



TOWN AND  
COUNTRY  
PLANNING  
DEVELOPMENT  
CONSULTANTS

25<sup>th</sup> June 2021

Our Ref: DJD.LPC.4565

Planning Services  
Cotswold District Council  
Trinity Road  
Cirencester  
Gloucestershire  
GL7 1PX

Dear Sir or Madam,

**Town and Country Planning Act 1990**  
**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**Re: Householder Planning Application for conversion of the existing**  
**garage and erection of single storey side extension to replace existing**  
**garden store to form ancillary accommodation at The Priory, Long**  
**Newnton, Tetbury, Gloucestershire, GL8 8RR**

Please find enclosed a duly completed householder planning application for the conversion of the existing garage, together with a new single storey side extension, to form ancillary accommodation at the Priory Long Newnton, Tetbury. The following documents and drawings are attached in support of this application:

- Completed Householder Application Form
- Completed CIL Form
- Scheme Drawings
  - Location Plan
  - Existing Block Plan
  - Existing Floor Plans
  - Existing Elevations
  - Proposed Block Plan, Plans and Elevations
  - Photosheet

The application fee of £206 has been paid.

### **Property description**

The Priory is a large Cotswold House situated within substantial grounds which are accessed from a main driveway that joins Church Lane located to the north of the B4014. The Priory is unlisted, but it is evident on historic survey maps, and is considered to be a Non-Designated Heritage Asset. It lies within the Long Newnton Conservation Area and Cotswolds Area of Outstanding Natural Beauty (AONB). The property is located some considerable distance to the south of the Holy Trinity Church and The Old Rectory (being the nearest listed buildings).

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In terms of its planning history, the Priory has remained largely unaltered throughout the 20<sup>th</sup> century, with records of two relatively recent householder applications, namely - 05/02393/FUL and 05/03099/FUL for a rear conservatory extension and formation of extended entrance hall and new family room extension, respectively.

### **The application proposals**

This application seeks planning permission for the conversion of the existing internal garage space, and replacement of an existing external garden store to form ancillary accommodation to the main dwellinghouse. This accommodation will comprise a sitting room/dining room area, a kitchen, bathroom and one double bedroom. This will include the new single storey side extension to the house to replace an existing timber boarded garden store, thereby utilizing the existing footprint.

The garage is located on the (rear) east facing elevation of the house which opens onto the rear courtyard garden. The garage doors will be removed and replaced with a new glazed screen. This reflects the small pane windows elsewhere on this elevation and we have created two central doors with two side windows. We have also created raised and fielded panels, which is a type of design that works with this elevation. Above this, we have created new double-glazed units to the lean-to roof, which is set behind the existing parapet walls.

As mentioned, the existing timber store will be replaced with a single storey side extension of the same footprint and size. This is essentially, a half gable design, constructed of natural stone to match the main house on the east elevation and feather edge timber cladding on its north and west elevations to reflect the existing garden store. The proposed window in the east elevation continues the “soldier arch” detail over, and again is of a small pane nature.

### **Relevant planning policy context**

As part of the assessment of this application, it is considered that the relevant policies of the adopted Cotswold Local Plan (2011 – 2031) are EN5, EN11, EN12 and Appendix D (The Cotswold Design Code).

In terms of policies EN5 and EN11, I consider the proposals will preserve the character and appearance of the Long Newton Conservation Area, and wider Cotswolds AONB. The only noticeable element of the scheme will be the replacement of the garden store with an extension of the same size and design and of sympathetic materials. In any event, this will not be visible from the public realm. Regarding policy EN12, The Priory is clearly a well established and significant non-designated heritage asset. However, the proposed alterations, involving the replacement of the garage door and new extension would be set well back from its main frontage. The use of materials and architectural detailing and fenestration will also be sympathetic, and the overall scale will be subservient to the main building.



## **Conclusions**

This modest and well-designed proposal will have no adverse effects on the host property, The Priory which is a Non-Designated Heritage Asset, and will preserve the character and appearance of the Long Newnton Conservation Area.

I trust that these attachments are sufficient to enable this application to be registered, however should you require any further information please do not hesitate to contact me.

Yours faithfully



**Daniel Drayton**  
**Associate**

cc Mr and Mrs T Gaffney, The Priory Long Newnton  
Mr Julian Phillips Abberley Design

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