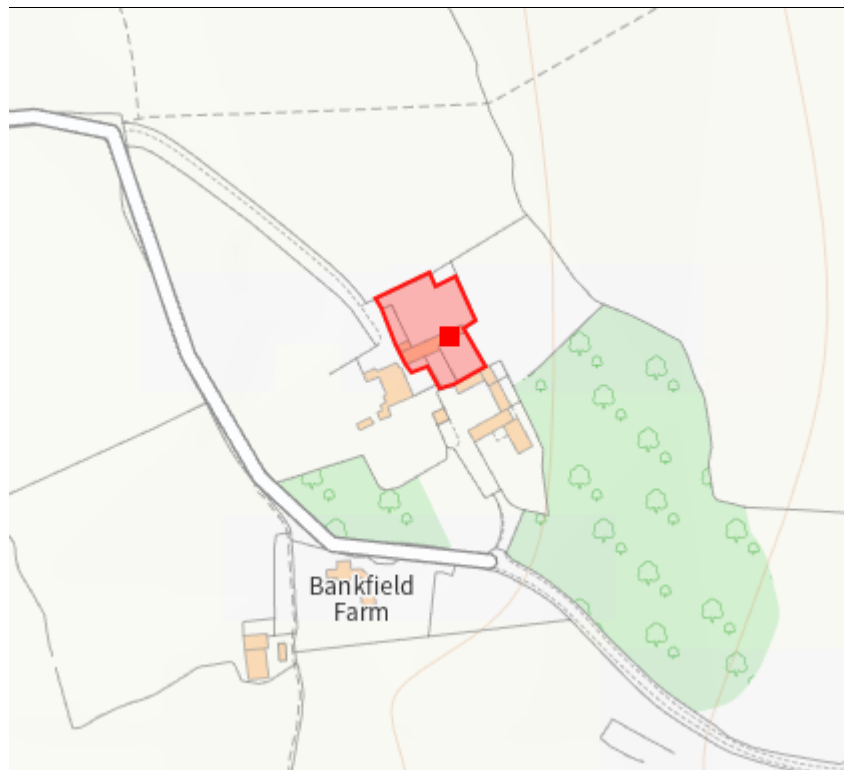


Planning Committee

Date	23rd May 2024
Case Officer	Chloe Buckingham
Application No.	23/00955/LBC
Site Location	Coach House Woodend Farm, Woodend Lane, Shuthonger, Tewkesbury
Proposal	Erection of a two-storey rear extension.
Ward	Tewkesbury North and Twyning.
Parish	Twyning.
Appendices	Site location Plan Existing Site Plan Proposed Site Plan Existing Floor Plans Proposed Floor Plans Existing Elevations Proposed Elevations
Reason for Referral to Committee	Councillor owns the building
Recommendation	Consent

Site Location



1. The Proposal

Full application details are available to view online at:

<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S2U4L7QDLDS00>

- 1.1 The erection of a two-storey rear extension.

2. Site Description

- 2.1 The Coach House is situated in part of a complex of buildings that has historically been known as Woodend Farm. The Coach House is situated between the A38 and the river Avon, being accessed via Woodend Lane a no through road to the east of the A38.

- 2.2 The main farmhouse, Woodend Farm is a Grade II Listed Building and is situated adjacent to the application property. Historically the application building would appear to have been associated with Woodend Farm and as such the Coach House is curtilage listed.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
20/01142/CLE	Use of the Coach House as a separate residential dwelling, garden and ancillary parking.	CLECER	17.03.2021

4. Consultation Responses

Full copies of all the consultation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 **Twynning Parish Council** - Consulted but no response received at the time of writing.

Conservation Officer - No objection subject to conditions.

Building Control - The application will require Building Regulations approval.

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1 The application has been publicised through the posting of a site notice for a period of 21 days.

5.2 Third Party Comments: The application has been publicised through the posting of a site notice for a period of 21 days and one objection comment was received on the previous application. The main points being:

- The proposed plans not subservient to the main dwelling
- Loss of privacy
- Loss of light
- Loss of view
- Design not in keeping with the area.
- Access and turning space for both the builders and builder's merchant's deliveries throughout the build and post the build. Damage to property that this will cause.
- The boundary line on the submitted plans is incorrect.
- The proposed plans will mean increased doors and increased foot traffic past the front of the neighbouring house.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework and Planning Practice Guidance

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

Policy SD4 (Design Requirements)
Policy SD8 (Historic Environment)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

Policy HER2 (Listed Buildings)

7. Policy Context

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.

7.2 The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.

- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

- 8.1** Woodend Farm is a Grade II Listed building, and The Coach House is considered to be curtilage listed. As such when determining planning applications this authority has a duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving listed buildings and their features of special architectural or historic interest.
- 8.2** Chapter 16 of the National Planning Policy Framework sets out the importance of protecting and enhancing the historic environment and conserving heritage assets in a manner appropriate to their significance. Paragraph 197 states that in determining planning applications, local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 8.3** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise. Although this legal requirement does not apply to the consideration of listed building consent applications, the planning objectives set out in JCS Policy SD8 are clearly relevant to the consideration of this application for listed building consent.
- 8.4** The Coach House is an ancillary building to Woodend Farmhouse. The farmhouse is set within a former farmstead including a range of historic brick barns and shelter sheds which are also separately Grade II Listed. The Farmhouse is a formal 19th Century red brick house with a symmetrical façade overlooking the river valley via a narrow aspect confined between outbuildings, including the Coach House and shelter shed. The Coach House is a narrow two storey red brick building with brick dentel cornice and hipped clay tiled roof. There are tallet steps up to the first floor and an attached shelter shed to the East and a single storey element on the North Elevation. The building has previously been converted to residential use.
- 8.5** The revised plans show a change to a narrower pitched roof design which has been set in from the side elevation by 1.8m (1m more than the original), and reduced in width by around 1m to be 5.6m wide, and also the rear projection has increased by 2m to 10m. it is also noted that the scheme now proposes brick to match instead of the timber cladding. Officers agree that the amended plans are acceptable except for the design of the new front door which is unnecessarily contemporary in its design and would appear incongruous on this listed building.

- 8.6** Therefore, conditions would be attached to ensure that all new windows and doors shall be recessed by a minimum of 75mm. Prior to installation details of new windows and external doors, as well as details of sills and heads of new window and door openings shall also be agreed. Prior to installation, details of the new roof tiles, rainwater goods and weatherboarding also be agreed. Furthermore, prior to construction above DPC level a sample panel of new external brickwork to be constructed on site (1m x 1m) showing the bond and pointing to match the existing building. The sample is to be agreed, after which should remain on site for comparison until the construction is completed.
- 8.7** Subject to these conditions the proposal would have a neutral impact on the significance of the Curtilage Listed Building and to the setting of the Grade II Listed Farmhouse. As such the proposal is compliant with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, Policy SD8 of the JCS and Policy HER2 of the Local Plan.

9. Conclusion

- 9.1** It is considered that the proposal would preserve the listed building and its setting, in accordance with Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and JCS Policy SD8.

10. Recommendation

- 10.1** The proposal accords with relevant policies as outlined above; it is therefore recommended the application be **permitted** subject to the following conditions:

11. Conditions

- 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 Areas) Act 1990.

- 2** The development hereby permitted shall be carried out in accordance with the following plan references:

- 4528 P(0)103 REV A received 20th October 2023.
- 4528 P(0)101 B, 4528 P(0)102 C, 4528 P(0)100 B and 4528 P(0)301 B received 8th April 2024.
- 4528 P(0)302 C and 4528 P(0)303 B received 8th May 2024.

except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans.

- 3** Prior to installation, details (including scaled cross sections) of new windows and external doors and details of sills and heads of new window and door openings shall be submitted to and agreed in writing by the Council.

Reason: To ensure the historic integrity of the grade II listed building is preserved.

4 All new windows and doors shall be recessed by a minimum of 75mm.

Reason: To ensure the historic integrity of the grade II listed building is preserved.

5 Prior to installation, details of the new roof tiles, rainwater goods and weatherboarding shall be submitted to and agreed in writing by the Council.

Reason: To ensure the historic integrity of the grade II listed building is preserved.

6 Prior to construction above DPC level a sample panel of new external brickwork shall be constructed on site (1m x 1m) showing the bond and pointing to match the existing building. The sample is to be agreed in writing by the Council, after which it shall remain on site for comparison until the construction is completed.

Reason: To ensure the historic integrity of the grade II listed building is preserved.

12 Informatives

1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

2 The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.