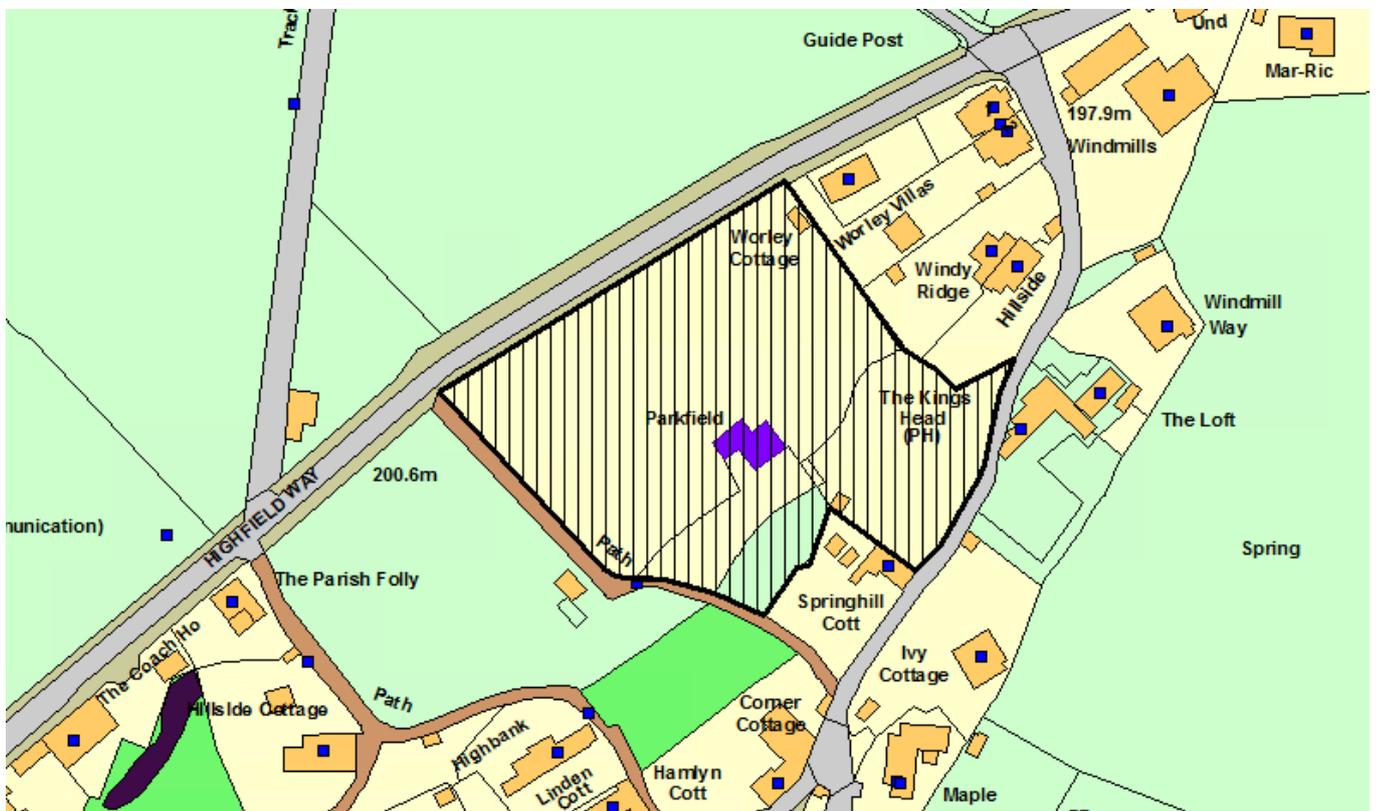




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Item No:	01
Application No.	S.22/0363/HHOLD
Site Address	Parkfield, Highfield Way, France Lynch, Stroud
Town/Parish	Chalford Parish Council
Grid Reference	390344,203603
Application Type	Householder Application
Proposal	Proposed two storey extension with single storey link and a detached oak framed garage with associated new driveway and access
Recommendation	Refusal
Call in Request	Councillor Tricia Watson





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Applicant's Details	A & K Brazneill 2 Worley Villas, Lynch Road, France Lynch, Stroud, GL6 8LZ
Agent's Details	Peter Holmes Potter Church And Holmes Architects, Knowle Cottage, Cranham, GL4 8JA,
Case Officer	Tom Fearn
Application Validated	17.02.2022
	CONSULTEES
Comments Received	Contaminated Land Officer (E) Conservation North Team Development Coordination (E) Chalford Parish Council Biodiversity Officer Public Rights Of Way Officer SDC Water Resources Engineer
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 Within 50m of Listed Building Neighbourhood Plan Chalford Parish Council Settlement Boundaries (LP) Village Design Statement
	OFFICER'S REPORT

MAIN ISSUES

- o Design and appearance
- o Heritage Impact
- o Highways

DESCRIPTION OF SITE

The site consists of a standalone, detached stone dwelling which sits in a large parcel of land off Highfield Way in France Lynch, Gloucestershire. The exact age of the property is unknown but was likely a weavers cottage dated from some point in the 18th century. It is clearly a historic dwelling that is prominent within the wider landscape and has therefore recently been listed with Grade II status. It is located within the Cotswolds AONB and the boundary of the France Lynch conservation area is located to the south. The house itself and the land to the south of it are located within the settlement development limit, however much of the associated land surrounding it is not.



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PROPOSAL

The application proposes extensions and alterations to the property including a single storey link element to the rear, leading to an additional two storey extension. Also proposed is a new driveway into the site and a detached garage.

Procedural Matter

The proposal was outlined by the agent and advertised as alterations and extensions. However, the proposal also includes the creation of a new access and driveway and the erection of a detached oak framed garage. Whilst no elevation drawings of the garage have been submitted the merits of these parts of the proposal have been assessed and it is considered that no one with an interest has been disadvantaged. The description of development has therefore been updated to: proposed two storey extension with single storey link and a detached oak framed garage with associated new driveway and access.

REVISED DETAILS

A revised ground floor plan has been provided which makes changes to proposed works to internal partition walls.

Additional access plan showing the visibility splays.

MATERIALS

Walls: Natural stone.

Roof: Natural Stone Slate, Reconstituted stone slate, standing seam zinc.

Windows: painted timber.

Doors: painted timber & oiled hardwood. Prefinished aluminium (bifolding doors).

REPRESENTATIONS

Statutory Consultees:

Chalford Parish Council:

Chalford Parish Council support this plan in principle. We welcome the separation of the existing listed building and the new modern extension, and the sympathetic use of materials is appreciated. There is a question as to the scale of the extension relative to the existing listed building and refer this to the Conservation Officer to ascertain the extent to which this design meets the guidance for extending a listed building.

Councillor Watson

Height, scale, form and design of proposed extension as per Local Plan policy HC8. I hope that the recent listing of this derelict building and associated conservation considerations doesn't prevent bringing it back into use as a family home, using a proposed design which in my and close site neighbour's views will retain the look and feel of the area and externally visually, appears sensitive to the style of the current building. It is a large plot of land so while the extension may at face value be considered large compared to the current property, it has been deliberately designed as a separate add-on and sits very comfortably in the plot. An important concern locally is that the current owners may choose to sell the whole plot if restrictions imposed on the build are too great for their family needs, which could well end up with a larger development of multiple dwellings which would have far greater negative impact on that quiet corner of the village. Alternatively, if planning restrictions are unbending, the property would fall into further disrepair at loss to everyone. I sincerely hope that the



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application can be looked on sympathetically to support many villagers preference to bring a family home back into use in a sympathetic style on lovely plot with great views, alongside the heritage considerations.

SDC Conservation specialist

The site is the Grade II listed Parkfield. 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. Due to its scale, siting and design, the proposed extension would cause unacceptable harm to the low-key, simple character of the listed building. Any extension is unlikely to be achievable on this site.

No clear details of the garage have been received, however, it is considered that in tandem with the proposed extension, it would represent an unacceptable intrusion into the setting of the listed building through the close addition of further built form. Further cumulative harm would be caused by the extent of the driveway in front of the garage.

In Framework terms, the harm would be less than substantial, however there are no public benefits that would outweigh the harm to the heritage asset, therefore this application should be refused.

GCC PROW

This application does not appear to affect the nearby public right of way, MCH96 which runs parallel with the SW boundary of the property, as long as this route remains unaffected, we offer no objections. Please note: 1) No change to the surface of the public right of way can be approved without consultation with the County Council and there must be no interference with the public right of way, either during development or once it has been completed, unless:- a) The development will temporarily affect the public right of way; then the developer must apply and pay for a temporary closure of the route to us in Public Rights of Way (preferably providing a suitable alternative route); if any utilities are going to cross or run along a PROW then a section 50 license needs be sought and granted - via GCC Streetworks department. Information regarding section 50 Licenses and an application form can be found at: <https://www.gloucestershire.gov.uk/highways/highways-licences-permits-and-permissions/> b) If the development will permanently affect the public right of way, then the developer must apply for a diversion of the route by the Planning Authority under the Town and Country Planning Act 1990 as part of the planning application process. No development should take place affecting the route of the path prior to the confirmation of a TCPA path diversion order. 2) Additionally:- a) There must be no encroachment on the width of the public right of way. b) No building materials may be stored on the public right of way. c) Vehicle movements during construction should not unreasonably interfere with the use of the public right of way by walkers, etc., and the developer or applicant is responsible for safeguarding the public use of the way at all times. d) No additional temporary or permanent barriers (e.g. gates, stiles, wildlife fencing) may be placed across the public right of way and no additional gradients or structures (e.g. steps or bridges) are to be introduced on any existing or proposed public rights of way without the consent of the county council. It is important to note the Definitive Map is a minimum record of public rights of way and does not preclude the possibility that public rights exist which have not been recorded or that higher rights exist on routes shown as public footpaths and bridleways.



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GCC Highways:

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 recommends that this application be deferred. The Highway Authority requires details of the existing and proposed access alterations in order to ascertain whether the relocation would worsen existing levels of achievable visibility. It is therefore necessary for the applicant to review the proposal in light of the above comments and submit an addendum addressing these points. It is also brought to the applicants attention that Manual for Gloucestershire Streets (July 2020) Addendum (October 2021) is available which includes details which may assist the preparation of additional supporting information and plans. The Highway Authority therefore submits a response of deferral until the required information has been provided and considered.

Please note: further information has been provided by the agent and further comments have been requested from GCC Highways, but not yet received.
This will be update in late pages/at the meeting.

SDC Contaminated land Officer:

Thank you for consulting me on the above application. The property lies within 250 metres of a former quarry (unknown if filled). As such, please attach the landfill informative to any permission granted.

SDC Water Resources Engineer

No observations.

SDC Biodiversity Officer:

Comments relate to the following document:

Preliminary Ecological Appraisal & Bat Dusk Emergence Surveys Report, Wild Service, dated August 2021

Recommendations:

Acceptable subject to the following conditions:

All works shall be carried out in full accordance with the recommendations contained in the Preliminary Ecological Appraisal & Bat Dusk Emergence Surveys Report, Wild Service, dated August 2021 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To protect and enhance the site for biodiversity in accordance with paragraph 179 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Within 3 months of commencement, a specification (including methodology and programme of implementation) for the enhancement of biodiversity through the provision of bird and bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. The



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development shall be carried out in accordance with the approved specification and programme of implementation and be retained thereafter.

REASON: To protect and enhance the site for biodiversity in accordance with paragraph 179 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Comments:

The submitted report has ascertained the absence of roosting bats however, during the bat activity surveys, a crow was recorded flying down the chimney on the south-east gable of the dwelling therefore, the report has outlined appropriate mitigation which should be adhered to. In addition, the report has outlined appropriate mitigation for badgers, hedgehogs, reptiles and great crested newts in the unlikely event a protected species enters the site during the construction phase.

The planning system should aim to deliver overall net gains for biodiversity where possible as laid out in the National Planning Policy Framework and other planning policy documents. Simple biodiversity enhancements could be incorporated into the development proposal in the form of bat and bird boxes, the report submitted did offer advice in regards to these enhancement features. Both features would be suitable additions to the proposed development, the wider landscape provides suitable navigational and foraging habitat for both species therefore, these features will aid in connecting the site to the wider ecological network.

Public:

Four comments supporting the scheme have been received.

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 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

Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.



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ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

PLANNING CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. Therefore, the principle of development for an extension to this property, as well as an outbuilding to serve it is deemed acceptable.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The proposed extension to the dwelling is very large and would more than double the floor area of the dwelling, with a large single storey element to the rear which would link to a further two storey extension. An existing historic lean-to element to the eastern elevation of the dwelling would be removed to facilitate the proposed additions.

The proposed additions must be considered against Policy HC8 of the Local Plan, which sets out guidance for the extension of existing residential dwellings. It is noted that the dwelling sits within extensive grounds and could accommodate the additional footprint without appearing cramped or overdeveloped. When viewed within the eastern elevation the proposal would appear subservient to the main dwelling, due to its ridge height being set lower. However, problems would arise when the house is viewed from the north or south aspects, with the size and projection of the extension completely changing the character of the dwelling. It is not considered that a proposal of this size would be in keeping with the character or appearance of the host dwelling, but would instead cause it harm and fundamentally change the appearance of the site in general. Due to the siting of the dwelling, within a large, open plot it is highly visible within the landscape when viewed from Highfield Road and the size of the additions mean that they would become the dominant feature, with the original dwelling relegated to one side only. The host dwelling is a characterful feature within the local landscape due to its age and relatively simple, unaltered form. It currently has an unassuming and modest presence within the vernacular but the proposed extension would fundamentally change this due to its size and therefore would be harmful to both the character of the dwelling and its setting.

Also proposed is a new access into the site, with an extensive area of hardstanding as well as a new garage. Specific detailing for the proposed garage has not been submitted to the Council, but it is shown on the proposed block plan. Of more concern is the level of hardstanding which is proposed, which would be extensive due to the size of the plot and it stretching from the road, all the way to the house. This would erode the open nature of the plot which adds character to the local vernacular and would cause harm to the wider setting of the dwelling and its character. The removal of a section of wall would also be required but this would only be a small section with ends made good, so would have limited impact. Overall, it is considered that the design of the scheme would cause detrimental harm to the character of both the dwelling and the local vernacular and the scheme is therefore contrary to Policy HC8 of the Local Plan.



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HERITAGE IMPACT

The host dwelling was recently listed at Grade II, due to its historic interest as a former weavers dwelling. The attached stable was also found to be a good example of how historic dwellings attached to small holdings could have multiple uses within the region. The application proposes the removal of the stable and its replacement with extensive alterations, which would remove a key part of the historic interest of the building, as detailed in the list description. The size and scale of the extension would fundamentally impact the historic character of the dwelling, as well as its standalone quality and the open nature of the paddock it sits within. It is therefore considered that the works would cause harm to the special interest of this newly designated heritage asset, contrary to the requirements laid out in the Planning (Listed Buildings and Conservation Areas) Act, 1990 and Local Plan Policy ES10 of the Stroud District Local Plan 2015.

In terms of the National Planning Policy Framework, the harm is considered to be on the high end of 'less than substantial' due to the size of the additions. Where there is less than substantial harm, the harm has to be weighed against the public benefits of the scheme. As the majority of the benefits would be private, the harm is not deemed to be outweighed.

HIGHWAYS

GCC as the Local Highway Authority have asked for further information relating to the new access. The applicant has provided a visibility splay but no further comments from GCC Highways have been received at the time of writing.

The proposed entrance would be located on a 30mph section of the road. As the road is relatively straight at the point of access, the agent has demonstrated a 25 metre visibility splay in each direction. This does not appear to provide the standard amount of visibility required for this speed of highway, however, it is not clear if vehicles would travel at this speed or whether the relocation would worsen existing levels of achievable visibility.

Sufficient space is provided for parking with EV charging now being a building regulation requirement. Cycle provision can be provided within the large plot and garage. There would be space to turn and leave the site in a forward gear.

This application does not appear to affect the nearby public right of way, MCH96 which runs parallel with the SW boundary of the property. GCC PROW team have raised no objection as this route remains unaffected.

Subject to further comments from GCC Highways it maybe that the visibility at the access remains unresolved. A further update will be provided on this issue and whether an insufficient highways information refusal reason needs to be added.

RESIDENTIAL AMENITY

Given the standalone nature of the dwelling and the separation distance between it and neighbouring properties, there would be no harm caused to residential amenity as a result of the scheme.



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ECOLOGY

A full bat survey has been submitted which found no evidence of roosting bats. Appropriate compliance and mitigation conditions have been recommended by the Councils Biodiversity Officer.

REVIEW OF CONSULTATION RESPONSES

A small number of comments supporting the scheme were received, which reference bringing back into use an historic dwelling which has fallen into a poor state of repair. In Councillor Watsons call in request, a concern mentioned is that if the scheme were not permitted, it could mean that the large plot is sold and this would mean that a larger housing development on the site becomes more likely. Each planning scheme is considered on its own merits, so this possibility has not been considered as part of this application. The site is within a rural location, with the large majority of the plot located outside of the settlement development limits and many more constraints would need to be considered if a scheme for residential development was submitted to the Council. Nevertheless, the primary considerations for this scheme are the impact on the character and appearance of the host dwelling, its plot and the wider vernacular and this is what the planning decision is based on.

RECOMMENDATION

In light of the above it is considered that the scale of the proposal would cause detrimental harm to the character of the dwelling, as well as its setting and is therefore contrary to Policy HC8 and ES10 of the Stroud District Local Plan, November 2015. The application is therefore recommended for refusal.

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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**For
the following
reasons:**

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1. The proposed single storey link and two storey extension, by virtue of their scale, massing and design would cause harm to the character and appearance of the host dwelling and would erode its simple, standalone appearance. The extensions would appear as a highly visible addition to the local vernacular, given the open nature of the paddock that the host dwelling sits within. The proposed large driveway would also cause harm to the open nature of the site and would be of detriment to the setting of the host dwelling. Therefore, it is considered that the proposal is out of character with the appearance of the host dwelling and the sites wider setting and location and is therefore contrary to Policy HC8(2) of the Stroud District Local Plan, November 2015.
2. Due to the scale, massing and design of the proposed single storey link and two storey addition, the extension would appear as a incongruous and assertive addition that would be at odds with the simple character of the listed building. In views into the site from Highfield Way, the extension would become the dominant feature and the historic dwelling would be relegated to the side. The design of the extension would also not relate well to the listed building and therefore would impact on its character and setting. No public benefits would result from the proposal and therefore it is considered contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, the policies set out in the NPPF and to Stroud District Local Plan Policy ES10.

Informatives:

1. ARTICLE 35 (2) STATEMENT - Pre-application advice was sought for a different proposal on this site, but since this time the building was listed and so the advice would no longer be relevant. No pre application advice was sought on this latest proposal.
2. Plans considered for this application include:
 - Site location plan of 17.02.2022
 - Proposed block/site plan of 17.02.2022
 - Proposed N and S elevations of 17.02.2022
 - Plan number - P02 L
 - Proposed E and W elevations of 17.02.2022
 - Plan number - P03 L
 - Proposed FF plan of 17.02.2022
 - Plan number - P06 F
 - Revised ground floor plan of 23.06.2022
 - Plan number - P01 K
 - Proposed visibility splay of 01.06.2022
 - Plan number - P08