

Planning Statement

Town & Country Planning Act (1990)

In respect of:

Alterations, Extensions and Erection of Outbuildings to Facilitate the
Change of Use of the Building into 4 Residential Dwellings

At:

Puesdown Inn, A40, Cheltenham, Gloucestershire, GL54 4DN

On behalf of:

Puesdown Properties Ltd.

May 2021





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1.0 Introduction

- 1.1. McLoughlin Planning has been instructed by the Puesdown Properties Ltd. (“the Applicant”) to submit applications for planning permission and listed building consent to provide alterations, extensions and the erection of outbuildings to facilitate the Change of Use of the Puesdown Inn, an unused Grade II listed public house, into 4 residential dwellings.
- 1.2. The enclosed drawings show the proposed demolition of modern extensions and outbuildings to the rear of the main building will create space for extensions (that would have a similar footprint to extensions permitted in 2018) to help facilitate the proposed development.
- 1.3. The purpose of this Planning Statement is to set out a comprehensive justification for the scheme by assessing this proposal against the relevant policies of the Development Plan and the National Planning Policy Framework. It makes the clear and unequivocal case for why planning permission should be granted.
- 1.4. This Planning Statement is structured as follows:
 - **Section 2** – The Site and its Planning History
 - **Section 3** – Planning Policy Context
 - **Section 4** – Analysis of Planning Considerations
 - **Section 5** – Summary and Conclusions
 - **Section 6** – Appendix
- 1.5. This Statement should be read in association with the other documentation that accompanies this application, including the package of submitted drawings.



2.0 The Site and its Planning History

The Site and its Context

- 2.1. The Puesdown Inn is a Grade II listed building located on the A40 in the Parish of Hazleton. The site is located in a rural area approximately 7 miles to the south-east of Cheltenham within the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 2.2. The building was constructed as a coaching inn during the mid-to-late 19th century, and it has retained its function as a public house ever since. The listing description on Historic England's website describes the building as follows:

"Mid-late C19 (built in at least 2 stages). Main body coursed squared and dressed limestone, wing, thinly bedded limestone. Concrete tile roof to main body, slate roof to wing, ashlar stacks, brick stack to extension at rear of main body. Long rectangular range with extension at right angles at rear of main body. Main body; 2 storey, 7-windowed facade, all 12-pane sashes with horns. C20 single storey lean-to in front of 5 right-hand bays. Two double width stilted-headed archways left. Lower 2-storey wing left with C20 doorway right with original doorway left. Three 2- light wooden casements with horizontal glazing bars to first floor. Flat coping at gable ends and former gable ends. Interior not inspected."

- 2.3. The building is located on the north side of the A40 and it benefits from a double driveway access. The building is set back from the road by approximately 35m which historically would have provided space for horse drawn carriages, but in the 20th century this became a tarmac car park.

Planning History

- 2.4. A search of the Council's Online Planning Register revealed the following planning decisions have been made at the site which are relevant to this proposal:
 - 18/02438/FUL & 18/02439/LBC: Proposed glazed door and infill screen within the existing front porch, removal of windows and replacement with glazed screens, three new window openings, roof glazing above the bar area, a rear glazed extension, and installation of a rooflight, erection of a fence and internal alterations. Granted, October 2018.
 - 13/01024/FUL & 13/01025/LBC: Proposed single storey extension to rear. Granted, May 2013.
 - 05/01105/FUL: Retention of 2 mobile homes and 1 caravan to provide staff accommodation. Granted, July 2005.



- 02/00427/FUL: Change of use of public house to 2 dwellings, extensions and alterations and alterations to access. Granted, April 2002.

02/00426/LBC: Extensions and alterations to facilitate change of use to 2 dwellings. Granted, April 2002.



3.0 Planning Policy Context

- 3.1. This Section of the Planning Statement sets out the relevant local and national planning policies which will be used to determine the Application, which are found in the Cotswold District Local Plan and the National Planning Policy Framework.

Cotswold District Local Plan

- 3.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Planning Applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan currently used for decision-making is the Cotswold District Local Plan 2011-2031 ("Local Plan") which was adopted in August 2018. The policies which are relevant to the proposed development are displayed below.

INF2 - Social and Community Infrastructure

- 3.3. This Policy states that planning permission for development which results in the loss of a community facility will be permitted provided it is demonstrated that there is no local demand for the facility, or there is demand for an appropriate, alternative local community use for the facility.

- 3.4. The supplementary text for the policy at paragraph 11.2.10 states that evidence should be provided to show that there is no local need for an existing community facility, such as a public house, by demonstrating that it has not been viable in that use for a period of at least 12 months.

EN1 - Built, Natural and Historic Environment

- 3.5. This Policy states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset.

EN2 - Design of Built and Natural Environment

- 3.6. This Policy supports development which accords with the Cotswold Design Code and respects the character and distinctive appearance of the locality.

EN5 - Cotswolds AONB

- 3.7. This Policy states that in determining development proposals within the AONB, or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.



EN8 - Biodiversity and Geodiversity: Features, Habitats and Species

- 3.8. This Policy, amongst other matters, supports proposals that conserve and enhance biodiversity and geodiversity, providing net gains where possible.

EN10 - Designated Heritage Assets

- 3.9. This Policy echoes the NPPF's guidance on protection of listed buildings by stating great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 3.10. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets whilst putting them to a viable use, consistent with their conservation, will be permitted.
- 3.11. The policy also echoes the NPPF's guidance that states where the development of a designated heritage asset results in harm, either to its historic fabric or its setting, this must be weighed against any demonstrable public benefit created by the development.

EN13 - The Conversion of Non-domestic Historic Buildings (Designated and Non-designated Heritage Assets)

- 3.12. This Policy states Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:
- a) *"the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk;*
 - b) *the proposed conversion would conserve the significance of the asset (including its form, features, character and setting;*
 - c) *the heritage asset is structurally sound, and*
 - d) *the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building."*

- 3.13. This Policy also stipulates that for proposals that involve extending or altering a heritage asset that has been converted, it will be supported where:

"it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset."

EC6 - Conversion of Rural Buildings

- 3.14. This Policy supports the conversion of all rural buildings into alternative uses, including dwellings, providing the following three criteria are met:



- a) *"The building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;*
- b) *it would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and*
- c) *the development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site."*

National Planning Policy Framework (NPPF)

3.15. The NPPF provides formal guidance to all parties involved in the planning system in England and covers a wide range of issues relating to sustainable development. With regard to the proposal for a barn conversion in the Cotswolds AONB, the following paragraphs of the NPPF are relevant.

Paragraph 79

3.16. This states that whilst new dwellings should be avoided in isolated rural areas, the re-use of redundant buildings and optimising the viable use of a heritage asset are two exceptions where the creation of a new dwelling would be supported.

Paragraph 172

3.17. This states that "great weight" should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

Paragraph 192

3.18. This advises local planning authorities to 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 193

3.19. 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.

Paragraph 194

3.20. This states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 196

3.21. This states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against



the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Cotswolds AONB Landscape Strategy and Guidelines

- 3.22. This document states the site is located within Landscape Character Type (LCT) 7: High Wold and Landscape Character Area (LCA) 7C: Cotswolds High Wold Plateau.
- 3.23. Section 7.2 of the Strategy provides a number of potential landscape implications related to the conversion of buildings to dwellings in these areas:
- Visual intrusions introduced to the landscape.
 - Erosion of the sparse settlement pattern of the high wold.
 - Introduction of 'lit' elements to characteristically dark landscapes.
 - Loss of tranquillity and sense of seclusion.
 - Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs and street lighting.
 - Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g. ornamental garden plants and boundary features, garden sheds, parking areas, lighting and conversion of tracks to manicured drives and ornamental gateways.



4.0 Analysis of Planning Considerations

4.1. This Section of the Statement deals with all the planning considerations relevant to the determination of the application, which are considered to be the following:

- Principle of Development
- Design and the Impact on the Listed Building
- Impact on the Character and Appearance of the AONB
- Living Conditions for Future Occupiers
- Ecology
- Highway Safety and Parking

4.2. These issues will be assessed in turn below.

Principle of Development

4.3. The Puesdown Inn is a public house and is considered to be a community facility in the context of Local Plan Policy INF2, despite its isolated location which means it does not serve any particular community like a traditional village pub. There are two scenarios set out in Clause 2 of Policy INF2 where the principle of changing the pub into a residential use is acceptable:

- a) There is no local demand for the facility, or
- b) There is a replacement provided in an appropriate alternative location.

4.4. Both of these criteria will be assessed in turn below.

Local Demand for the Puesdown Inn

4.5. Clause 2 a) of Policy INF2 states that the loss of a community facility will be permitted if it is demonstrated that there is no local demand for the facility. In the case of a pub as a community facility, the policy requires evidence to prove it has been unviable for at least 12 months before it can be deemed there is no local demand for the use of the site as a pub.

4.6. The site was last used as a restaurant/bar and hotel known as 'Garniche', but this closed in February 2018 and the site has been vacant ever since. Following the closure of this business the site was subsequently marketed by Tayler & Fletcher at a price of £560,000. The pub went up for auction in April 2018 with £560,000 as the reserve price. No offers were made at or above this price and therefore the pub failed to sell.

4.7. In February 2020 Cristie & Co. were instructed to market the pub but this did not commence until September 2020 due to the Covid-19 National Lockdown. Full details



of the marketing exercise have been submitted with this application as a separate document. In summary, there was no commercial interest in the property. With this being the case, in order to secure the optimum viable use for the heritage asset in accordance with NPPF paragraph 196, it therefore follows that the use of the building must change. If the building is prevented from changing and remains as an unviable pub use, it creates the very real prospect of the building falling into disrepair and the heritage asset being lost or at least significantly diminished.

Is there a Replacement Facility in an Appropriate Alternative Location?

- 4.8. If it cannot be demonstrated there is no local demand for the pub as a community facility, the principle of changing the pub to a residential use can also be established according to Clause 2 b) of Policy INF2 providing that replacement pubs are available in an 'appropriate alternative location', which is defined by the criteria in Clause 1 of the policy. The two most relevant criteria in Clause 1 for this proposal are shown below:
- account has been taken of existing facilities and services in the area, including the quantity and quality of provision,
 - the facility or service is well-linked and accessible to the local community by foot, bicycle or public transport both at present and having regard to development proposals of the Local Plan.
- 4.9. In terms of the first criterion relating existing pubs in the area, the word 'area' is not defined, and this becomes more difficult to assess when the characteristics of the Puesdown Inn are taken into account. Rather than it being a village pub that serves a specific community, the Puesdown Inn is a former coaching inn which is in an isolated location approximately 2km from Compton Abdale and Hazleton.
- 4.10. There is a restricted byway, a bridleway and a footpath that connects the site with the village of Hazleton but their total length is over 1.2km and the distance to the nearest dwellings in Hazleton is even greater. Gloucestershire Manual for Streets advises that 800m is the maximum distance that walking is considered a realistic mode of transport in terms of accessing services. Also, they are unpaved, unlit paths that traverse fields which means they are an unlikely prospect for customers with buggies, young children or wheelchair users for instance, particularly during inclement weather and/or if their trip to the pub would involve returning home at night.
- 4.11. For these reasons it is obvious that the vast majority of customers, in the hypothetical event the pub re-opens, they would arrive by car. The location, design and history of the pub as a coaching inn lends itself to car-borne customers much more than any other mode of transport. This significantly increases the catchment area of suitable



alternatives. Below is a list of pubs within a 10-minute drive of the site which offer a similar pub/restaurant experience to the Puesdown Inn:

- Plough Inn, Cold Aston
- Wheatsheaf Inn, Northleach
- Sherborne Arms, Northleach
- Fossebridge Inn, Fossbridge
- Seven Tuns Inn, Chedworth
- Mill Inn, Withington
- Frogmill, Shipton Oliffe
- Kilkeney Inn, Dowdeswell
- Royal Oak, Andoversford
- Craven Arms, Brockhampton

4.12. A map showing the locations of these pubs in relation to the Puesdown can be viewed in the Appendix of this Statement.

4.13. These pubs listed above serve a specific local community as they are either situated in the heart of the village or they are located near enough to settlements that accessing them on foot or by public transport is a realistic option for customers. The food offer in each case is vital as income from drinks sales will not support the enterprise alone. This is not the same for the Puesdown Inn and there are no development proposals in the Local Plan for the application site or its immediate vicinity that would change this situation.

4.14. These pubs all provide a similar 'country pub' experience as the Puesdown Inn, with both food and drink on offer in a rural location, all within a short drive of the application site. In fact, it is likely that a significant proportion of customers would have to drive past at least one of the 10 pubs listed above to get to the Puesdown Inn, such is its isolated location.

4.15. When the criteria of Clause 1 of Policy INF2 is taken into account, it is clear that for potential car-borne customers of the Puesdown Inn there is a wide range of equivalent pubs that offer a similar experience. The isolated location of the Puesdown Inn and the fact the majority of customers would arrive by car means that it does not conform with the criterion of Clause 1 which stipulates the community facility should be "well-linked and accessible to the local community".



Summary

- 4.16. The information provided with this application has demonstrated that despite being marketed for sale as a pub, the interest in the site has been low. The main interest has been from prospective buyers looking to purchase on the basis they can convert the building into a residential use. The site has been closed for over three years and it has not displayed any recent evidence of being brought back into a viable use as a pub/restaurant.
- 4.17. Further to the lack of viability demonstrated in its vacant state and lack of interest as a pub/restaurant, it is evident from its isolated location that its customer base is predominantly one that arrives to the site by car. Therefore, the provision of other similar pubs within a short driving distance means there is not a shortage of alternatives.
- 4.18. It is acknowledged that, where appropriate, pubs as community facilities are protected from development into other uses because they play an important role in the local community. The Puesdown Inn is very much an exception to this because it does not serve any community in particular because of its isolated location. It only serves a community of customers that arrive by car, rather than a local community for whom Policy INF2 intends to provide and safeguard services.

Design and the Impact on the Listed Building

- 4.19. There are two separate elements to the proposed development which are the conversion of the main building into four dwellings and the construction of three new outbuildings. Each of these elements will now be assessed in turn below.

Conversion of the Main Building

- 4.20. The previous planning permission and listed building consent obtained at the site included the removal of various internal and external walls and structures that were deemed not to be part of the historic fabric of the building. This proposal does not go significantly beyond what was previously permitted with regard to physical alterations to the main building. In fact, in terms of overall scale and footprint, the extensions would be smaller for this application compared to the previous ones.
- 4.21. In the section of the building that would become Unit 1, the white-painted external staircase would be removed and replaced with a simple lean-to extension of a smaller scale. This is considered to be a modest enhancement to this elevation of the building as the lean-to extension would have a more traditional appearance to the overtly modern external staircase.
- 4.22. The creation of Unit 2 would involve the removal of modern toilet windows to be replaced with traditional casement windows. The majority of the internal works to the original building would be within Unit 2, but they are consistent with the internal works



already approved by the previous applications. On the first floor rear elevation a window would be raised slightly in order to accommodate the lean-to roof of a single storey extension. This is a minor change considering the extension that was previously permitted in this location covered the rear wall all the way up to the eaves.

- 4.23. To create Unit 3 the removal of the modern lean-to extensions and the modern chimney would be removed, and the extensions put in their place would be smaller than the ones previously permitted and designed in an equally sympathetic Cotswold vernacular. The existing historic outbuilding to the rear of Unit 3 would be retained and restored and incorporated into the dwelling to create a kitchen.
- 4.24. Similarly, Unit 4 would be created by removing the modern kitchen wing and various unsightly outbuildings and replacing them with a modest two-storey extension built with a steep pitched Cotswold vernacular roof structure to create a kitchen on the ground floor and a bedroom on the first floor. The single storey wing that is considered to be historic would be restored and retained.
- 4.25. It is acknowledged that the proposal deviates from the previously permitted scheme, but it does so in a way that removes more modern features and greater reveals more of the historic fabric. Therefore, the proposal complies with the relevant local and national guidance which seeks to sustain designated heritage assets finding the optimum viable use for their conservation. The existing use would require the retention of harmful modern additions and the proposed conversion to residential in the manner described above helps to ameliorate this situation.

New Outbuildings

- 4.26. This application proposes the construction of three new outbuildings, the first of which would be positioned at the north-west end of the site that currently forms part of the car park sitting at a right angle with the main building. This single storey outbuilding would provide garaging for four cars, a bin storage area and the northern section of the outbuilding would extend into the garden area of Unit 1 to provide ancillary space for that dwelling.
- 4.27. The outbuilding would be a linear structure except for the bin storage area which would be housed in a smaller extension of the outbuilding, which would break up the gable end facing the A40. The outbuilding would be constructed with a combination of Cotswold stone and horizontal timber clad walls, timber garage doors and a slate roof. It would be constructed with a dual-pitched roof to give the appearance of a traditional ancillary rural outbuilding.
- 4.28. The outbuilding would obscure views of the main building whilst approaching the site on the A40 from the north-west, but this would only occur momentarily considering



the speed at which cars travel along this road. In its context, the outbuilding is set back from the A40 and is also set away from the north-west gable end of the main building to ensure separation of the historic building and new structure, which would also ensure the two are read individually without dominating the setting of the listed building. The fact the outbuilding has a significantly reduced scale also helps in this regard, with its ridge height at 4.5m compared the ridge height of the main building which is 6.4m.

- 4.29. A second outbuilding is proposed to serve Units 3 and 4 in a similar way to the first outbuilding described above, providing four parking spaces and a bin store. This outbuilding would be constructed on the grass verge that currently divides the two separate vehicular accesses. It would be smaller than the outbuilding serving Units 1 and 2 but would be built in a similar Cotswold vernacular style with the same materials.
- 4.30. Its position would provide framed views of the listed building from the A40 as residents and visitors arrive from an easterly direction. The outbuilding would frame the view of the listed building and in a similar way to the larger outbuilding it would only momentarily obscure views of the listed building from the A40 due to the average speed at which cars travel along the A40 exceeding 50mph. There are no public rights of way or pavements on the A40 from which the listed building can be viewed by pedestrians. This outbuilding would be built behind an earth mounding planted with mixed native and evergreen shrubs and a new 0.9m high drystone wall which would mean only its rear roof slope would be visible from the road.
- 4.31. A third outbuilding is proposed at what would be the end of the garden for Unit 4. This outbuilding would create space for a home/office studio without having a material impact on the historic fabric of the listed building or significantly affect its setting given its small size and position at the end of the garden.

Summary

- 4.32. To facilitate the conversion of the listed building, this application proposes the removal of several structures, internally and externally, that were added to the building in the 20th century which cause harm to its historic interest. This is balanced by the introduction of new extensions, outbuildings and internal alterations that are sympathetic to the historic fabric and the setting of the listed building, whilst helping to secure an optimum use for the building as residential dwellings.
- 4.33. It is considered that the tradeoff between the removal of harmful elements and the new additions to facilitate the change of use equate to a neutral impact on the historic fabric and setting of the listed building. Even if the harm was judged to be less than substantial, according to NPPF paragraph 196 the proposal should still be supported



due to the securing of an optimum viable use. For reasons explained previously in this Statement, its current use is no longer viable and a residential use with the proposed new additions to the building are the best way to sustain the listed building in the long term.

Impact on the Character and Appearance of the AONB

4.34. In the Council's assessment of the previous application regarding the impact of the extensions and alterations on the AONB landscape, it was stated that:

"The proposals would objectively improve the current state of the application site through the landscaping proposals due to its current unmaintained nature, and it is considered bringing the property back into use would allow for the maintenance of the land."

4.35. The same would be applicable for this application even though a different use would be proposed. The proposed landscaping plan shows the trees that are to be removed to facilitate the development would be the same those permitted for removal for the previously permitted scheme. The site would still benefit from the same amount of natural screening as most trees currently in situ will be retained as per the previously permitted scheme.

4.36. The proposed extensions and outbuildings would only be viewed in context of the main building, and they would all be subservient to it in terms of their size and scale. There would be momentary views of the outbuildings for motorists travelling along the A40 and for the residents and visitors to the dwellings experiencing the outbuildings close-up, they would only be viewed in the context of their former tarmac driveway setting.

4.37. It is acknowledged that introducing new outbuildings and extensions to the main building would have some impact on how the site is perceived within the AONB. However, it is considered that contextually there would be no material harm would be caused to the scenic beauty of the landscape as the development would be within the confines of the existing site boundary and the size and design of the new structures is complementary to the main building and their surroundings.

4.38. The Cotswolds AONB Landscape Strategy provides several potential landscape implications related to the conversion of buildings to dwellings. These will be assessed in turn below:

- *Visual intrusions introduced to the landscape.*

The outbuildings and extensions to the main building do indeed introduce new structures that will change how the site is perceived, but they are designed in



a sympathetic manner with appropriate materials which will ensure the 'visual intrusions' would not be harmful visual intrusions.

- *Erosion of the sparse settlement pattern of the high wold.*

This is not considered to be relevant as the proposed development would all be within the confines of the existing site.

- *Introduction of 'lit' elements to characteristically dark landscapes.*

The proposed outbuildings are mostly for storage and therefore would not have a significant 'lit' element and the extensions would only be fenestrated in a similar way to the existing building. Therefore, it is considered the development would not create a material increase in light pollution.

- *Loss of tranquillity and sense of seclusion.*

It is considered a residential use would be quieter and more tranquil compared to a restaurant/bar and hotel, which will always experience the constant coming and going of customers, plus the possibility of noisy customers. The sense of seclusion that the site enjoys would not be changed by the development.

- *Upgrading of minor roads and lanes in areas of new development and introduction of suburbanising features such as gateways, kerbs and street lighting.*

The proposal does not involve the introduction of kerbs and street lighting and the existing tarmac driveway would be reduced in size in place of a grassed area which would be an improvement from a landscape perspective.

- *Suburbanisation and domestication of agricultural landscape by the introduction of gardens e.g. ornamental garden plants and boundary features, garden sheds, parking areas, lighting and conversion of tracks to manicured drives and ornamental gateways.*

The use of the site as a restaurant/bar and hotel has already created features including a driveway/parking area, signage and other paraphernalia that detract from the agricultural landscape. This application would scale back such elements and the domestication would not be any more harmful than the commercialisation created by the building's existing use.

4.39. For these reasons it is considered that the conversion of the building to a residential use and the proposed addition of extensions and outbuilding would not materially harm



the scenic beauty of the AONB landscape in accordance with NPPF paragraph 172 and the Cotswolds AONB Landscape Strategy.

Highway Safety and Parking

- 4.40. The site currently benefits from a double driveway with the access at the northern end of the site significantly wider than the secondary access at the southern end which is angled in a way that means it is best suited as an exit only. The proposal involves the widening of the southern access to create an improved visibility allowing motorists to look in each direction for oncoming traffic.
- 4.41. The proposed outbuildings provide two garage spaces per dwelling and enough driveway space is retained for safe manoeuvring of cars within the site. A lay-by would also be created to allow refuse lorries to stop to collect refuse without causing an obstruction on the A40.
- 4.42. The proposal does not involve any material intensification of the use of the site, in fact the opposite. A residential use of the site would generate fewer vehicle journeys to and from the site compared to the existing commercial use with a large car park. There would be an overall highway safety improvement because of this change of use and the upgrading of the visibility splay. The high threshold of refusing developments that create a severe impact on the highway network will therefore not be reached in this case. Consequently, the proposal would comply with the relevant JCS and NPPF guidance on highway safety.

Living Conditions for Future Occupiers

- 4.43. The proposed conversion of the building into four dwellings also includes the provision of sizeable front and rear gardens, except for Unit 4 which would only have a rear garden but this would still be of a proportionate size and this property would also benefit from a home office/studio outbuilding. Units 1, 2 and 3 would each have two bedrooms while Unit 4 would be a 3-bed dwelling. All four dwellings would benefit from well-proportioned kitchen, living and dining spaces.
- 4.44. The dwellings would be arranged as a simple terrace with window positions in suitable locations to ensure no loss of privacy. There are no other buildings, residential or otherwise, within the vicinity of the site. Therefore, no risk to neighbouring properties would be posed by the development.

Ecology

- 4.45. At the time of writing this Statement the Ecology Survey is being finalised and will be submitted shortly after the submission of the Planning Application.



Summary

- 4.46. This Section has fully considered the issues generated by the revised scheme and demonstrates that they comply with the relevant policy tests.



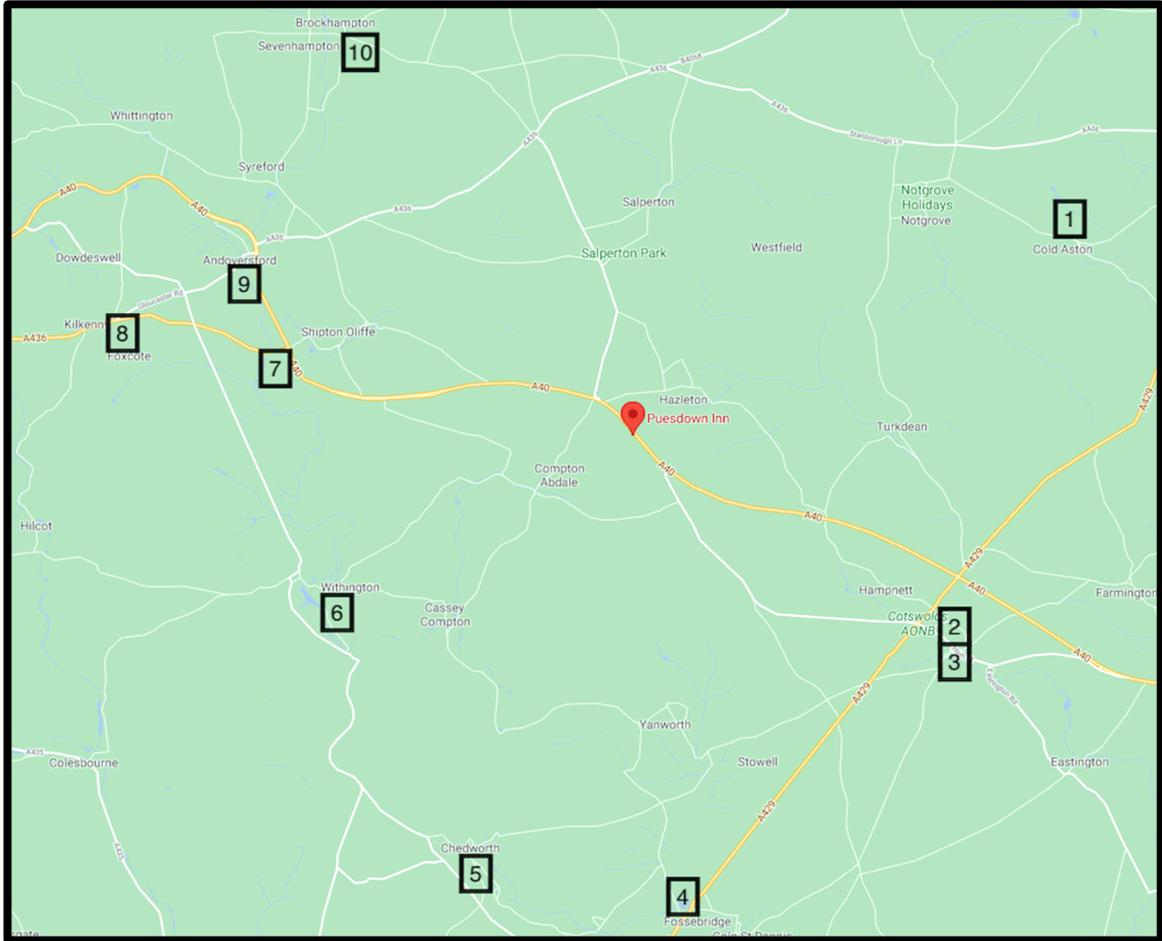
5.0 Summary and Conclusions

- 5.1. The purpose of this Planning Statement is to support the applications for planning permission and listed building consent for the conversion of the Puesdown Inn into four dwellings and for the erection of an ancillary outbuilding. In so doing, it comprehensively demonstrates the case for development and how the proposals accord with the provisions of the Development Plan and other planning guidance.
- 5.2. The principle of converting a pub into a residential use is acceptable providing one of two situations can be established: either there is no local demand for the pub, or a replacement is available in an appropriate alternative location. This Statement has explained that both are applicable in this case. Since closing in February 2018, the pub has been marketed by two separate agents with no purchaser's forthcoming. Researching the local area discovered there are 10 pubs within a 10-minute drive of the site offering suitable alternatives in terms of quantity and quality. This is particularly relevant considering the majority of customers that could access the Puesdown Inn would arrive by car.
- 5.3. The design of the proposed outbuilding complements the context of the site and helps to facilitate the conversion to a residential use by providing an ancillary space for the storage of cars, bins and other household items which can often diminish the appearance of the dwellings, particularly in this case as the main building is listed Grade II. The physical external and internal alterations that are required to facilitate the conversion to a residential use are minimal and the historic fabric of the building would be preserved. Changing the use of the building into residential dwelling is the optimum way of sustaining the heritage asset, rather than leaving the building derelict, as it is currently.
- 5.4. The proposed outbuilding is the only significant change in term of landscape impact in the context of the Cotswolds AONB. However, the outbuilding has been designed in a sensitive manner with traditional materials which will ensure that it would not have a negative impact on the landscape. The proposal is also considered to be acceptable in terms of highway safety, amenity for future occupiers and the ecological mitigation strategy is sound.
- 5.5. Consequently, in accordance with Section 38(6) of the Planning and Compulsory Act 2004, it is considered that the proposed development accords with the provisions of the Development Plan, and as a result, Planning Permission should be granted without delay, subject to appropriate conditions.



6.0 Appendix

Pubs within a 10-minute drive of the Puesdown Inn



1. Plough Inn, Cold Aston
2. Wheatsheaf Inn, Northleach
3. Sherborne Arms, Northleach
4. Fossebridge Inn, Fossbridge
5. Seven Tuns Inn, Chedworth
6. Mill Inn, Withington
7. Frogmill, Shipton Oliffe
8. Kilkeney Inn, Dowdeswell
9. Royal Oak, Andoversford
10. Craven Arms, Brockhampton



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