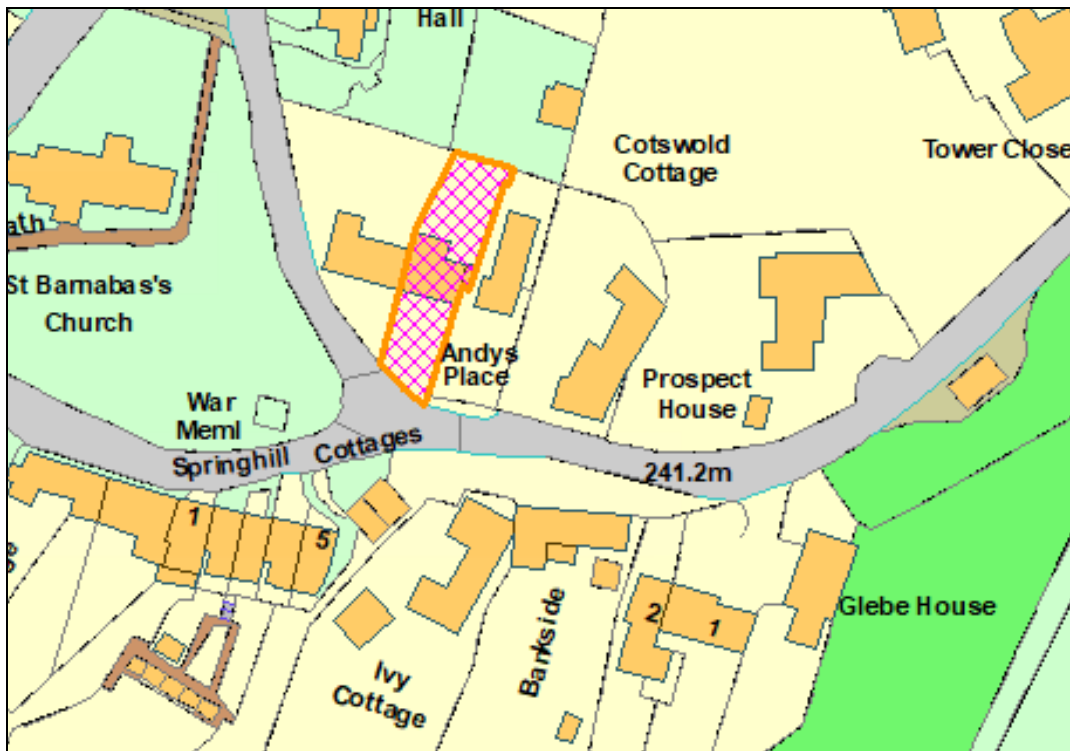


Planning Committee

Date	25 May 2023
Case Officer	Sarah Barnes
Application No.	22/00740/FUL
Site Location	Green Cottage, Snowhill
Proposal	Alterations to the front of the property to provide a porch; erection of a veranda to rear elevation and garden room in rear garden.
Ward	Isbourne
Parish	Snowhill
Appendices	Site plan Site plan and block plan Existing elevations and floor plans Proposed elevations (porch and veranda) Proposed plans – garden room floor plans Revised plans – garden room elevations Revised plans – garden room visualisation Revised plans – garden room context elevations
Reason for Referral to Committee	Parish Council objection to the proposal in its original and revised form.
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RDXL5XQD0AJ00>

- 1.1 The current application is for the erection of a front porch, a rear veranda and a garden room in the rear garden. The front porch would be 1.6 metres wide by 0.8 metres in depth with a ridge height of 2.6 metres. The veranda would be attached to the rear of the house, it would be open sided and have a solid roof to cover the patio area. The veranda would be 2.3 metres in height and would project out by 1.5 metres and constructed from timber.
- 1.2 The garden room would be used in conjunction with the residential use of the site and would provide a sitting space, a shower room and a garden storage area. The building would be finished in Cotswold stone and timber cladding with the roof matching the existing cottage (see plans). The proposal originally included alterations to the front of the property to provide parking for two cars. That aspect of the proposal was omitted from the application on the 23rd March 2023, the description of development has been changed to reflect this.
- 1.3 Following concerns from the Parish Council and local residents revised plans were received which have sought to reduce the height of the eaves of the garden room to 2 metres. This has resulted in the overall height of the building being reduced to 3.4 metres. The gable window has also been amended.

2. Site Description

- 2.1 This application relates to Green Cottage, a semi-detached 1.5 storey period style dwelling located in the centre of Snowhill. It's sited within close proximity to St Barnabas's Church and the war memorial area. Green Cottage is considered to be a non-designated heritage asset.
- 2.2 The site is located within the Snowhill Conservation area and the Cotswolds AONB.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
20/00067/FUL	Replacement of windows, installation of dormer windows and re-roofing. Extension and alteration of garden store and creation of front parking area.	PER	15.04.2020

4. Consultation Responses

Full copies of all the consultation responses are available online at

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

4.1 Snowhill Parish Council (original proposal) – Objection, details are summerised below:

- The proposed garden room is too large and too high for a relatively small cottage and garden in the heart of the Snowhill Conservation Area.
- The pitched roof is far too high and is considered totally inappropriate in this area.
- The proposed car parking is unacceptable.
- The floor area and height of the proposed garden room are unacceptable.
- The garden room would overlook an adjacent property and blocks the view from the other adjacent property.
- The structure would be clearly visible from many locations including the village green, village hall, church, pub and neighbouring properties.
- The design is inappropriate for the conservation area and the impact it has on nearby listed buildings.
- A window is proposed in the side elevation of the garden room. This large window is highly visible, and its modern design does not blend in.
- Regarding the wood burning stove, consider the chimney looks inappropriate and ugly.
- We would not have expected a shower room for a garden room. Concerned that the accommodation could be used as a separate dwelling.

4.2 Snowhill Parish Council (revised proposal) – Objection, details are summerised below:

- Note the amendments regarding the Garden Room; however, concerns have not been addressed and re-iterate comments made in the original letter 18 November 2022.
- would not expect a garden room to have a shower room and consider the 6.8m x 3.3m garden room is over-sized, particularly in this conspicuous location. Consider size should be limited to say 4m x 3m.
- Even with the slight reduction in eaves height, the roof would be highly visible from many locations eg village green, village hall, church, pub and neighbouring properties.
- A black aluminium chimney may be considered acceptable for barn conversions but is considered unacceptable for a garden room in the centre of the village.

4.3 Conservation Officer (original proposal) - Objection

- The front porch is of a traditional form for a cottage of this type and is acceptable. The rear veranda is simple in form and of traditional materials. Its location is discrete and it would not detract from the significance of the cottage or the character and appearance of the Conservation Area.
- The principle of a garden building in this location is acceptable. However, some concerns around the design of the building.

4.4 Conservation Officer (revised proposal) – No objection

- The amended drawings show the ridge and eaves reduced by 400mm and the size and design of the gable window changed as suggested. This has addressed my previous concerns.

4.5 Environmental Health – No objection

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 18 letters of objection have been received from local residents to the original plans and one letter with general comments. The reasons for objection are summarised as follows:

- The proposed car parking would change the character of the area and could set a precedent.
- The garden room would be massive, too high, highly visible (especially from the village green / church) and incongruous design. It would result in the overdevelopment of the site. It could be used in the future as an air B and B / separate dwelling.
- Given the size / height of the garden room it would be very close to and would be harmful to the residential amenity of the neighbours on both sides.
- Harmful impact on the immediate neighbouring dwellings (Old Post Office and Shepherds Cottage) in terms of loss of privacy / overlooking, loss of outlook / light.
- The overall design of the garden room is completely out of character with the village / conservation area.
- The proposed gable end window in the garden room would be out of keeping.
- Unsightly proposed chimney on the garden room
- Why does a garden room such as this require a shower, a wood burning stove and a chimney.
- Loss of view / overshadowing to the garden area of Shepherd's Cottage.
- The plans should be revised to substantially lower the roof of the garden room and reduce the footprint. It should also be set further away from the west end wall.

5.3 18 letters of objection have been received from local residents to the revised plans and one letter of support. The reasons for objection are summarised as follows:

- The garden room would still be too big, too high and overbearing / blocks views to the nearest neighbours.
- A harmful precedent would be set.
- This dwelling has already been extended – overdevelopment of the site.
- The mock-up has served to highlight one of the main problems with the proposed garden room – it's far too big for the location and is clearly visible from the village hall, the village green and church.
- Harmful to the Conservation area
- The garden room would be too dominant and visible.
- Overdevelopment of the plot
- The garden room would be used as a dwelling rather than an actual garden room.
- Concerns about the proximity of the garden room to the boundary wall (my undermine its foundations).
- The chimney is inappropriate / incongruous.
- A garden room such as this doesn't need a shower, w.c. and a wood burning stove.
- Gable window modified but still too large.

The letter of support is summarised as follows:

- The proposal looks very well designed. No objections to the proposal. With regards to the metal chimney, there is already a dwelling not far from the church with a similar metal chimney which runs up the two storey property.

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 (NPPF) and the National Planning Practice Guidance (NPPG)

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

Policy SD4 (Design Requirements)
Policy SD7 (AONB)
Policy SD8 (Historic Environment)
Policy SD14 (Health and Environmental Quality)

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

Policy RES10 (Alteration and Extension of Existing Dwellings)
Policy HER1 (Conservation Areas)
Policy HER2 (Listed Buildings)
Policy HER5 (Non-Designated Heritage Assets)

6.5 Neighbourhood Plan

None

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), 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

Design, Visual Amenity & Heritage Impacts

- 8.1 JCS Policy SD4 of the Joint Core Strategy sets out requirements for high quality design while Local Plan Policy RES10 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development.
- 8.2 Green Cottage is not a listed building but is considered to have sufficient local heritage interest to be a non-designated heritage asset. The property is also within the Snowhill Conservation Area and within the setting of Grade II Listed St Barnabas Church and related listed monuments and war memorial.
- 8.3 As such when determining planning applications this authority has a duty under Sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving listed buildings and their settings and to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. The proposal would also be assessed against section 16 of the NPPF, Policy SD8 of the JCS, and Policies HER 1, 2 & 5 of the adopted Local Plan.
- 8.4 The NPPF defines a heritage asset as A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.
- 8.5 The Conservation Officer has been consulted and considers that the proposed front porch would be of a traditional form for a cottage of this type and would therefore be acceptable. The rear veranda would be simple in form, modest in size and constructed from traditional materials. Its location would be discrete, and it would not detract from the significance of the cottage or the character and appearance of the Conservation Area. The impacts of these elements of the proposal upon the existing building and the Conservation Area are therefore considered acceptable and would comply with the relevant policies of the Development Plan.
- 8.6 The Conservation Officer considers that the principle of a garden building in this location would be acceptable. The general form and materials of the garden building would also be acceptable.
- 8.7 An accurate timber 'mock-up' of the garden room was requested by the Conservation Officer to be made and displayed in-order to fully assess the proposal on site. A timber mock-up was subsequently erected on site (see photographs) and the site was re-visited by the Case Officer and the Conservation Officer. This helped to provide a demonstration of the proposed height and spatial extent of the garden room and how visible it would be from the nearby vantage points along with the potential impact upon the neighbouring dwellings.
- 8.8 The Conservation Officer was also concerned about the proposed glazed west gable and considered it to be an incongruous feature and not in keeping with the historic character of the Conservation Area. It was suggested that a simple and proportionate rectangular gable window (portrait) would be more acceptable.

- 8.9** Following the Conservation Officer's advice, revised plans were requested to reduce the ridge height / eaves height of the garden room and to improve the fenestration on the west elevation by having a rectangular gable window as suggested.
- 8.10** The applicant submitted revised drawings on the 23rd March 2023 which included these changes. The ridge height of the garden room has been lowered to 3.4 metres and the eaves height would now be 2 metres. The window on the west elevation has also been reduced in size. It's considered that the rear garden room (as revised) would be of a suitable size / scale which would be subservient to the main dwelling. The design approach follows a simple vernacular design finished in Cotswold stone and timber with the roof to match the existing cottage.
- 8.11** The Conservation Officer was reconsulted on the revised plans and has advised the following; *"The amended drawings show the ridge and eaves reduced by 400mm and the size and design of the gable window changed as suggested. This has addressed my previous concerns. As such I have no further objection to this element of the proposal."*
- 8.12** Whilst the garden room (as revised) would be visible from several public vantage points such as the nearby Church, given that it would be constructed from traditional materials, and would be of an appropriate size and design, it's considered that it would not be harmful to the character and appearance of the Conservation area nor the surrounding AONB.

Effect on the living conditions of neighbouring dwellings

- 8.13** Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Local Plan Policy RES10 provides that extensions to existing dwellings should not have an unacceptable impact on adjacent property and residential amenity.
- 8.14** Several letters of objection have been received from local residents, including the immediate neighbours, on the grounds that the proposed garden room even as revised would be overbearing and would result in the loss of privacy. The Parish Council have also raised concerns about the impact of the proposal on the immediate neighbours.
- 8.15** The immediate neighbours are located to the west and to the east of the site (see site plan). In order to reduce the impact on the immediate neighbours, revised drawings were submitted which sought to reduce the eaves height down to 2 metres and the ridge height to 3.4 metres. This has now resulted in the proposed garden building becoming marginally higher than the adjacent boundary wall to the east (see context elevation plans). It is important to note that the neighbouring dwelling to the east is also set at a higher ground level than the application site.
- 8.16** With regards to the window on the west side elevation of the garden room, the cill level would be set at 1.5 metres above the finished internal floor level which would ensure that there would be no adverse overlooking to the immediate neighbours.
- 8.17** The objections from the Parish and neighbouring residents have been considered and the Case Officer and the Conservation Officer have visited the site and the rear garden of the neighbouring property (to the east) to make an assessment of the amenity impacts. Given this assessment, along with then changes to the original scheme, it is judged that the impact upon the residential amenity of both neighbours is acceptable and would comply with the relevant policies of the Development Plan.

Other Issues

- 8.18** Local residents and the Parish Council have also raised concerns about other issues such as the proposed use of the garden room and harm from the proposed chimney.
- 8.19** The applicant has confirmed that the use would be ancillary to the main dwelling. The building is located within the residential curtilage of the existing dwelling, and should the applicant seek to segregate the building and use as a separate planning unit then a planning application would be required. Notwithstanding this it is considered reasonable to apply a condition restricting the use of the building to ancillary residential, should the application be granted.
- 8.20** With regards to the proposed chimney, the Council's Environmental Health Officer has been consulted and has raised no concerns / objections. The chimney would be used for residential purposes and log burning flues are not uncommon in rural settings.

9. Conclusion

- 9.1** It is considered that the proposal as revised would not be unduly harmful to the appearance of the existing dwelling nor the surrounding conservation area / AONB and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings. The proposal would also be of an acceptable size and design and would have an acceptable impact upon the non-designated heritage asset.

10. Recommendation

- 10.1** The proposal accords with relevant policies as outlined above; it is therefore recommended the application be **PERMITTED**.

11. Conditions

- 1** The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by 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 accordance with the following documents:

Site plan and storm porch / veranda plans (plans 13101) dated 5th May 2022, Site and block plan dated 23rd March 2023, revised plans 3059-250A and 3059-225A dated 23rd March 2023 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 The development hereby permitted shall only be used in conjunction with and as ancillary to the residential enjoyment of the adjoining dwelling house known as Green Cottage, Snowhill, Broadway.

Reason: The site is unsuitable for an independent dwelling in addition to the main dwelling and would provide for an inadequate level of amenity for two self-contained dwellings.

- 4 No work above floor plate level on the hereby permitted 'garden room' shall be carried out until samples or where appropriate details of the walling and roofing materials and the finished flue colour proposed to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development is of a satisfactory appearance in the interest of visual amenity.

- 5 The windows in the east and west gables of the hereby permitted 'garden room' shall be recessed from external surface by a minimum of 75mm.

Reason: To ensure that the proposed development is of a satisfactory appearance in the interest of visual amenity.

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 the 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.