

DESIGN AND ACCESS STATEMENT

EXTENSIONS TO RED HOUSE FARM, 42 CHAPEL STREET, CAM

Preamble

The proposal is to build a first-floor extension over an existing ground floor extension to the rear of the house to provide two bedrooms. The removal and replacement of an entrance porch.

Context

Red House Farm is a narrow double fronted brick farmhouse (the farm no longer exists) and associated stone outbuildings. The staircase is located in an irregular rendered extension on the gable end facing Station Road. This is attached via a flat-roofed stone-built link to a two-storey stone building. This building is in a state of poor repair and is not currently occupied. The other gable end of the house has a lean-to, two-storey modern brick-built extension.

The rear yard of the main house has been roofed over in recent years between the back of the house and a high retaining wall. This roof also covers a partly derelict stone outbuilding. This roof is only visible from the back garden of the house, which rises steeply from the house.

The property lies in a residential area comprising of buildings possibly contemporary with Red House Farm, Victorian and Edwardian terraced houses in the neighbouring streets. The area immediately behind the house, and at a higher level is a 20th Century sheltered housing development of bungalows and associated communal building with flat and pitched roofs. There is a short terrace of modern dwellings in Station Road built in an inappropriate coloured brick.

Proposals

The brief calls for the upgrading of the current roofed over area at the back of the house to provide additional living space. A first floor is proposed above the roofed area to provide two bedrooms accessible from an existing passage running along the back of the main house and a flat roofed bridge link.

The existing entrance porch is to be removed and replaced with a new and bigger porch.

Materials and character

Red House Farm is a stone-built house with a facing brick front elevation with stone features. The front elevation has been painted dark red. This paint finish is flaking off in large areas of the front elevation. The gable ends have been rendered, unfinished. The roof is covered in a modern brown concrete profiled roof tile.

The extension on the garden side is of a poorly matched facing brick, roofed in the same tile as the main house.

The separate outbuilding/annexe is a stone-built structure roofed in clay Roman tile, possibly the original tiling and rendered to the rear and side.

The modern roof over the rear area is covered in a profiled concrete roof tile.

Overall, the group of buildings is a collection of various disparate materials and colours all in different states of repair.

Impact of the proposed development

- 1 Prior to the planning refusal (S.21/2026/HHOLD) the following communications took place between the applicant's agent and the case officer, Helen Cooper:

Here are the contents of emails from Helen Cooper in chronological order:

HC "I do have some concerns with regards to the scale of the proposal and the two-storey flat roof element and wonder if we could discuss the application?"

DS "I would be happy to discuss this application with you. Please note that there are no proposed flat roofed elements in this proposal. The ground floor section of the rear extension already exists. The purpose of the proposals is to provide two further bedrooms at first floor level over that existing area. The roof has been kept low to avoid any amenity, daylight, or privacy issues with the bungalows at the back. They are far enough away from the proposed extension to present no intrusion. The footprint of the extension is the same as the existing building."

HC "I have now had the opportunity to discuss this application with the team with regards to the concerns previously mentioned. Unfortunately, the proposal is considered to be contrary to Policy HC8 with regards to its design and scale. As such I would recommend withdrawing the application and consider submitting a pre-application or alternatively you have the opportunity to proceed with the application in its current form. If you would like to discuss the application, please let me know and I can give you a call."

DS "I would welcome the opportunity to discuss which aspects of Policy HC8 you consider these proposals breach before deciding what course of action I will recommend my client."

Shortly after I had a telephone conversation with Helen Cooper, where she repeated the planners' objections without providing me with any tangible reasons why the proposed rear extension did not comply with Policy HC8, other than it was not in keeping with the scale and character of the original dwelling, in height, scale, form, and design. I explained that the proposed extension was to be at first floor only and the design ensured the minimum practical roof height to avoid any loss of daylight, amenity, or privacy to the occupants of the bungalows at the rear of the site. This aspect did not appear to be the issue of the objection. The problem seems to be the

appearance of the proposed extension from Station Road, to the north-east and, to a lesser extent, from Spouthouse Lane, a cul-de-sac to the south-west.

Contrary to my comments above, there is a flat roofed element to the proposals. This is the bridge that links the main house with the proposed extension. This is located in the centre of the house/extension and will be largely invisible from the public domain. It is not a two-storey element. It need not be flat roofed, but a pitched roof would only increase its bulk and height, and this was not considered to be helpful.

2 Planning policy HC8 (2)

I refer to paragraph 4.56

The extension of existing dwellings is often an effective means of improving the housing stock. The Council is committed to allowing people to improve and extend their property, but will seek a high standard of design, which complements the scale and style of the house to be extended and others nearby. Four main principles should be followed, to achieve a well-designed home extension:

- *Respect the appearance of the site and local area;*
- *Ensure the extension does not adversely affect your neighbours' amenities, including parking;*
- *Avoid potential impact on local community socio-economic needs, including housing mix; and*
- *Minimise the impact on the environment, taking account of accessibility and other sustainability considerations.*

Reponses

The applicant considers that the proposed design *does* respect the appearance of the site and the local area. The immediate vicinity of Red House Farm exhibits a wide type of residential dwellings and a large brick built industrial building a few hundred yards from the application site. It is an eclectic mix of house types, sizes and external materials. There is nothing that could be said to define any particular characteristic of the location. Red House Farm is a prominent building lying near the junction of Chapel Street, Station Road and Everlands. It is elevated above the street by several feet and Station Road falls away from the house to a relatively flat area in Station Road. From this vantage point Red House Farm is elevated and the view of the rear of the house restricted by the annexe and the flat roofed link between the annexe and the house. The proposed extension whilst adding to the mass of the house, will be lower than the main house and definitely subservient to it, whilst being hidden from all directions with the exception of Station Road.

The proposals will not adversely affect the neighbour's amenities or parking. The first-floor extension is deliberately kept as low as is practicable to avoid any loss of amenity to the closest neighbours, the bungalows to the rear. This would appear to

have been achieved, as this aspect of the design was not called into question in the communications between the applicant's agent and the case officer.

The proposals will have no impact on local community socio-economic needs or the housing mix.

The proposals will have minimal impact on the environment. They will improve the energy efficiency of the whole of the finished building. The accessibility of the building will remain unchanged as a result of the proposals. The location of the property in relation to shops and amenities and public transport is already good and will not be diminished by the proposals.

Extensions to Dwellings

Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

- 1 The plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site.*
- 2 The height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location.*

Responses

HC8 Paragraph 2 is quoted in the planning refusal.

The conglomeration of buildings/extensions already on the site is well suited to an additional extension without detracting for the overall appearance of the site. In particular the ground floor of the extension already exists, albeit unfinished, and is entirely out of public sight, lying as it does between the rear of the house and the high retaining wall behind the sheltered housing beyond.

The character of the original dwelling is already severely compromised by the modern lean-to extension on the south-west gable, the addition to the north-east gable that houses the staircase, the annexe to the north-east and the flat roofed link between. The preponderance of different building materials and finishes serves only to present a mishmash of elements with no discernible character.

The proposed extension will only be visible when approaching the site from Station Road and Spouthouse Lane (a cul-de-sac). The visual impact is minimal when seen from Everlands and almost none when viewed from Woodview Road.

The height of the extension is lower than that of the host dwelling. The scale of the development is in keeping with the current footprint of the building on the site and will not increase it. The design will complement the existing buildings, using the appropriate roof forms and external materials

The proposed first floor element of the extension will be set back from the front of the annexe and the northwest staircase extension, diminishing its appearance when read as a whole development. Currently the gap between the main house and the annexe, when viewed from Station Road gives a view of modern houses beyond at a higher elevation. The views from all angles are a busy mix of buildings with no clear views of any distance. The visual impact of the proposed extension will have little effect on the site's wider setting and location.

3 Planning policy CP14 (5)

High quality development, which protects, conserves, and enhances the built and natural environment, will be supported. Development will be supported where it achieves the following:

5. An appropriate design and appearance, which is respectful of the surroundings, including the local topography, built environment and heritage.

Response to 2 and 3

The design of the first-floor rear extension takes its lead from the shape and roof pitch of the main house, which is certainly respectful of the immediate surroundings. The mass of the extension at first floor level is physically separate from the host dwelling, and lower in height to demonstrate an appropriate level of subservience. The only link between the two elements at this level is a short flat-roofed bridge link that connects the rear passage in the main house with the two new bedrooms. This is glazed and flat roofed to reduce the impact of the link, which is only publicly visible from Station Road.

It acknowledges the local topography by its roof being the lowest practical level whilst providing sufficient headroom on the first floor. In particular the low ridge height is designed to have minimal visual impact on the bungalow to the rear of the application site and to avoid any loss of daylight, privacy or amenity.

The immediate built environment is an eclectic mix of historical, traditional and modern styles, with Red House Farm probably being the oldest property in the immediate vicinity, as it was a farmhouse originally surrounded by agricultural land. It has subsequently been surrounded by residential development of Victorian, Edwardian and 20th Century housing, the least attractive locally being the sheltered housing and modern residential development on the high ground immediate above and behind Red House Farm.

Red House Farm has been the subject of unsympathetic additions, demolitions and external alterations and modern development that have all contributed to the detriment of the building and its setting. Rendering the gable ends of the house, painting the facing brickwork on the front elevation and re-roofing in modern profiled concrete roof tiles have damaged the character of the main house. The proposal to extend this property, recover the use of the covered area behind the house and to

improve the external appearance of the entire group of buildings will enhance the buildings and their current setting.

4 Reasons for refusal S.21/2026/HHOLD and Officer Report

The proposed two storey rear extension and porch, by virtue of its scale, bulk, form and design would appear as an incongruous addition which would harm the character and appearance of the dwelling and the visual amenity of the street scene contrary to Policy HC8 (2) and CP14 (5) of the Adopted Stroud District Local Plan 2015.

5 Planning Officer Report

PLANNING CONSIDERATIONS PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria.

DESIGN/APPEARANCE/IMPACT ON THE AREA

It is recognised that the property has previously been altered and extended and it is considered that the proposed two storey addition and link extension would further complicate and harm the original character of the dwelling. The proposed two storey rear extension and link is considered to be a dominant addition to the property which would be out of scale and form with the existing building contrary to Policy HC8 2) and CP14 5) of the Local Plan. The site is slightly elevated and holds a prominent position on a corner plot of Chapel Street. The side elevation of the proposal would be clearly visible in the street scene and by virtue of its bulk, scale, form, and design would have a detrimental impact upon the visual amenity of the wider area contrary to Policy HC8 2) and CP14 5) of the Local Plan. The proposed porch would project approximately 2 metres out of the front elevation of the dwelling and on balance due to the proposed depth it is considered to be out of scale with the original property contrary to Policy HC8 2) and CP14 5) of the Local Plan.

RESIDENTIAL AMENITY

Additional windows are proposed along the south-west elevation and these would face Seider Stables. By virtue of the separation distance, it is not considered that the proposal would be overbearing or cause loss of light or privacy to this property in accordance with Policy ES3 1). The application site is set at a lower land level to the properties to the rear of the site and as such on balance it is not considered that the proposal would be overbearing or cause loss of light or privacy to these dwellings in accordance with Policy ES3 1) of the Local Plan.

HIGHWAYS

The proposal would not alter existing parking arrangements at the site and as such is considered to accord with Policy ES3 1) of the Local Plan.

ECOLOGY

The proposal is set within an existing residential curtilage and as such it is considered that the ecological impact of the proposal would be minimal.

RECOMMENDATION For the reasons outlined above the proposal is considered to be contrary to Policy HC8 2) and CP14 5) of the Stroud Local Plan 2015 and as such it is recommended that planning permission be refused.

Response to 4 and 5

Figs 10/10a and 22/22a show the visual impact of the rear extension when viewed from Station Road and Spouthouse Lane. These are the two general viewpoints mentioned in discussion with the case officer prior to the issuing of a planning refusal. These drawings attempt to demonstrate that the visual impact of the development at the rear of the building is not overly dominant considering the already piecemeal nature of the building and its immediate surroundings. Furthermore, by rendering the first-floor extension in a similar manner to the main house, and possibly painting the whole in a matching colour, and by matching the roof tiles, the addition will be read as part of a greater whole.

The prominent view of Red House Farm is on the approach from Chapel Street where the front elevation of the building is the focal point directly at the end of this straight road. From this view point the proposed rear extension is completely invisible. This elevation is the only one of the original house that is in facing brickwork (albeit painted) and which has any architectural features of merit, the lintels and sills, both of which would benefit from the removal of masonry paint and restoration to the original appearance of the building. The two gable ends are in unpainted render and the rear elevation is in natural stonework. With brick quoins.

The modern two storey lean-to extension is of an unsympathetic brick to the host dwelling, and it is proposed to render this to match the adjacent gable wall and the walls of the proposed first floor extension, thus giving the whole group of built elements a homogeneous appearance and to provide some unity and clarity to the house.

The comments regarding the entrance porch are noted and any future planning application will take these into account.

5 Access

The proposals will have no effect on the current accessibility of the property.

6 Summary

The reasons for the planning refusal are based on the interpretation of the guidance in HC8 and CP14. This statement seeks to challenge that interpretation and to demonstrate that far from harming the building and its setting, the proposals for the rear extension will enhance and improve the appearance of what is currently a messy conglomeration of building elements and building materials and providing a unified and attractive family home, while retaining its architectural features and value in the area.

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20 May 2022

PHOTOGRAPHS OF THE SITE

The following site photographs show Red House Farm and its setting in relation to nearby surrounding buildings and drawings indicate the visual massing of the proposed first floor extension from two main vantage points.



Fig 1: Rear elevation of the main house showing natural stone wall and brick quoins and the existing roof over the rear of the house.



Fig 2: View towards Station Road from the valley between the two roof slopes over the covered area at the back of the house. The rendered building is the annexe.



Fig 3: View from the flat roof link showing the staircase extension and the gable end of the main house. A different stone has been used for the staircase extension from that of the rear wall.



Fig 4: View north across the staircase extension roof looking up Chapel Street showing neighbouring buildings.



Fig 5: View from rear garden towards the south-west gable and modern extension. The roof over the covered area at the rear of the house can be seen on the right.

The



Fig 6: The junction between the modern extension and the main house. The mixture external materials can be seen.



Fig 7: View from flat roof link looking down Station Road and showing the diverse nature of the types of buildings in the immediate vicinity of the application site.



Fig 8: View from Chapel Street of the front of the house showing both gable extensions and the annexe (far left). The existing car parking spaces can be seen. Modern houses in The Corriet behind the application site are clearly visible.



Fig 9: View from Station Road towards Red House Farm. The roofs of the bungalows behind the house are clearly visible to the left of the annexe.



Fig 10: View from Station Road.



Fig 10a: View from Station Road showing silhouette of rear extension.



Fig 11: View from the junction of Station Road and Everlands.



Fig 12: View from the Railway pub on Station Road putting Red House Farm in context.



Fig 13: View from Station Road showing the current visual impact of the buildings behind House Farm

Red



Fig 14: View from Woodview Road across the sheltered housing development towards the back of Red House Farm (centre).



Fig 15: View from Woodview Road across the sheltered housing development towards the back of Red House Farm (centre).



Fig 16: View from Woodview Road across the sheltered housing development towards the back of Red House Farm (centre).



Fig 17: View from Spouthouse Lane.



Fig 18: View from Spouthouse Lane.



Fig 20: View from Spouthouse Lane.



Fig 21: View from Spouthouse Lane.



Fig 22: View from Spouthouse Lane.

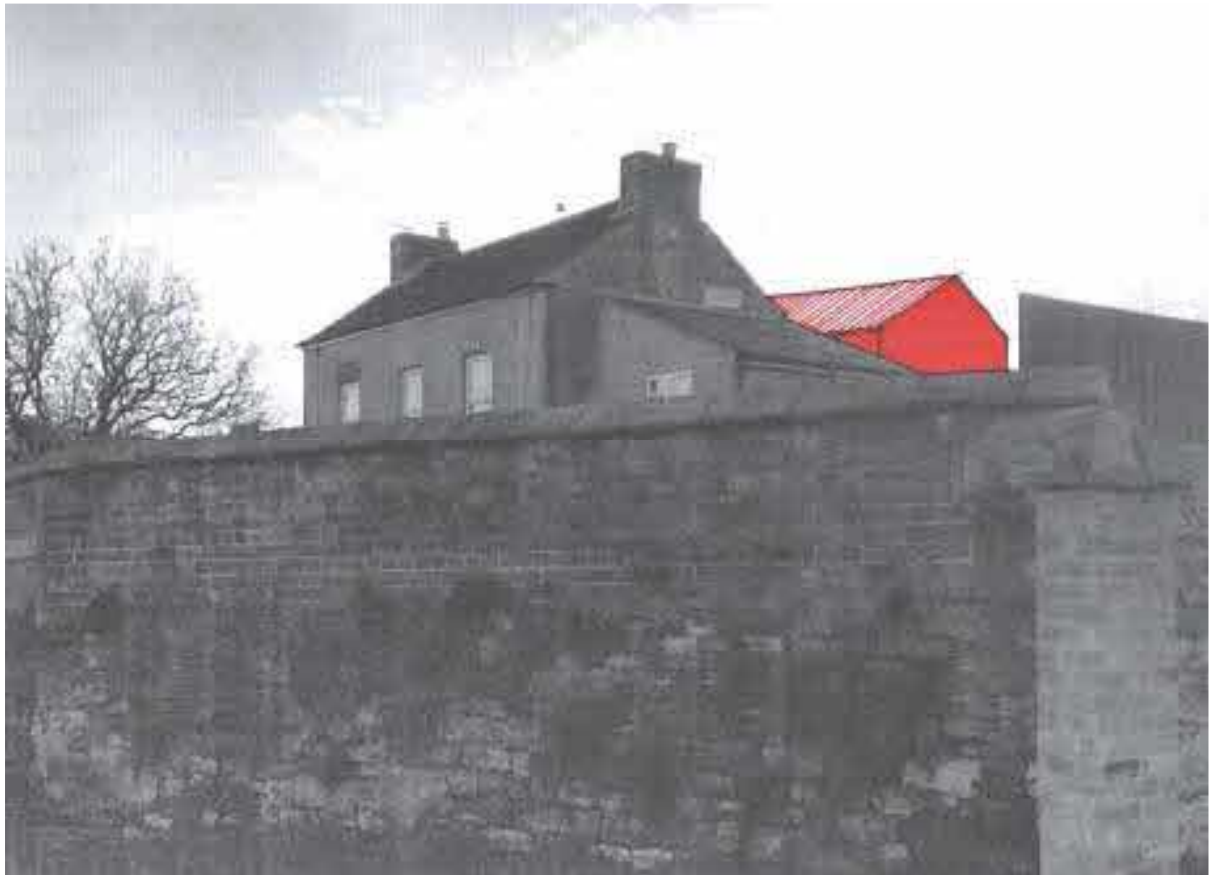


Fig 22a: View from Spouthouse Lane showing silhouette of rear extension.

FURTHER CONTEXTUAL VIEWS OF THE APPLICATION SITE



Fig 1: Aerial view locating the application site.



Fig 2: Principal view of the house from Chapel Street.



Fig 3: Principal view of the house from Chapel Street.



Fig 4: View of the house from the junction of Chapel Street and Spouthouse Lane, showing surrounding building and levels.



Fig 5: View of the house from the junction of Chapel Street and Station Road, showing the elevation of the building from the public highway.



Fig 6: Principal view of the house from Station Road. Note the elevation of the building to the immediate right of Red House Farm.



Fig 7: The eclectic mix of buildings in Station Road looking towards Red House Farm demonstrating the absence of an architectural character to the neighbourhood.