



AC Planning Solutions

Title: Planning, Design & Access Statement (including Heritage Assessment) in support of a revised householder planning application for the erection of extensions

Location: Cotteswold, Portway, Upton St. Leonards, Gloucester, GL4 8DP

Client: Mr & Mrs Gulley

Reference: AC / 374

Date: January 2021



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1. Photos of the site and surroundings

1.0 INTRODUCTION

1.1 AC Planning Solutions Limited is instructed by Mr & Mrs Gulley to submit a revised householder planning application for extensions to the existing dwelling known as Cotteswold, Upton St. Leonards.

1.2 This statement demonstrates how the proposed development accords with the provisions of the development plan and sets out why planning permission should be granted. To this end the statement is structured as follows:

- Site Context and Planning History
- Description of Development
- Planning Policy Context
- Heritage Assessment
- Design and Planning Considerations
- Access
- Conclusions

2.0 SITE, SURROUNDINGS AND PLANNING HISTORY

- 2.1 This section of the statement sets out the description of the site, its surrounding physical context and any relevant planning history. Photographs referred to in the description are located in Appendix 1.

The Site

- 2.2 The site is located around 600 metres to the south east of the village of Upton St. Leonards. It is occupied by an existing detached, two storey, dwelling, set within a large garden measuring around 2000 sq.m. in area.
- 2.3 The front elevation faces south west, is principally two storey, with a front facing perpendicular gable with external chimney breast. There is a single storey, lean to, porch at the junction of the main section with the front gable (**see photo 1**). In terms of materials, this elevation is principally rendered over a brick plinth and with a roof of small plain clay tiles. The existing dwelling has large black painted barge boards with rafters exposed at the eaves level.
- 2.4 The side elevation away from the road faces north west. Again it is principally two storey with a couple of lean-tos on its side elevation. The front facing gable is visible, along with a subservient two storey gable on the north west end (**see photo 2**). There is some variation in walling materials with the north west gable being render with the remainder being brick, all under a roof of small plain clay tiles. Barge boards are again a feature, along with exposed rafters.
- 2.5 The rear elevation faces north east. The gable on the north west end is clearly visible, being rendered when the adjacent section is finished in brick (**see photo 3**). There are a couple of small lean-tos on the rear elevation, and the exposed rafters are visible. There is an external chimney breast, but no chimney.
- 2.6 The side elevation facing south east, fronts onto the road. It is finished in render, over a brick plinth (**see photo 4**).
- 2.7 Located around 10 metres to the north of the dwelling is a large garage block. It has a mono pitch roof and is largely finished in painted render (**see photo 5**).
- 2.8 The existing vehicular access is gated and set back around 10metres from the edge of the highway (**see photo 6**) with a large grassed area behind this.

Its surroundings

- 2.9 Around 85 metres to the north west is 'Twyver Cottage'. It is a large 1½ storey detached dwelling, finished in painted render under a roof of small plain tiles, in a reddish colour (**see photo 7**). The road frontage is tall coniferous hedges that largely obscure views into the site.
- 2.10 Around 35metres to the west of the existing dwelling is 'Primrose Cottage'. It is a Grade II listed building, timber framed under a thatched roof. It is orientated at around 45° to the road, with the nearest point being around 13 metres from the back edge of the road. The front hedgerow on the front of Twyver Cottage extends along most of the frontage, so that public views are limited to from the south west (**see photo 8**). From this location the application site can be seen in the background. The

rear elevation of Primrose Cottage is relatively simple, and there is a 6' coniferous hedgerow on the boundary between it and the site (**see photo 9**).

- 2.11 On the southern corner of the garden of Primrose Cottage has a large outbuilding, that backs directly onto the road (**see photo 10**). The rear and eastern side elevations are finished in natural stone, while the western side is finished in painted brick, under a roof of reconstituted stone roof tiles. The outbuilding is not mentioned on the list description for the house.
- 2.12 The existing dwelling on the site is visible from the road, but it is set atop a steep bank, with a hedgerow on top (**see photos 11 & 12**).
- 2.13 Immediately to the east of the site is a two storey detached house known as 'Tamarisk'. Its walls are finished with painted render, under a roof of interlocking clay tiles (**see photo 13**). It is located so that its southern elevation directly abuts the road.
- 2.14 To the east of Tamarisk is 'Steps House'. A replacement dwelling with extensions has been relatively recently constructed. There is a tall coniferous hedgerow around its front boundary with the road (**see photo 14**).

Planning History

- 2.15 The only planning history for the site is for an access and for the erection garaging (S.10994).
- 2.16 Pre-application advice was sought from the Council under reference 2020/0386/PREEMT. Following the receipt of these comments it is important to note that the scheme as submitted for pre-application advice is very different to that now proposed.
- 2.17 Application S.20/2309/HHOLD for the "Erection of extensions" was approved on 15th December 2020

3.0 DESCRIPTION OF THE PROPOSAL

3.1 The recently approved development was for the erection of extensions to the existing dwelling. It consists of three independent elements:

- An extension of around 1.5 metres is proposed on the existing front (south west) facing gable (which currently is around 3.5 metres long). In terms of materials and detailing, this extension is proposed to exactly match the existing gable.
- It is proposed to extend the existing single storey lean-to on the north eastern corner to the first floor. The existing ridgeline is proposed to be retained, with the gable appearing to be made symmetrical.
- A new two storey gable extension is proposed on the rear (north eastern) elevation, with its ridgeline below the ridgeline on the main, existing dwelling. On the road elevation this is kept very simple in appearance, with simple fenestration to match the existing dwelling. At ground floor level there is a lean-to extension across most of the width. From the rear and to the north western side a new gable is proposed (matching the ridge height of the extension and the roof pitch of the main house) which facilitates the headroom necessary for the internal accommodation.

3.2 In terms of materials it was proposed to match the existing render, over a brick plinth with similar eaves detailing, and it is still proposed to continue with this.

3.3 Subsequent to the submission of the previous application, the applicant's elderly parents situation has changed, such that it is now necessary to provide a ground floor bedroom with full disabled accessibility. As a result the former dining area has been changed into this accommodation, with an additional home office added to the first floor in order to provide a greater degree of robustness.

3.4 This has necessitated the lean-to element of the rear extension to be taken up to the full height to provide additional first floor accommodation in line with the above.

4.0 PLANNING POLICY CONTEXT

4.1 Having set out the physical context of the site and its surroundings, the following section will focus on the relevant planning policies that influence the sites context.

4.2 For information, the only planning designations for the site and near vicinity is:

- The Cotswolds Area of Outstanding Natural Beauty is located on the southern side of the road to the south of the site.

National Guidance

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

The Development Plan

The Development Plan for the area comprises:

- The Stroud District Local Plan (adopted November 2015),
 - Including - Stroud District Landscape Assessment – Supplementary Planning Guidance (SPG)(adopted November 2000).
 - Residential Design Guide – Supplementary Planning Guidance (SPG)(adopted November 2000).

4.3 It is important to note at this stage that Section 38(6) of the Planning & Compulsory Purchase Act 2004 says that a planning application or appeal shall be determined in accordance with the development plan unless material considerations indicate otherwise.

4.4

National Guidance

National Planning Policy Framework (NPPF)

4.5 National planning guidance is principally contained within the NPPF, which was revised in July 2018. Effectively it reinforces Sustainable Development as the key to all development. Paragraph 8 specifies 3 dimensions to this: economic, social and environmental. It provides further guidance as to what each of these means for the planning system:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.6 Paragraph 11 places a presumption in favour of sustainable development, which for decision making means “*approving development proposals that accord with an up-to-date development plan without delay*”.
- 4.7 In making decisions paragraph 38 requires that Local Planning Authorities should approach decisions in a positive and creative way, and should seek to approve applications for sustainable development where possible, using the full range of planning tools available.
- 4.8 Paragraph 108 requires that safe and suitable access to the site can be achieved for all users, and it continues at paragraph 109 that development should only be refused on highway grounds if there is an unacceptable impact on highway safety.
- 4.9 Regarding design, paragraph 124 advises that good design is a key aspect of sustainable development. It continues at paragraph 127 requiring that developments (amongst other things): are visually attractive; sympathetic to local character; and create places that are safe, inclusive and accessible.
- 4.10 In relation to conserving and enhancing the natural environment, paragraph 170 aims to protect or enhance biodiversity. Paragraph 172 requires that great weight is given to the conserving and enhancing the landscape of the Area of Outstanding Natural Beauty.
- 4.11 Paragraph 189 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the impact (see Heritage Assessment at Section 5 of this Statement). It continues at paragraph 193 stating that great weight should be given to an asset's conservation.
- 4.12 Where a proposal will lead to less than substantial harm, paragraph 196 requires that any harm is weighed against the public benefits of the proposal.

- 4.13 The Glossary annexed to the NPPF defines the setting of a heritage asset as “*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*”.

National Planning Policy Guidance (NPPG)

- 4.14 This provides additional guidance in relation to the interpretation of Planning Policy contained in the NPPF. It is relatively general in scope, and is sub-divided into various sub-sections, with the following of relevance to this proposal.
- 4.15 Paragraph:006 Reference ID: 18a-006-20190723 states that ‘significance’ is defined as the value of a heritage asset to this and future generations because of its heritage interest. It continues that heritage interest can be interpreted as: 1) *archaeological interest* (where there is archaeological interest hold evidence of past human activity worth of investigation); 2) *architectural and artistic interest* (these are interests in the design and general aesthetics of a place, and ; 3) *historic interest* (an interest in past lives and events).
- 4.16 Paragraph:007 Reference ID: 18a-007-20190723 states “*Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals*”.
- 4.17 Paragraph:013 Reference ID: 18a-013-20190723 considers the setting of a heritage asset, advising that while views are important it is the way in which an asset is experienced in its setting is also important.

The Development Plan

Stroud District Local Plan

- 4.18 The Stroud District Local Plan was formally adopted in November 2015, following extensive consultation and a Public Inquiry.
- 4.19 Core Policy CP1 places a presumption in favour of sustainable development, directly in line with paragraph 11 of the NPPF.
- 4.20 Core Policy CP14 supports high quality development, which protects, conserves and enhances the built and natural environment where it: uses sustainable construction techniques, is an appropriate design that is respectful of its surroundings, doesn’t have an adverse effect on the amenities of neighbours, and safe and convenient access can be provided.
- 4.21 The key policy is Delivery Policy HC8 which deals with ‘Extensions to Dwellings’. This policy is a positively worded policy, which will grant permission for extensions and outbuildings provided:
1. it does not result in a cramped or overdeveloped site

2. the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling and its wider setting
3. sufficient space is retained for the parking of cars
4. energy efficiency is enhanced.

4.22 Delivery Policy ES1 requires that sustainable design and construction are integral to new developments. Developments should maximise energy efficiency, minimise waste, and conserve water.

4.23 Regarding quality of life, Delivery Policy ES3 requires that development does not have a detrimental effect on the amenities of neighbours or the environment, or harm highway safety.

4.24 All new development is required to conserve or enhance the natural environment by Delivery Policy ES6. Delivery Policy ES7 repeats paragraph 172 of the NPPF, requiring priority to be given to the conservation and enhancement of the natural and scenic beauty of the landscape.

4.25 Finally, in relation to the historic environment, Delivery Policy ES10, requires that proposals that protect or enhance locally important heritage assets will be supported.

5.0 HERITAGE ASSESSMENT

- 5.1 The site itself is not listed. However, the neighbouring building (Primrose Cottage). This was first listed in 1980 and is referred to as a timber framed, with brick chimneys under a thatched roof. No other properties in the vicinity of the site are listed, neither are there any conservation areas, or buildings likely to be considered non-designated heritage assets.
- 5.2 An assessment of the readily available historic maps has been carried out:
- The first edition Ordnance Survey map (1880s) shows Primrose Cottage slightly shorter than currently exists. Its outbuilding appears as the same size as current, but it is formed of two distinct elements. Twyver Cottage appears to already exist, but is considerably smaller than the existing dwelling. The site appears to be planted as an orchard. There is a building on the footprint of Tamarisk to the east, but this is sub-divided into three elements, with other buildings directly fronting it. Steps House, as expected, is not present but there is a large cluster of buildings just to the east of Tamarisk.
 - The second edition Ordnance Survey map (1903) is largely the same as on the first edition, where it relates to the site and the four dwellings mentioned above.
 - The third edition Ordnance Survey map (1939) is largely the same as the second edition in relation to the four dwellings mentioned above. The existing dwelling on the site has been constructed, and it appears to be largely in the form that is currently exists. The garden for this existing dwelling is couple of metres away from the northern part of its built form, and does not appear to include the land necessary for the access drive as existing.
 - The 1972 Ordnance Survey map shows that a range of outbuildings have been built to the rear of Twyver Cottage.
- 5.3 The planning history for Steps House to the east of the site shows that it has been replaced and extensively modified over previous years.
- 5.4 The front elevation of the existing dwelling is clearly visible in the background alongside the front elevation of Primrose Cottage from public viewpoints on the road to the south west of Primrose Cottage (**see photo 8 in appendix 1**). The front and road side elevations of the existing dwelling are clearly visible in conjunction with the rear elevation of Primrose Cottage from the road to the south west of the existing dwelling (**see photo 6 in appendix 1**). The road side and rear elevations of the existing dwelling are visible with the roof of Primrose Cottage in the background (**see photo 11 in appendix 1**). It is acknowledged that in non-public locations to the north of existing dwelling, the side elevation (facing away from the road) is visible in the same visual plain as Primrose Cottage, due to the lack of public views it is considered that this elevation is slightly less important.

- 5.5 The proposed scheme has been carefully designed taking these impacts into account, to ensure that the front and road side elevations are very simple and an obvious reflection on the existing built form. The other elevations are still simple, and given that the rear extension is set well away from the views of the side (facing away from the road), it is considered that the proposal is respectful of the listed building and its setting.

6.0 PLANNING CONSIDERATIONS

6.1 Following the examination of the background to the site and proposal, and the assessment of the context various issues arise. The following section will consider these issues in turn making reference to current policy through the following:

- Principle of extensions to the existing dwelling
- Impacts on sustainability and highways
- Visual Impact on the surroundings
- Impact on Biodiversity
- Effect on neighbouring properties

Principle of extensions to the existing dwelling

- 6.2 The existing dwelling is set within a very large garden measuring around 2000 sq.m., with a further 1000 sq.m. of orchard to the north.
- 6.3 The proposed extensions can be considered as three independent elements: 1) the front gable extension has a footprint of around 7.5 sq.m., 2) the ground floor of the rear extension has a footprint of around 42 sq.m., and 3) the footprint of the rear extension replacing the lean-to is around 1sq.m. The total footprint of extensions is around 50 sq.m. or around ¼ of 1% of the garden. As a result the proposed extensions would clearly not result in a cramped or overdeveloped site, in accordance with criteria 1. of Delivery Policy HC8 of the Local Plan.
- 6.4 The proposed development doesn't affect the parking arrangements for the existing dwelling in any way, and the existing garaging is retained. Sufficient space is retained for the parking of cars, in accordance with criteria 3. of Deliver Policy HC8 of the Local Plan.
- 6.5 The existing dwelling was constructed prior to 1939, and the walls are built without cavities. The proposed development will be constructed to modern building standards, and the applicant plans to retrospectively insulate the original parts of the dwelling, so that it is better in relation to modern insulation standards etc. The proposal is designed to maximise energy efficiency etc. and will be built using sustainable construction techniques, in line with the requirements of Delivery Policy ES1, criteria 4. of Delivery Policy HC8 and the relevant criteria of Core Policy CP14 of the Local Plan.
- 6.6 In principle an extension to the existing dwelling is acceptable, subject to other more specific criteria.

Impacts on Sustainability and Highways

- 6.7 The proposal is to provide extensions to the existing dwelling to bring it up to the living standards that people expect in modern times and ensure more efficient use of

resources. This will significantly increase the usability of the property, and therefore enhance its value.

- 6.8 It is considered that this is a sustainable way of developing the existing dwelling, and given that it will be built to modern standards, it will be notably more economic in terms of its environmental impact. The proposal is a sustainable form of development, in accordance with the principles included in Delivery Policy ES1 of the Local Plan and the principles included in paragraph 8 of the NPPF.
- 6.9 In terms of highways, the proposal will not affect the existing parking arrangements associated with the property, and will not give rise to any significant alteration in the level of movements associated with the property. Safe and convenient access can be provided, all in accordance with the relevant criteria of Core Policy CP14 and Delivery Policy ES3 of the Local Plan, and paragraphs 108 & 109 of the NPPF.

Visual Impact on its surroundings (including the setting of the Listed Building).

Existing dwelling

- 6.10 The existing dwelling is not a modern property, it is a detached house and due to its elevated position and the fact that the eaves of the dwelling are lower than the internal ceiling heights, it looks to be larger than it actually is. In reality it is a relatively modest three bedroom dwelling with two reception rooms, which is not of a scale commensurate with the size of the overall plot.
- 6.11 In visual terms the existing dwelling comprises of the main section, which is effectively a two up two down. There is a two storey perpendicular gable on the front elevation, and a two storey parallel gable on the side elevation facing away from the road. There are also a series of three single storey, lean-to, monopitch extensions at ground floor level - two on the rear elevation and one in the corner between the main section and the front gable.
- 6.12 The existing dwelling has a mixture of brick and painted render walls (above a brick plinth), under a roof of small plain clay tiles. It has deep barge boards at the ends of the gables and exposed rafter ends. There is an external chimney breast on both the front and rear elevations, although the one on the rear has lost its chimney.

Proposed character and appearance

- 6.13 The proposed extensions effectively comprise of three independent elements. Each of these will be considered in turn.
- The existing front facing, perpendicular gable is proposed to be extended out from the main section. It is proposed to continue the same form as the existing gable, including rebuilding the existing external chimney breast on its end with the feature barge boards.

The proportions of this gable still appear as a subservient gable, being notably shorter than the length of the main front section. As a result, this element will be virtually indistinguishable from the existing dwelling and will have no effect on the character appearance of the existing dwelling or its surroundings.

- The existing side elevation facing away from the road is proposed to be modified to balance up the existing gable (which currently has a much shorter rear section to the roof). The ridge line still retains its subservient element, with the notable step down from the ridge height of the main section.

This change will serve to simplify the existing character and appearance, by giving it a more balanced appearance, while retaining its subservience. It will have no effect on the character appearance of the existing dwelling or its surroundings.

- The rear extension is the largest of the three extensions. Its ridge height is nominally lower than the level of the main part of the dwelling, which gives it a level of subservience. The two storey element is slightly longer overall than the front facing gable, but is kept very simple in terms of fenestration which again means that it fits well within the hierarchy of built form. The fenestration is simple and reflects the fenestration on the existing end elevation.

The proportions of this section appear as a subservient extension to the main section, being both lower and shorter than the length of the front facing gable and with very simple fenestration. As a result, this element will have no significant effect on the character appearance of the existing dwelling or its surroundings.

Impact on the setting of the Listed Building

- 6.14 The Listed Building and its setting are statutorily protected, and great weight needs to be given to its preservation. That said the proposed extensions are of a scale and appearance that will not harm the character of the area, and given the scale of the garden, the distances involved and intervening space, it is considered that the proposal will have no significant effect on the character and appearance of the listed building.
- 6.15 Indeed, from the listed building the extensions will be virtually indistinguishable from the existing dwelling.
- 6.16 The extensions are simple and subservient additions to the existing dwelling, which cause no harm to the setting of the adjacent listed building. Even if it were considered that there was a degree of harm, this inevitably has to be small due to the scale and distances involved, and it is contended would be outweighed by the environmental benefits of bringing the existing dwelling up to modern standards in terms of efficiency.
- 6.17 It is considered that the proposed development would preserve the listed building, in accordance with Delivery Policy ES10 of the Local Plan, and guidance in the NPPG and paragraphs 189 - 196 of the NPPF.

Conclusions

- 6.18 The proposed extensions, both individually and when taken together, are of a height, scale, form and design are in keeping with the scale and character of the original dwelling and its wider setting and would conserve the landscape, in accordance with criteria 2. of Delivery Policy HC8, Delivery Policy ES7 and the relevant criteria of Core

Policy CP14 of the Local Plan. Further it is considered that the extensions are a good design, which are visually attractive and are sympathetic to local character, in accordance with paragraphs 124, 127 & 172 of the NPPF.

Impact on Biodiversity

- 6.19 The existing dwelling was built at a time when sustainability and the use of resources was not seen as an issue. In bringing the existing dwelling up to modern standards, the applicant is retrofitting the entire existing dwelling, such that internally it has been gutted so there are no features of any value.
- 6.20 As a result it is considered that there is no value in assessing further the existing built form, and biodiversity improvements can be provided through the provision of a bird and bat box, so that it will provide an enhancement to the existing situation in accordance with Delivery Policy ES6 of the Local Plan and paragraph 170 of the NPPF.

Effect on neighbours

- 6.21 Due to the distances and intervening features, the proposal will have no effect on the amenities of the occupiers of neighbouring properties, by virtue of loss of light, overbearing effect, loss of privacy or by noise and disturbance, in accordance with the relevant criteria of Delivery Policy ES3 & Core Policy CP14 of the Local Plan, and the principles of paragraph 8 of the NPPF.

7.0 ACCESS

- 7.1 In terms of access the site is gently sloping and has good access onto “The Portway”, a classified road
- 7.2 There will be ample, level space for parking and manoeuvring on the existing hardstanding area located to the side of the existing dwelling, which ensures equal and convenient access within the site.
- 7.3 The site is fully accessible by emergency service vehicles.
- 7.4 It is the policy of the applicant to actively encourage equal accessibility for all potential site users.

8.0 CONCLUSIONS

- 8.1 The proposed development is a revised application for the erection of extensions to the existing dwelling at Cotteswold, Upton St. Leonards. It has been necessary to look at modifications in order to accommodate a DDA compliant bedroom at the ground floor level.
- 8.2 The development effectively comprises three independent elements, all of which are considered to be subservient in scale and appearance to the existing dwelling, and are respectful of the surroundings and the setting of the adjacent listed building.
- 8.3 On the basis of the above assessment it is concluded that the proposal is in accordance with the relevant policies in the Development Plan, and national guidance, and accordingly permission should be granted.

AC Planning Solutions Ltd.

January 2021

APPENDIX 1

Photos of the site and surroundings

The Site



Photo 1 - Front elevation of the existing dwelling.



Photo 2 - Side elevation (facing away from the road) of the existing dwelling.



Photo 3 - Rear elevation of the existing dwelling.



Photo 4 - Side elevation (facing the road) of the existing dwelling.



Photo 5 - Existing five car garage block to the north of the existing dwelling.



Photo 6 - Existing access.

Its surroundings



Photo 7 - Twyver Cottage as seen from the road, around 80 metres to the north west of the existing dwelling on site.



Photo 8 - Primrose Cottage as seen from the road, around 40 metres to the west of the dwelling on the existing site.



Photo 9 - Primrose Cottage, as seen from the site.



Photo 10 - Existing outbuilding on the road frontage at Primrose Cottage.



Photo 11 - Cotteswold (the existing dwelling on site) as seen from the road to the south west.



Photo 12 - Cotteswold (the existing dwelling on site) as seen from the road to the south east.



Photo 13 - Tamarisk, immediately to the east of the site, as seen from the road.



Photo 14 - Steps House (around 50metres east of the site) approved on application S.17/0039/FUL, although application 2015/2117/WIG.