



SURVEYS & DESIGNS

Application for            2 Storey & Single Storey Extension

At                            2 New Villas  
Church Lane  
Shipton Moyne  
Nr Tetbury  
Gloucestershire  
GL8 8PW

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### Design Statement

This application is a resubmission of application **Ref 21/01056/FUL** which was **APPROVED 24th June 2021**.

Condition 3 of that approval states that

*“Prior to the first use of the development hereby permitted, the proposed walls shall be rendered to match the existing dwelling”*

This resubmission differs from the original scheme in that the design of the Sunroom is slightly different from that approved, primarily in that the external finish is in a different material but also that in working up the drawings for Building Regulations approval more detail has been added.

The reason for the change in material can be summarised as follow:

1. The side wall of the Sunroom is in close proximity to the fence of the adjacent property (No1 New Villas). To achieve a suitable finish by rendering is not possible. The original finish to the house was achieved by applying a “wet dash” (often called a roughcast) which was applied by the builder hurling the wet cement material at the wall from a short distance away. This is not possible to the side elevation without taking down the fence. The fence belongs to the neighbours and they have previously indicated they do not wish see it taken down so this approach is not currently possible. This condition therefore cannot be met. Any attempt to try to achieve a finish using the space available would not “match the existing dwelling” and is likely to be visually displeasing (albeit only visible from the adjacent property). This resubmission seeks to overcome this difficulty by applying an alternative approach of building the sunroom walls in a self-finish product. The material chosen is reconstituted Cotswold stone blocks.

2. Both Norkem House (the property to the left when viewed from the road) and the one to the right of this pair of semi-detached dwellings are built from reconstituted stone, as is the dwelling immediately opposite (see photographs below). The majority of the buildings in Shipton Moyne are built either in local stone or reconstituted stone with the buildings in Church Lane almost entirely built from the reconstructed version. In fact only the pair that form 1 & 2 New Villas having a rendered finish. The use of reconstituted stone is therefore considered to be in keeping and a suitable alternative material.
3. The approved plans already permit the use of a coping stone in Cotswold colour concrete. This was chosen to give a contrast when set against the walls of the property. The use of reconstituted stone also for the walls of the sunroom, to match the coping, will also visually separate the single story and 2 storey elements giving an attractive and desirable overall appearance.
4. The top part of the wall will be visible to the neighbours above the existing fence line. It is possible to build “overhand” using this material without going onto their property and the finished result should therefore be more aesthetically pleasing from the adjacent property than a poorly finished rendered wall.
5. The sunroom is not visible from Church Lane nor from the property immediately to the left (Norkem House)
6. Norkem House has recently had granted a Certificate of Lawful Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 for the demolition of a conservatory and erection of a similar styled sunroom (with lantern light) using reconstituted stone for the walls and copings

It is our opinion that if the sunroom were being built on its own this would qualify as permitted development and could therefore be built in reconstituted stone without the local authorities consent. It was included in the previous application as the overall scheme takes the total amount of construction beyond those limits.

Had the council not imposed condition 3 specifically requiring the walls to be rendered to match the existing, the change to reconstituted stone would be a minor change that could be argued as not being a material change and therefore not meriting a resubmission. The condition does however mean that this resubmission is necessary but we are of the opinion that it is a change that should be permitted.

**DAVID HARDWICK (Agent)**

HARDWICK - Surveys & Designs

December 2021



No 2 New Villas (Right of Picture) and Norkem House and other properties to Left all in reconstituted stone.



1 & 2 New Villas (left of picture) and adjacent property to Right in reconstituted stone.



Property directly opposite 1 New Villas (also in reconstituted stone)