

## **Planning Supporting Statement 3<sup>rd</sup> June 2021**

### **Upper Greenhouse, Greenhouse Lane, Painswick, GL6 6SE**

We write with a Planning Statement in support of this Planning Application.

#### **Background and Pre-Application Advice**

By way of background, pre-application advice was sought from Stroud District Council in 2018 regarding proposals to extend the main dwelling of Upper Greenhouse and also convert and extend an outbuilding (known as the boathouse) to an annex for an elderly relative of the applicant, and in the process, link this building to the main dwelling, Upper Greenhouse (Reference number: 2018/0784/WIG). An on-site meeting was held with Nick Gardiner, Senior Planning Officer, and the proposals were received positively suggesting that they were likely to be acceptable in principle, subject to comments from statutory consultees.

The applicant progressed an application based on the pre-application advice. During the consultation process, comments were provided by the Conservation team regarding the proposed conversion of the boathouse and the link to the main dwelling, although an on-site inspection was not possible at the time, due to lockdown resulting from the Covid pandemic. Given the nature of these comments and the need for further dialogue, it was agreed with Nick Gardiner, the case officer, to remove this element from the planning application for future discussion. The amended application for additions to the main house were granted permission in March 2020 (Ref. No: S.20/0674/HHOLD).

A further conversation was had with Kate Russell of the Conservation Team at Stroud District Council on 8<sup>th</sup> January 2021. Following discussions regarding the potential for a less intrusive link, it was agreed that Kate Russell should be given the opportunity to come to site together for a further pre application visit to consider proposals for an alternative link between the house and boathouse, to facilitate the criteria of relevant policy. Kate Russell attended site and held follow up conversations with the applicant [REDACTED] including a response dated 31 March 2021, ref 2021/0049/PREEMT. This comments;

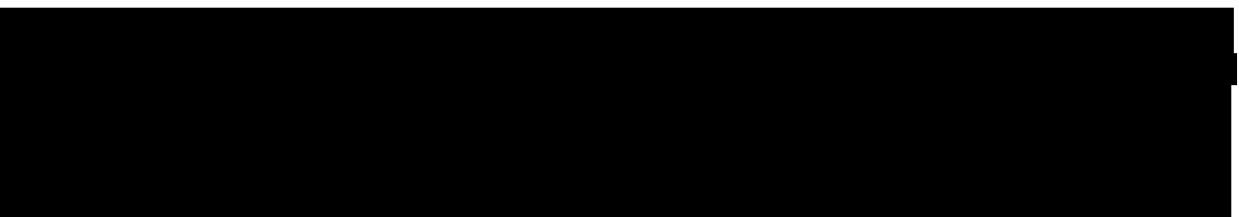
*'that a low-key link could be provided without raising concerns over the setting of the nearby listed buildings'*

*'subject to details the proposal does not cause officers too much concern it is likely to be acceptable in principle and therefore officers are likely to be supportive of the scheme'*

#### **Policy Context**

##### **Policy HC7 Annexes for Dependants and Carers**

In relation to Policy HC7 of the Stroud Local Plan 2015, the purpose of this pre-app and revised application is the conversion of an existing detached building (the boathouse) to an annex, within the curtilage of a house (Upper Greenhouse), which is outside a defined settlement.



To facilitate the requirements of Policy HC7, the annexe will be linked internally to the main house via a new, single storey extension with pitched roof on the north west of the building.

As required by Policy HC7, the proposed annex sits within the curtilage of the existing house, sharing the same boundaries and the size and scale of the accommodation provided - a one bedroom unit with open plan living at ground floor - is not out of proportion to its intended use and access, parking and amenity space will be shared with the main house.

### **Policy ES10 Valuing our Historic Environment and Assets**

The proposals for the link element in the previous application were commented on by the Conservation Team in early 2020 in relation to the neighbouring listed buildings, Old Greenhouse Farm, Little Greenhouse and the adjacent coach house. The comments referred to the requirement of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act for 'the decision-maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.'

The revised proposals seek to provide an unobtrusive solution to previous concerns by firstly reducing the massing, height and scale of the link, thereby respecting the aesthetic integrity of the setting of the listed buildings, and secondly by using external materials that offer a different pallet (open stone wall / black metal door / windows) to the stone and mortar of the main house and adjoining buildings and timber clad boathouse, thus providing a more modern approach when viewed against the strong historical, functional relationship and built form of original listed farmhouse and its detached outbuildings.

In accordance with local planning policy ES10, the new proposals attempt to maintain the hierarchy of the former farmstead through the provision of a subservient and modern link that seeks to maintain the detached nature of the existing buildings in the context of the original farmhouse but at the same time enhance the adjacent heritage assets through greatly improved external timber treatment to the boathouse, which currently is of incongruous design and built from bradstone materials commonly used at the time of construction of the 1960s as per the image to the left below.

*Bradstone barn to left and main house to right. Link is the infill between the two buildings*



## **Policy ES6: Providing Biodiversity and Geodiversity**

In response to the original application the Biodiversity Team required a bat survey of the whole site, including the boathouse and attached garage, to be undertaken, in accordance with Bat Conservation Trust's Bat Surveys – Good Practice Guidelines 3rd Ed (2016), by a suitable experienced and qualified ecologist to assess the potential biodiversity implications.

A nocturnal bat survey was undertaken following an initial bat survey of the whole site and the results were deemed acceptable by the Biodiversity Team.

## **Pre-Application Advice and Current Planning Application**

Having held positive pre-application dialogue with both Kate Russell and Nick Gardiner, the planning application and its proposal seek to address previous concerns expressed in two primary ways. Firstly, the height of the link building has been materially reduced and is now single storey with pitched roof – this is in response to Kate Russell's conclusion that 'a low-key link could be provided without raising concerns over the setting of the nearby listed buildings'. The ridge line of the link is substantially below that of the boathouse and more so the main dwelling.

Secondly, the pallet of materials used on both the boathouse and link have been given much consideration following feedback from the Conservation Officer.

Firstly, it is proposed to over-clad the current bradstone blocks of the boathouse with vertical timber cladding to replicate the look at feel of a barn as per the images below. This will materially enhance the setting and appearance compared to current.



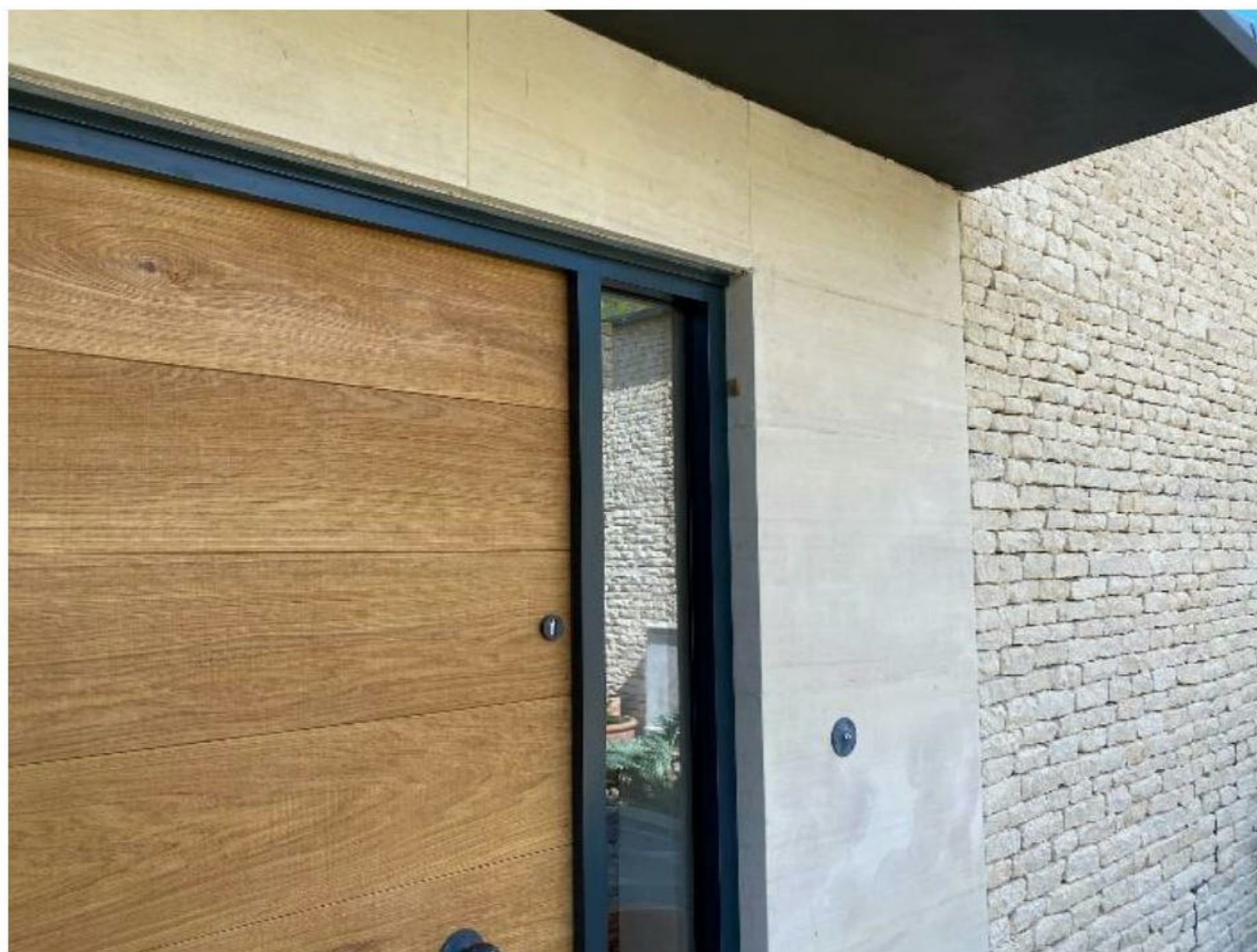
With regard to the link, the previous application proposed a predominantly glazed approach, however, it was felt by the Conservation Officer this would create too much glare. To best achieve an external materials solution which allows the main house and boathouse to appear to remain as two separate elements - as per Conservations Office comments - it is proposed to have far more modern palate of material (compared to the main house and updated boathouse) of open stone and black framed / crittall glazing and doors as per the images below.

These will provide a modern and contemporary approach when viewed against the strong historical, functional relationship and built form of original listed farmhouse and its detached outbuildings.

*Modern open stone and black glazing to link elevations*



*New Extension to period property – Greenhouse Lane, Painswick*



*New modern and contemporary entrance extension - Sheepscombe*

*Crittall Doors to Link*



*Modern Double Crittall doors to link*



Provided below are photos of the site taken from Longridge and Painswick which demonstrate the proposed reduced scale and massing of the link will be virtually hidden from view from all elevations and have no impact on long range views.

## Views in from Various Angles

Image taken south west from Longridge – link not visible



Image taken looking west with Painswick in the distance – proposed link ridge line in red



Image close to the coach house of Greenhouse Farm – link not visible



Image from Painswick playing fields looking east – link almost impossible to see

