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PLANNING, DRAINAGE AND WATER MANAGEMENT STATEMENT.

PROPOSED DEMOLITION OF TWO EXISTING GARAGES AND TACK ROOM. CONSTRUCTION OF PART SINGLE STOREY, PART TWO STOREY EXTENSIONS TO PROVIDE SITTING ROOM, HOME OFFICE, TACK ROOM, BEDROOM AND BATHROOM. INSERTION OF BIFOLD DOORS TO DINING ROOM.

1. SITE DESCRIPTION.

Alstone Lawns is a detached two storey house within the village of Alstone, built in the 1950s and set in a garden of approximately 0.3 ha.

The site is not situated within the Cotswold AONB, but it is in a designated Special Landscape Area.

The site is designated as Zone 1 by the Environment Agency and, therefore at low risk of of a flooding event.

There are designated heritage assets to the north and east of the application site.

2.0 PLANNING HISTORY.

The original house was constructed in the 1950s.

Two applications were approved in 1993.

93/1056/FUL was for the erection of stables on an adjacent paddock and the construction of a tack room within the existing application curtilage.

93/1089 for the installation of two dormer windows and alterations and two storey extension to provide enlarged living accommodation.

3.0 PROPOSAL

Planning permission is sought for the demolition of two original single garages and the adjacent tack room.

A two storey extension will be constructed in place of the garages, to provide a home office and tack room on the ground floor, with a bedroom and bathroom over connected to the existing house.

A single storey extension is proposed to the west of the existing kitchen and dining area.

A bifold door will be inserted in place of the existing window in the dining room on the south elevation.

3.1 Design and Visual Amenity.

JCS Policy SD4 sets out the requirements for high quality design, while local plan Policy HOU8 and Policy RES10 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development.

The proposal involves the demolition of the existing garages and tack room.

The two storey footprint is slightly larger than that of the existing buildings. The ridge line of the proposal is below that of the original house, to maintain the necessary subservience.

The proposed single storey element is to the west of the original dwelling and presents a gable view on that elevation and set in from the existing gable.

The proposals are well set back from the public realm to the north and east, and well screened by mature foliage.

There is a public footpath adjacent to the western boundary, but the finished floor level of the proposal is significantly below the footpath ground level due to the topography.

The proposed materials and architectural details will match those of the original dwelling.

3.2 Impact on Landscape Character.

Policy LAN2- Landscape character requires that all development must through sensitive design, siting and landscaping, be appropriate to and integrated into, their existing landscape setting, in doing so, relevant landscape features and characteristics must be conserved and where possible enhanced.

It is considered that there would be no undue impact upon the characteristics of the landscape features in accordance with Policy LAN2 and Policy LND3 of the local plan.

3.3 Residential Amenity.

Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Local Plan Policy HOU8 and Policy RES10 of the MMTBP provides that extensions to existing dwellings should not have an unacceptable impact on adjacent properties and residential amenities.

Neighbouring properties are located to the north of the site, separated by sufficient distance and screening to avoid loss of amenity due to overlooking or overshadowing.

4.0 Heritage Assets.

Policy HER5 of the MMTBP of the JCS states that all proposals must sustain or enhance the character, appearance and significance of the assets and those proposals that seek the preservation or enhancement of these assets will be encouraged.

There are several listed buildings to the north and west of the proposal site. Wysteria Cottage, Grade II listed, is situated to the north of the proposal site. It shares a boundary. but is separated by significant mature foliage. To the north-east of the site entrance is a Grade II listed garage of Middle Farmhouse. It is situated a significant distance from the proposals and separated by the highway and well screened.

5.0 Drainage.

Rainwater from the roof will be collected in water butts and used for garden irrigation. Any overflow will be directed to soakaways located within the existing garden.

Foul water will be disposed of by connection to the existing mains drainage system.

All shower and sanitary appliances will be served by low water flow fitments to reduce water usage.

6.0 Highways.

The existing access is maintained unaltered. The existing, rather substandard, garages are to be demolished, but there is more than adequate parking spaces and turning area retained.

Conclusion.

The proposal represents a modest and proportionate addition to an existing dwelling set in a large garden which complies with local and national planning policies and guidance.