

Planning Department
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

29 April 2021

Our Ref: 21/5827

Dear Sirs,

Middle Lypiatt Grange, Middle Lypiatt, Stroud, Gloucestershire, GL6 7LW

Planning application for connecting underground tunnel between main house and poolhouse with extension to poolhouse at basement level to include cinema room.

Planning portal reference: PP-09780926

On behalf of my clients [REDACTED] I am pleased to submit a planning application for residential development at Middle Lypiatt Grange, Middle Lypiatt. These application proposals have been prepared following pre-application advice from Officers at Stroud District Council, dated 11 March 2021, ref: 2021/0073/PREIMT.

The planning application is submitted in full and comprises the following documents:

- Planning application forms and Certificate A;
- Cover letter;
- Design & Access Statement, Michaelis Boyd Architects;
- Complete drawing set prepared by Michealis Boyd Architects;
 - Site Location Plan 16095-001-P1
 - Proposed Site Plan 16095-100-P1
 - OuthouseExisting Elevation 16095-020 P1
 - OuthouseExisting Ground Floor Plan 16095-015 P1
 - Poolhouse Permitted Basement Plan 16095-121 P1
 - PoolhousePermitted GF Plan 16095-120 P1
 - PoolhousePermitted Roof Plan 16095-122 P1
 - Proposed Poolhouse - Basement - Tunnel Plan and Section

(Cont.)

[REDACTED]

Associates
[REDACTED]

- Drainage drawings compiled by OnnPoint Engineering
 - 21-OP-1135 - A1 - 001 - Drainage Sketch – A
 - 221018 DRG S2090 GA P1
 - 221018 DRG S2100 GA P1
 - 221018 DRG S2300 DET P1
 - 221018 DRG S2350 DET P1

Credit card payment of £206 (being the requisite application fee for a householder application) was made at the time of Planning Portal submission.

This letter provides a summary of the proposals, together with a summary of the planning history and the surrounding context that is material to the consideration of any future application. It provides a brief assessment of the proposals against prevailing planning policies.

Site Context

The application site is formed of several outbuildings that were historically associated with the original Middle Lypiatt Farm, which is located to the north of the site. The site subject to this application is now in separate ownership and many of the buildings have been granted subsequent permissions for alternative uses. These include permission for the conversion and extension of an existing barn to create a single dwelling house, Middle Lypiatt Grange. This permission has been implemented and is shown on the enclosed plans as the “Main House.”

To the north of the site runs an access road, traversing from north-west to south east. It provides a physical barrier between the application site, and the curtilage and setting of three listed buildings at Middle Lypiatt Farm House. Middle Lypiatt Farm House is Grade II* Listed, and the other properties/buildings are Grade II Listed.

Planning History

The conversion of the Main House into residential accommodation was originally granted permission in 2014. Details of this application are provided below:

Main Dwelling;

- 12/2292/LBC – Alterations to existing barn – Application not required – 08/01/2013
- 14/0757/FUL – Proposed conversion of barn 1 to dwelling-house – Granted – 31/08/2014. This permission has been implemented and the building is occupied.

In addition, planning approval was received for the residential conversion of two separate barns to form one dwelling, with external alterations linking the buildings, barn 4 on the site plan. The approved external works were commenced, but the works have not been completed and the barns are not occupied. Details of the relevant planning applications are listed below:

Barns

- 12/2294/LBC – Alteration to existing barns – Application not required – 08/01/2013
- 13/1125/FUL – Conversion of existing barns to residential dwelling – Granted – 21/08/2013

It is also worth noting that for both of the above buildings, applications were also submitted seeking Listed Building Consent (due to their proximity to Middle Lypiatt Farm House). In both instances, the Council clarified that Listed Building Consent was not required.

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Existing Planning Permission

In 2019, a new permission was received for the change of use of the barns to a C3 Dwelling house; conversion of the stables to provide ancillary entertainment space and accommodation; removal of an equestrian menage and replacement with a tennis court; and refurbishment works to the existing garage and creation of more storage space.

- S.19/0547/FUL - Change of use of barns to C3 Dwelling House, conversion of stables to ancillary accommodation, works to existing garage and removal of an existing equestrian menage and replacement with purpose-built outside tennis court.

Before this, in 2018, permission was received to demolish an existing timber outbuilding and replace it with a poolhouse. This permission remains extant, but the work to implement it has not yet been started:

- S.18/1691/FUL - Demolition of existing timber outbuilding and erection of a poolhouse – Granted – 14/11/2018

This application relates to this poolhouse.

Development Proposed

Construction of a subterranean tunnel from the Main House to the poolhouse

The outbuilding which has permission for conversion to a poolhouse is to the south west of the main dwelling and is currently in a poor state of repair, poolhouse construction has not yet started. We therefore now seek planning permission for:

- Construction of an underground tunnel between Main House and poolhouse with minor extension to poolhouse at basement level to include cinema room.

The proposals are for an underground tunnel that would be accessed via the ground floor of the main house, extend north-west 31.35m underground and connect with the poolhouse at basement level. The tunnel would incorporate an antechamber, approximately midway along its length, which would be used for wine storage. The poolhouse basement would be extended by approximately 9.5m² to meet the tunnel, this extension would include a cinema room. To allow natural light to enter the tunnel, there would be three rooflights along its length which would be sensitively landscaped above ground.

Planning Policy Compliance

Relevant local planning policy for the consideration of these proposals is set out in the Stroud Local Plan (Adopted 2015). The proposals map shows the site falling within the following designated areas:

- Cotswold Area of Outstanding Natural Beauty (AONB) - Policy ES7
- Cotswold Cluster Policy - Policy CP4
- 3km Catchment Zone – Rodborough Common - Policy ES6

Planning Assessment

Relationship with Listed Buildings

The site's proximity to the Grade II* Middle Lypiatt Farmhouse, and Grade II listed barns and Garden Cottage is noted, and the potential impact of the proposals upon the setting of these buildings has been carefully considered in preparing these proposals. Planning history searches have highlighted that previous proposals that were permitted at the application site did not require separate Listed Building Consent for the works. We therefore consider that only planning permission will be required for the works now being discussed.

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Appropriate Scale and Design of Development

Policy HC8 (Extensions to Dwellings) is directly relevant to the proposals, advising that permission will be granted for the extension of residential properties provided all its criteria are met. Paragraph 4.56 adds that the Council is committed to allowing people to improve and extend their property, emphasising the Council's support for the principle of development.

Part 1 of Policy HC8 requires the plot size of the existing property to be large enough to accommodate the proposed extensions and alterations without the site becoming overcrowded or overdeveloped.

Part 2 of the Policy requires the height, scale, form and design of proposals to be in keeping with the original dwelling, as well as the site's wider setting.

The proposed works are modest in comparison with the Main House and remainder of the site and, given the work is subterranean, the redeveloped site will not appear significantly different in character to the existing and would remain 'in keeping'. The proposals represent only limited above-ground changes and improvements to the development that already benefits from planning permission. The site covers a large area, and the modest level of development proposed should not be considered as overdevelopment, or to cause a cramped arrangement. The architectural merits, and the scale of all proposed development therefore meets parts 1 and 2 of Policy HC8.

Impact of the Proposals upon the Cotswold Cluster and Cotswold AONB

The application site is within the Cotswolds Cluster, as defined by the Stroud Local Plan. Policy encourages development within this area, provided that it is of an appropriate scale to its location. This development should conserve and enhance the area's heritage assets and secure high-quality, distinctive design, in keeping with local identity and character. It must also conserve and enhance high-quality and distinctive characteristics of the Cotswold AONB. This Policy therefore does not raise any matters of concern relating to the principle of development, subject to detailed design criteria.

The site's inclusion within the Cotswolds AONB places a greater importance on the quality of the proposal's design. Delivery Policy ES7 Landscape Character supports this aim, and advises that within the Cotswolds AONB, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. It requires that the location, materials, scale and use are sympathetic and complement the landscape character.

Given the proposals will not be visible above ground, with the exception of the rooflights which will be sensitively landscaped, any visible alterations are limited and sympathetic to the existing surroundings and buildings, having very little impact upon the character of the surrounding area. Therefore, the design of the proposals demonstrate compliance with the relevant section of Policy ES7.

Conclusions

This application is now submitted following pre-application engagement and dialogue with Officers, and is considered to be in compliance with relevant policy criteria associated with the site's location. The proposals will deliver a high-quality development that is sympathetic to the surrounding AONB and the existing built form and occupation of Middle Lypiatt Grange. It will not change the use or amount of activity at the site. I therefore consider that the proposals should be well-received and that they are capable of receiving Officers' support.

I look forward to receiving confirmation that the application has been registered. If you should have any immediate queries, please do not hesitate to contact me.

Yours faithfully,

