

BPA Ref: 21.167

Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

1st July 2021

Dear Development Management,

RE: Submission of full planning for the change of use of existing stable building to two short-term holiday let units (Sui Generis) at Gable Lands, Oddington, GL56 0UP

This covering letter accompanies the above planning application submitted via the Planning Portal under reference **PP-09997852**.

The following documents have been submitted for consideration:

- Site Location Plan (drg no. 21.167-001);
- Block Plan (drg no. 21.167-002);
- Existing Floorplans (drg no. 21.167-100);
- Proposed Floorplans (drg no. 21.167-200);
- Existing Elevations (drg no. 21.167-101);
- Existing Elevations (drg no. 21.167-102);
- Proposed Elevations (drg no. 21.167-201);
- Proposed Elevations (drg no. 21.167-202) and
- Planning Statement (this document).

The Site

The site is located on the north eastern edge of the village of Lower Oddington, to the north of the A436. The site comprises a former stable building of brick construction and is experienced with open countryside to the north, east and west. The village itself offers a post office and playground, with a local pub located in the neighbouring village of Upper Oddington. The site also benefits from the

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V4 bus service offering transport to Chipping Norton, Moreton-In-Marsh and Stow-on-the-Wold with the closest bus stop located less than 400m away from the site.

For the purpose of planning policy, the site lies within the open countryside outside any defined settlement boundary and outside Oddington Conservation Area.

Proposed Development

The proposed development is a change of use submitted under a full application which seeks to convert an existing brick built stable building into two short term holiday let units. The development will include minor amendments to the external appearance of the stable and will instead predominantly feature internal changes to create two self-contained holiday units as shown on drawings 21.67-200, 21.167-201, 21.167-202.

Planning Assessment

Policy EC11 of the Cotswold District Local Plan 2011-2031 is considered relevant and key in the determination of this application. Policy EC11 states, *inter alia*, that “Proposals for self-catering accommodation, will only be permitted where it:

- a. is provided through the conservation and conversion of existing buildings, including agricultural buildings; or
- b. is appropriately located within Development Boundaries.”

Given this development proposes to reuse an existing rural building for the purpose of self-catering holiday accommodation it thereby complies with the requirements of policy EC11a.

In addition, Policy EC6 of the Local Plan illustrates “the conversion of rural buildings to alternative uses will be permitted provided:

- 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;

c. the development proposals are compatible with extant uses on the site and planned uses in close proximity to the site."

In regard to the above criteria, the stable building is structurally sound and in suitable condition to convert without substantial alteration, extension or rebuilding. Part b is not applicable. In relation to part c, the proposed is compatible with the wider residential use of the site. Therefore, this development accords with the criteria of policy EC6.

In relation to design, EN2 of the Local Plan states:

"Proposals should be of design quality that respects the character and distinctive appearance of the locality"

As demonstrated by drawing 21.167-201 and 21.167-202, the external appearance of the building will remain largely unaltered so that the holiday accommodation keeps the original stable aesthetic and in doing so this will limit the visual impact of the development. The retention of original materials ensures the development remains respectful to the character and distinctive appearance of the locality.

Paragraph 83 of the National Planning Policy Framework (NPPF) outlines planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings. In addition, sustainable rural tourism and leisure developments which respect the character of the countryside should also be enabled. Paragraph 148 of NPPF outlines the role in which the conversion of existing buildings, *inter alia*, can play in supporting the transition to a low carbon future in a changing climate. As outlined by paragraph 10 of the NPPF and 1.0.1 of the Local Plan, sustainable development is a key core value of the NPPF and therefore should be central to proposed developments. As such, the proposed development involves the re-use of an existing rural building and includes the retention of the external structure and materials to ensure the building is still in keeping with the character of the surrounding countryside and therefore ensuring its protection. This accords with both the social and environmental objectives outlined in paragraph 8 b and c of the NPPF. In relation to the economic objective, the net gains of this proposal will be experienced by both the applicant and the local community. The creation of tourist accommodation will encourage the use of local facilities and therefore positively contribute to the vitality of the surrounding service providers including restaurants, shops, and other leisure facilities in towns such as Stow-on-the-Wold

and Chipping Norton, in line with paragraph 78 of the NPPF. As demonstrated, this proposal offers net gains environmentally, socially, and economically and should therefore be considered a sustainable development.

As presented above, the proposal complies with both policies EC11 and EC6 of the Local Plan and multiple paragraphs of the NPPF. Therefore, in line with paragraph 11 of the NPPF, the proposal should be approved without delay.

Summary

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Sophie Lennon
Graduate Planner

cc. Mr John Aldridge