

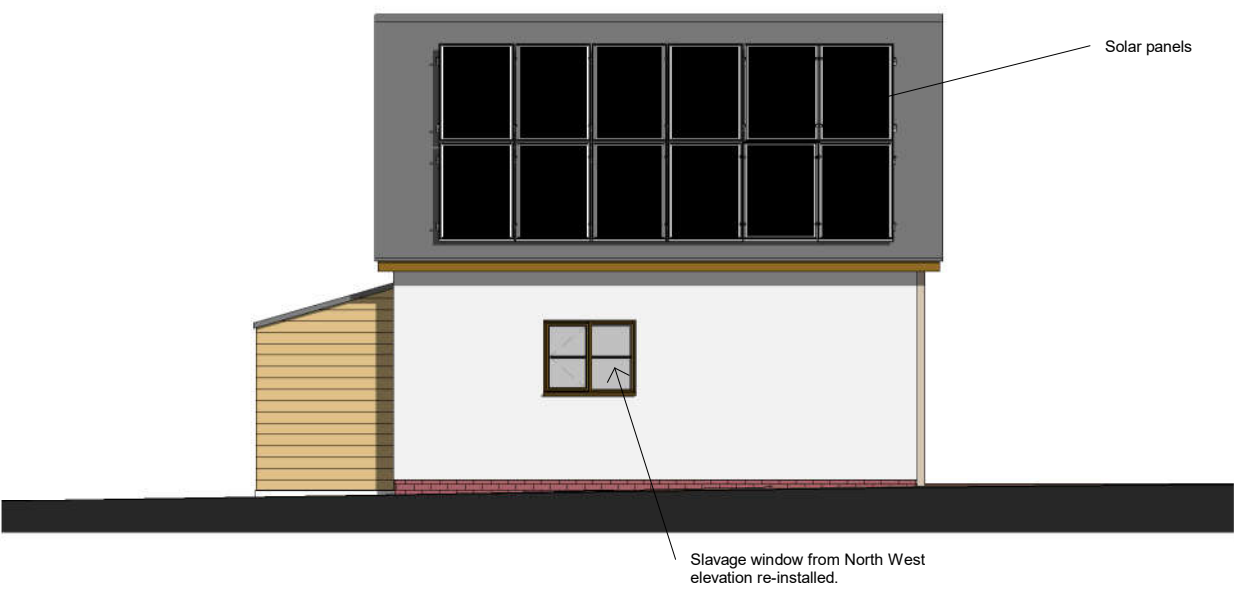
**North East Elevation.**  
1 : 100



**North West Elevation.**  
1 : 100



**South West Eleavtion.**  
1 : 100



**South East Elevation.**  
1 : 100

**Design & Access Statement.**

**1. Introduction**

This planning design and access statement has been prepared in support of a planning application for the formation of 1 number, 1 Bedroom holiday let at: Stone Cottage, St Swithins Road, Oldcroft, Glos. GL15 4NF, to provide additional accommodation to the existing VAT registered business.

This statement should be read in conjunction with:

- Application form
- Ownership certificate
- Architectural drawings.

**2. Site and Local Context**

Stone Cottage is a detached dwelling currently used as a short term holiday let with a double garage and loft area at first floor level, located in the small hamlet of Oldcroft adjacent to an unclassified road.

The site has ample parking for approx. six plus vehicle parking spaces, therefore leaving ample space for the one car to be used by the proposed development.

This location gives an ideal access to the surrounding Historical Towns of Gloucester, Lydney, Chepstow, Bristol, Ross-on-Wye, Monmouth and close proximity to local recreational activities.

**3. Description of development proposal**

It is proposed to convert the ground floor of the garage and the first floor loft store area to 1 No, 1 bed unit for holiday accommodation.

**Agency.**

It is intended to place the letting and booking control with the existing tourism letting agency website and also use their facility to extend the booking profile along with the clients own website that will have local business links promoting local activities including cycling, canoeing walking, fishing, Go Ape etc. and eating out recommendations.

Agency charges, - 20% of Booking fees  
Agency to set and administer the Booking Fees through out the year.  
Appropriate buildings and business Insurances to be administered by the property Owners to the standard required by the letting agency.  
Standard of accommodation to be set by Agency.  
Advertising and promotion to be carried out by Agency.

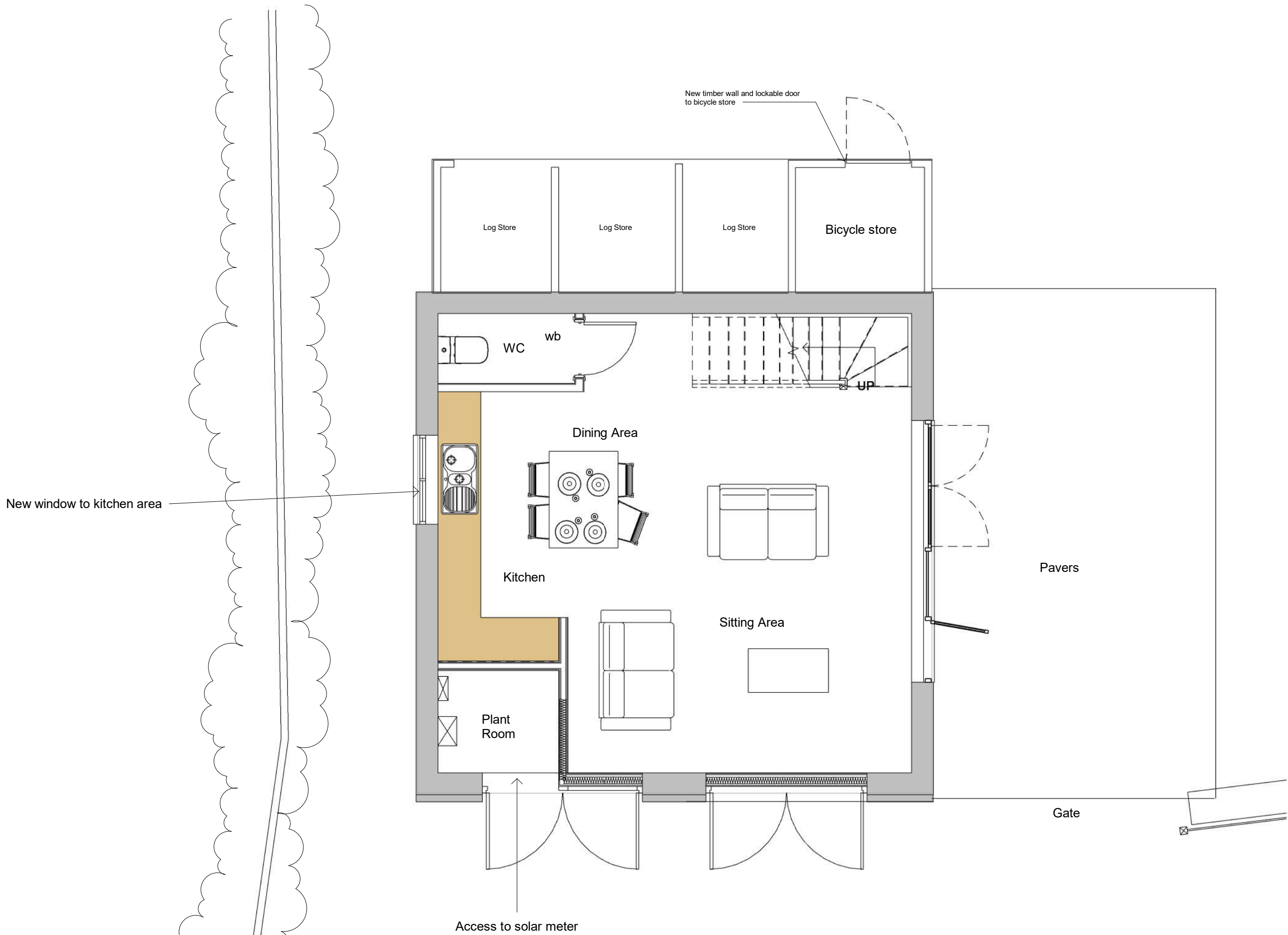
**Management and Repair.**

The management and repair of the buildings to be carried out by the Owner or organised by them.

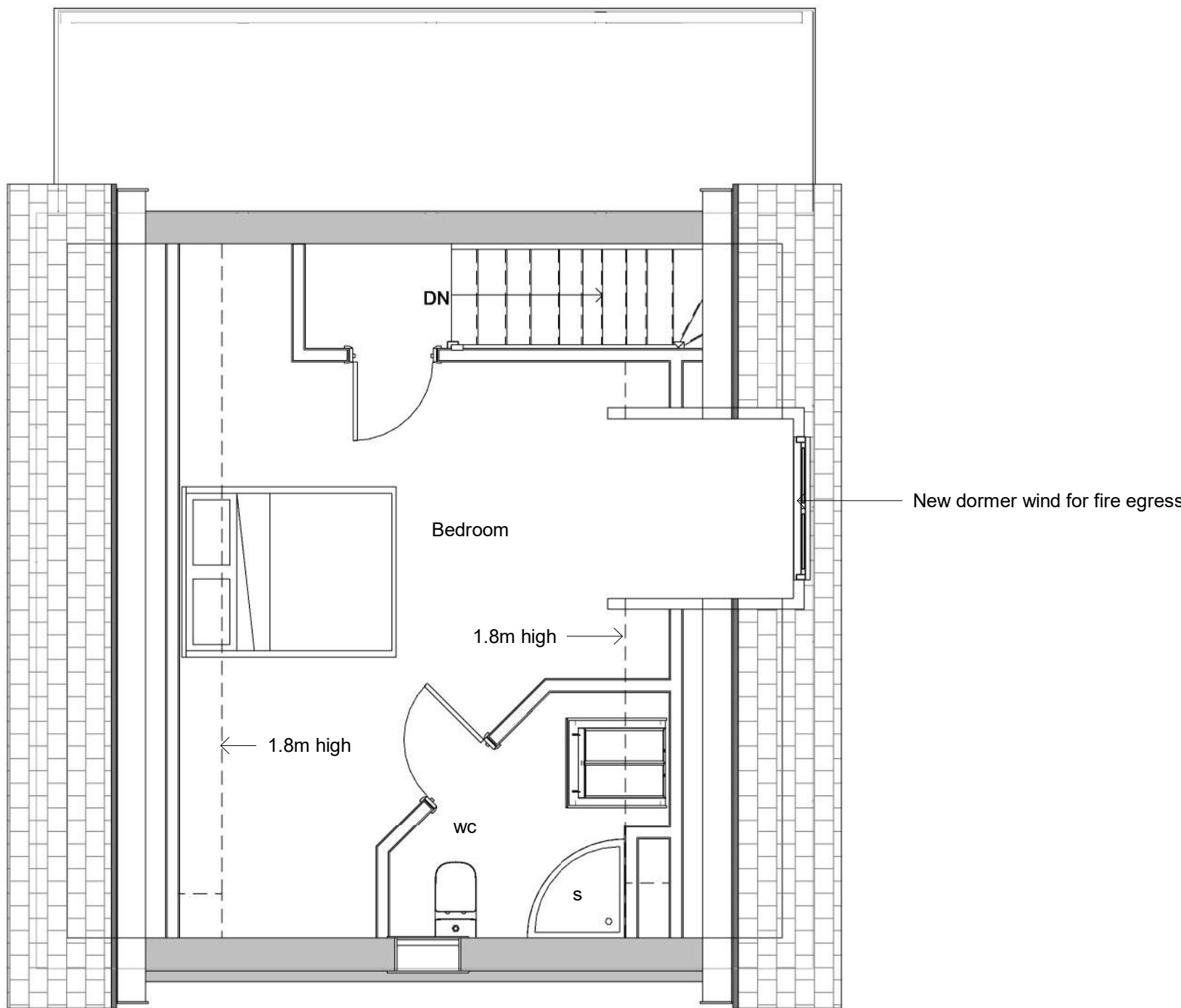
Cleaning and up-keep will be managed by Viney Holiday Properties who currently service the main house.

The proposed holiday let will provide more flexible accommodation to the main house which was previously affected by Covid restrictions, such as the rule of 6 etc.

It is anticipated that this development will help attract and safeguard a good occupancy and income rate all year round.



**Ground Floor Plan.**  
1 : 50



**First Floor Plan.**  
1 : 50

**Issue Status: Planning**

MR JAMES

DESIGN

Redlands House  
Church Walk  
Viney Hill  
Lydney  
Glos  
GL154NY  
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Email: james1clan@btinternet.com

Mr S. Parsons

Stone Cottage, St Swithins Road, Oldcroft, Glos.  
GL15 4NF

Proposed Details.

C

Project number    41 - 2194

Date    October 2021

Drawn by    C.E. James

Scale    As indicated

**4. Local plan policy**

**Core Strategy.**

**Tourism**

3.18 The hotel and catering sector of the economy is under represented in the Forest of Dean compared with the southwest.

Nationally the leisure and tourism sector has on average grown year on year and the council is seeking to improve the area's income from tourism.

Any growth must be achieved in a manner that is compatible with the natural and historic environment and should be sustainable.

Quality accommodation, and attractions and in particular those that interpret the history, culture or natural history of the area will be supported by the Core Strategy.

**5. Conclusion**

The proposals will not cause excessive massing or scale of the original building.

The proposals have no effect on open space.

The proposal doesn't require the removal of trees or other landscaping features.

The dwelling and the garage / loft store buildings are already grouped and the conversion will not detract from the visual appearance.

The proposal is in compliance with the relevant planning policies and it is hoped that planning approval will be granted expeditiously.