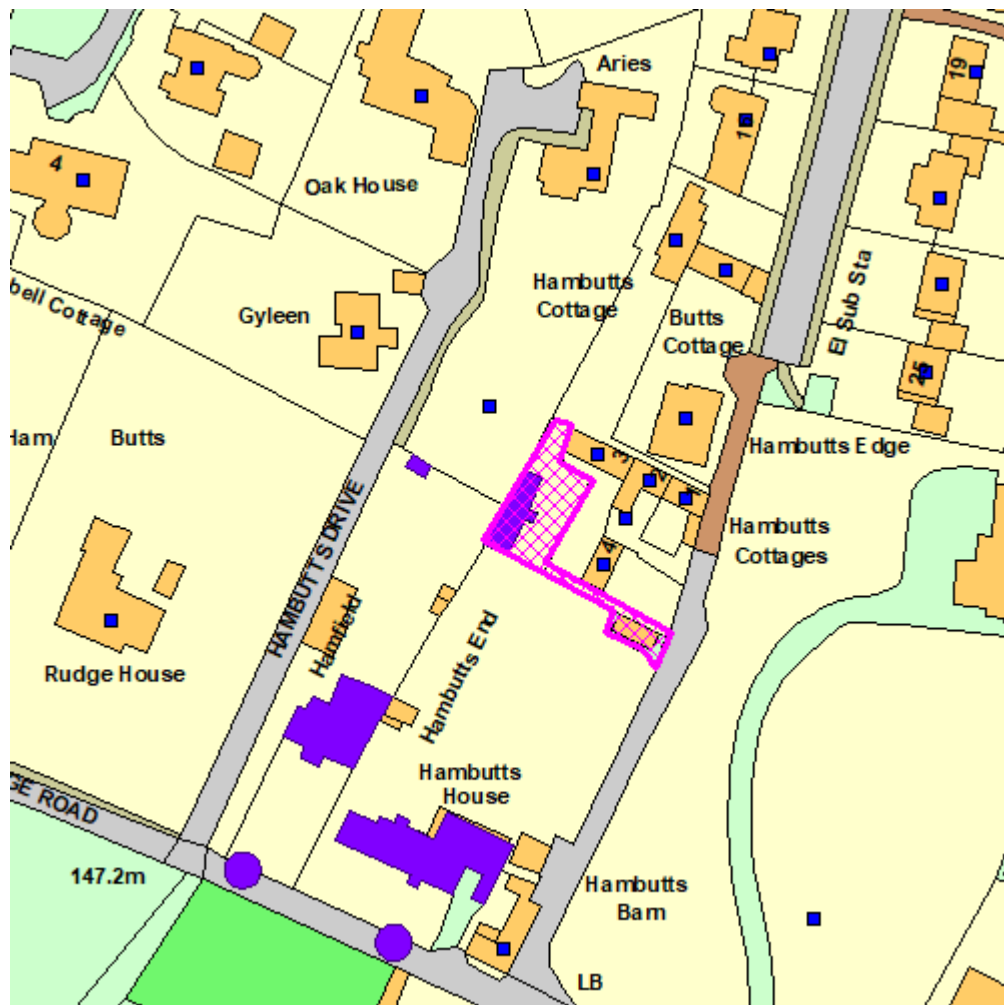




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Item No:	01
Application No.	S.21/2625/HHOLD
Site Address	Hambutts End, Edge Road, Painswick, Stroud
Town/Parish	Painswick Parish Council
Grid Reference	386416,209795
Application Type	Householder Application
Proposal	Rebuild garage on existing base
Recommendation	Permission
Call in Request	Painswick Parish Council





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Applicant's Details	Mr F McLean Hambutts End, Edge Road, Painswick, Stroud, Gloucestershire GL6 6UP
Agent's Details	Keith Angus Chartered Architect The Old Co-op, Brewery Lane, Nailsworth, Stroud, Gloucestershire GL6 0JQ
Case Officer	Madison Brown
Application Validated	23.11.2021
	CONSULTEES
Comments Received	Painswick Parish Council Conservation North Team Contaminated Land Officer (E)
Constraints	Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Listed Building Within 50m of Listed Building Painswick Parish Council Settlement Boundaries (LP)
	OFFICER'S REPORT

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential amenity
- o Highways
- o Heritage assets

DESCRIPTION OF SITE

The application site comprises of a detached Grade II listed dwelling and associated amenity space. The two storey stone dwelling is set back from Hambutts Lane and is surrounded by neighbouring properties. The garden is well screened by fencing and vegetation with further amenity space located to the southeast of the site on Hambutts Lane. The application site is located within the Cotswold Area of Outstanding Natural Beauty and is located within close proximity to other Grade II listed properties.

PROPOSAL

This application seeks planning permission for the erection of a detached garage.

REVISED DETAILS

Revised plans were submitted on 19.01.2022 omitting a rear window on the north-west elevation and inserting a roof light on the north east elevation.



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RELEVANT PLANNING HISTORY

S.22/0437/LBC - Retrospective permission for the demolition of domestic garage & integral stone wall & permission to replace demolished garage

This application is currently being considered by the Local Planning Authority and has a target determination date of 22nd April, 2022.

S.12/0788/LBC - Single storey extension and replacement garage structure. Listed building consent granted on 18.06.2012.

S.12/0786/HHOLD - Single storey extension and replacement garage structure (Revised plans received 14/5/12). Planning permission granted on 18.06.2012.

MATERIALS

Walls: Stone, timber boarding, concrete block

Roof: Plain concrete tiles

Windows: Timber

Doors: Timber

REPRESENTATIONS

Statutory Consultees:

Painswick Parish Council - Painswick Parish Council considered this application in their meeting held on Wednesday 8th December 2021. The Council agreed to Object to this application as it considers that the proposed development is overbearing and will have a detrimental impact on the adjoining listed building, furthermore it agreed that if the SDC Planning Officer is minded to support the application then it would wish for the application to be considered by the SDC DCC.

Conservation Specialist - The site is in proximity to the Grade II listed Hambutts House, Hambutts End and Hambutts Edge. Where Listed buildings or their settings are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decision-maker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. In heritage terms, due to the degree of separation between the listed buildings and the site, the proposed development would not represent an unacceptable intrusion into the setting of the listed buildings. There would be no harm caused to the special interest of the identified heritage assets.

Contaminated Land Officer - Thank you for consulting me on the above application. I have no comments.

Public:

At the time of writing on 07/03/2022, eight public comments had been received in response to this application which raised an objection to the proposal for the following reasons:

- Overdevelopment
- Overbearing
- Loss of light
- Light spill



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- Loss of privacy
- Visual impact on the street scene
- The development is sited on land not owned by Hambutts End and would overhang the boundary of Hambutts House
- No provisions for suitable drainage leading to potential flooding issues
- Impact on the setting of the listed building Hambutts House
- Impact on parking provisions

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1)

Section 72(1)

Stroud District Local Plan 2015

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

Gloucestershire Manual for Streets.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows for the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria.

DESIGN/APPEARANCE/IMPACT ON THE AREA

This application seeks planning permission for the erection of a detached garage forward of the principal elevation of Hambutts End, a Grade II listed property in Painswick. Owing to the orientation of the residential curtilage, the proposed garage would be set forward of the host property by 18.2 metres. Historically a garage was sited in the same location, forward of the principal elevation but has been demolished, along with a stone wall. The demolition of this garage and integral stone wall and permission to replace the garage is also subject to listed building consent, and is pending a decision by the Local Planning Authority under the application S.22/0437/LBC.

This application is a resubmission of the previously permitted application S.12/0786/HHOLD and the changes to the previously approved scheme are: increase in footprint and height to accommodate an office within the detached garage.

The detached garage will: measure 4.15 metres in width; 6.95 metres in length; have a height of 3.75 metres; and, provide parking provisions for one car and an ancillary office. The plot is large enough to accommodate the development without appearing cramped or



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overdeveloped. Concern has been raised that the development will result in the overdevelopment of the street scene. The modest scale and height of the structure the development would not erode the grain of development or the character and appearance of the street scene. The garage will not compete with the surrounding built form and would not appear unduly prominent with the built form within the surrounding locality.

The height, size, and design of the detached garage are in keeping with the scale and character of the host property and the garage is appropriately sized for its intended purpose. When viewed in relation to the house, the proposed structure would appear as a subservient outbuilding with a simple and unassuming design. Although owing to the orientation of the plot the garage would be set forward of the host property it would not appear visually discordant with the pattern of development with the area. The proposed materials are acceptable and would not cause harm to the wider setting. A condition is recommended to ensure that the proposed timber boarding is not treated, which will allow the material to weather naturally.

RESIDENTIAL AMENITY

Officers contacted the agent and raised concerns that the initial scheme, due to the placement of the rear window on the north-west elevation, would result in loss of privacy; the window would have allowed for direct views into the garden of Hambutts House. Revised plans were submitted on 19.01.2022 omitting the rear window on the north-west elevation and inserting a roof light on the north-east elevation. Following this amendment, officers are satisfied that the proposal would not give rise to a loss of privacy.

Letters of objection have been received from neighbouring properties raising concern that the detached garage will be an overbearing form of development that will give rise to a loss of light and will increase the flood risk on site. The impact of this development on the amenities of neighbouring properties has been fully assessed. The modest height and scale of the single storey structure, which measures 3.75 metres in height with the eaves at 2.0 metres, would not give rise to a detrimental loss of light and would not be materially overbearing. Furthermore, as the development will be sited upon an existing area of hardstanding, the garage will not give rise to an increase in flood risk on the site. The provisions for drainage would be dealt with through building regulations and the construction of the development would be required to comply with the relevant building standards.

An additional concern has been raised that the repositioned roof light will result in an unacceptable level of light spill to the occupiers of 4 Hambutts Cottage. Whilst the roof light will be located on the north-east elevation, adjacent to the neighbouring property, the level of light spill produced from the modest roof light will be proportionate to the residential nature of the site and will not be materially detrimental to residential amenity.

Finally, concern was also raised that the development would be situated on land not owned by Hambutts End. In submitting the application, 'Certificate A' was completed; this certificate is used when the applicant is the sole party with an interest in the land over which the application is made. While the local planning authority require an ownership certificate to be submitted, land ownership is a separate civil matter and, subject to the correct certificate being served, is not a material planning consideration.



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In conclusion any loss of light or privacy, or an overbearing impact resulting from this development would not be prejudicial to residential amenity and therefore would not warrant refusal of the application.

HIGHWAYS

The detached garage would provide a covered parking space for one vehicle, with the internal dimensions measuring 3.5 metres x 6.6 metres. This complies with the car parking space standards as set within the adopted Stroud District Local Plan (which requires parking spaces to be a minimum of 2.4 metres x 4.8 metres). The internal dimensions are also in accordance with the Gloucestershire Manual for Streets (which requires internal dimensions of 3 metres x 6 metres). One additional off road parking space would remain within the residential curtilage of Hambutts End and this space would also comply with the car parking space standards (measuring 2.4 metres x 6.6 metres). Following construction of the development, two parking spaces would be provided in compliance with the council's parking standards. As the garage would accord with the Gloucestershire Manual for Streets, it is not reasonable to condition that the garage is only used for car parking as it is large enough to cater for a car to be parked, cycle parking and / or household storage. Finally, as the proposal is for a detached garage with an ancillary office, the development will not give rise to any increase in traffic movements to the site and therefore will not be detrimental to highway safety.

HERITAGE ASSETS

As Hambutts End is a Grade II listed building and is located within close proximity to the Grade II listed Hambutts House, consideration must be given to the impact of the development on designated heritage assets. The council's Conservation Specialist has been consulted who advised that owing to the degree of separation between the listed buildings and the site, the proposed development would not represent an unacceptable intrusion into the setting of the listed buildings. Taking Hambutts House separately, this property is located 38 metres to the south of the proposed garage and is separated by ample garden serving the neighbouring property. Consequently, there would be no harm caused to the special interest of any of the identified heritage assets. Additionally, there is evidence that the site historically contained a detached garage of a smaller scale. Whilst the development proposed is larger in scale, its siting would not appear out of keeping with the historic pattern of development within the area.

As noted above, the demolition of the previous domestic garage and integral stone wall is subject to listed building consent, and is pending a decision by the Local Planning Authority under the application S.22/0437/LBC.

LANDSCAPE IMPACT

The development would generally be viewed against the existing built form and domestic context of the setting and would not appear intrusive in the wider setting of the Cotswolds Area of Outstanding Natural Beauty.



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TREES

The proposed garage would be sited upon an existing area of hardstanding and would therefore not impact upon the adjacent trees to the south and west of the site.

REVIEW OF CONSULTATION RESPONSES

Letters of objection and comment have been received in response to the application and these are available to view on the electronic planning file. The objections and comments raised have been duly noted and considered in full in the main body of this report.

RECOMMENDATION

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



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Subject to the following conditions:

1. 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.
2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Proposed floor plan and elevations.
Drawing number: 21/534/04 revision E submitted on 19/01/2022.

Block plan.
Drawing number: 21/534/02 submitted on 03/11/2022.

Site location plan.
Drawing number: 21/534/01 submitted on 03/11/2022.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.
3. The timber boarding for the development hereby approved shall not be treated, oiled or stained and shall be maintained as such thereafter.

Reason:
In the interests of the visual amenities of the area.

Informatives:
 1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.