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20 April 22

Cotswold District Council
Planning Department
VIA EMAIL ONLY

Dear Sir/Madam

Application for Planning Permission and Listed Building Consent for two Ramps and Handrails at:
Troopers Lodge, Bourton-on-the-Hill, Moreton-in-Marsh, Gloucestershire,
GL56 9TE

Introduction

McLoughlin Planning has been instructed by our client Mrs Val Haynes to apply for Householder Planning Permission and Listed Building Consent to Cotswold District Council for the installation of two ramps each with an attached handrail for the [REDACTED] resident of the property to have easier access to and from their driveway to the front door. This letter sets out the justification for the proposal and is structured as follows:

- Site Description
- Planning History
- Planning Policy
- Analysis of Planning Issues
- Conclusions

The following details have been submitted along with this letter as part of the pre-application:

- Site Location Plan
- Existing and Proposed Floor Plans

Site Description

Troopers Lodge is a Grade II listed dwelling located in the Parish of Blockley approximately a mile to the south-west of the village of the same name. The site is in a relatively isolated location adjacent to the A44 connecting Broadway and Moreton-in-Marsh. There is a petrol filling station and a collection of other buildings on the opposite side of the A44.

The single storey building has 18th and 19th century origins and was built as a lodge serving a larger property but is now an independent dwelling. It has retained the railings and gate piers which are also Grade II listed structures. An outbuilding to the north now known as Dovedale Cottage was separated from Troopers Lodge and is now a separate independent dwelling.

Planning History

The applications for planning permission and listed building consent pertaining to the site are displayed below:



05/02381/FUL: Erection of single storey outbuilding to provide ancillary living accommodation – Permitted, November 2005.

08/00114/LBC: Internal and external minor alterations to convert utility room into nursery – Permitted, February 2008.

08/00115/FUL: Proposed conversion of utility to nursery room – Permitted, February 2008.

10/02312/FUL: Alterations to outbuilding including addition of new pitched roof and erection of garage/store extension – Permitted, July 2010.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Planning Applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan currently comprises the Cotswold District Local Plan adopted in August 2018 and the National Planning Policy Framework is a material consideration in planning decisions.

Cotswold District Local Plan 2011-2031

The Cotswold District Local Plan was adopted in August 2018 and sets out the policies for shaping new development up to 2031. Policy EN10 is the most relevant policy for this proposal, and it is displayed in full below:

EN10 – Designated Heritage Assets

- 1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.*
- 2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.*
- 3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations:*

*the importance of the asset;
the scale of harm; and
the nature and level of the public benefit of the proposal.*

National Planning Policy Framework (NPPF)

The national tier of planning policy is set out within the NPPF, which was revised in July 2021. The NPPF provides formal guidance to all parties involved in the planning system in England and covers a wide range of issues relating to sustainable development.

The most relevant guidance with regard the conservation of the historic environment in the context of this application is found in paragraph 202 which states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against

the public benefits of the proposal including, where appropriate, securing its optimum viable use."

Assessment of Significance and Historical Justification for the Proposed Works

The installation of any structure within the curtilage of a listed building requires the benefit of planning permission (and listed building consent where it would be attached to the historic fabric of said building). The proposal involves the installation of two ramps and handrails for the disabled resident of the property to have easier access to and from their driveway to the front door.

There is already a pathway leading from the house to the communal hardstanding area shared with Dovedale Cottage, however the longer of the two ramps that will lead down the front garden will provide a gentler slope to make it easier to move a wheelchair directly from the driveway to the front door of the house.

A handrail is also proposed to allow any carer aiding the applicant support up or down the ramp as required. The proposed handrail is a longer version of an existing handrail already present at the property and in conservation terms it is completely reversible if future owners want to remove it without compromising the historic significance of the building in any way.

A smaller ramp and handrail is also proposed to allow easier access through the main entrance. This will help the occupant over the threshold of the door which means the door is not flush to the ground which currently makes wheelchair access difficult.

In this case, there is a demonstrable public benefit to making the disabled occupant's property more comfortable for their specific needs. Therefore, the proposed alterations will also help to secure the optimum viable use of the building as a dwelling for future occupiers.

Conclusions

For the reasons outlined in this letter it is considered the relatively simple proposal for the installation of two ramps and handrails for the disabled resident of the property to have easier access is acceptable as it would help to sustain the optimum viable use of the building as a dwelling. The development complies with guidance contained within Local Plan Policy EN10 and the NPPF, therefore the applications should be permitted without delay.

Yours faithfully

Joe Seymour BA (Hons) MSc MRTPI
Senior Planner

