



## Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Andrew

Surname

Sawyer

Company Name

### Address

Address line 1

2 The Row

Address line 2

Address line 3

Gloucestershire

Town/City

Country

Postcode

GL56 0YA

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Restoration, refurbishment and extension, demolition of small single storey extension, part demolition of two storey extension and replacement with two storey extension, construction of 1 storey extension and glazed link, addition of a new first floor stone mullion window at the front of the property and replacement of windows and door to rear, amendments to parking area, including erection of garage, change of use of land to residential, erection of swimming pool with hardstanding and pool house at 1 - 3 The Row Donnington Moreton-In-Marsh Gloucestershire GL56 0YA

Reference number

21/04560/FUL  
21/04561/LBC

Date of decision (date must be pre-application submission)

31/05/2022

**Please state the condition number(s) to which this application relates**

Condition number(s)

1, 2, 3, 4, 5, 6, 7

Has the development already started?

- Yes  
 No

If Yes, please state when the development was started (date must be pre-application submission)

30/01/2021

Has the development been completed?

- Yes  
 No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes  
 No

If Yes, please indicate which part of the condition your application relates to

The Project sees three phases:

Phase 1 - 2022-2023

Part demolish, renovate, refurbish and restore the existing building 1-3 The Row.

Phase 2 - 2023-2024

Construction of a new kitchen extension in stone with glass connection and metal seemed roof.

Phase 3 - 2024-2025

Construction of the Garage, Pool and Pool house.

We would like to discharge Phase 1 September 2022 - July 2023, with further discharged conditions if required nearer the Phase 2 & 3 start times.

This will allow the Sawyer family (of five) to move into their home.

## **Discharge of Conditions**

Please provide a full description and/or list of the materials/details that are being submitted for approval

Existing roofs to remain. New roof to be traditional timber framed truss and purlin roof with matching Cotswold Heritage roof tiles.

#### FF Lean to Roof

Raised metal seem to double glazed roof light.

Top floor main roof remains, internal warm roof - overboard - Lafarge 83mm Phenolic system

First floor rear extension roof - overboard - Lafarge 83mm Phenolic system

#### Concrete floors

6" concrete slab per engineers.

Insulate above UFH system. Oak flooring.

#### Rainwater goods

New rainwater goods to be Heritage Cast Iron or Equivalent.

#### Phase 1 - Windows and doors in the Existing building

Existing windows and doors to remain.

New windows and doors hardwood to match existing windows and doors. 1:5 Scale drawings submitted. Decorated finish.

New Sliding door ecclesse style sliding L&B door.

#### Phase 1 - Timber Floors and Joists

##### Visible floor joists

Replace approx. six worm eaten through and completely failed floor joists in first and second floors using seasoned locally felled and milled oak.

##### Hidden Floor Joists

Plasterboard ceilings with failed floor joists to have modern treated timber equivalent bearer joist fixed to the failed joist (i.e.: failed joist to remain).

Except where visible from below: Lift and de-nail timber floors overlay with 25mm Structural Plywood mechanically fixed as per engineers drawings. Relay floor boards. Carpet floor coverings to all rooms, halls and staircases.

- Bath/shower floors: ply, waterproof membrane, insulating board layer, elec. underfloor heating, tiles.

- Ceilings - brush loose material from traditional exposed ceilings and joists. Decorate all in lime wash.

#### - Existing Stone Walls

Traditional 3 coat lime render to fine finish.

Smudge pointing in grit sand, lime mix to match existing.

#### - New Stone Walls

Stone from the on-site demolitions and locally quarried matching stone, laid to match existing.

Smudge pointing in grit sand and lime mix to match existing.

#### - Internal new stud walls

Bath and shower rooms stud w/h skim finish. Cement board with tanking system for wet areas.

Top floor repairs lathe and plaster walls use set aside lathe materials on site.

#### 2023-2024

##### Phase 2 - New Kitchen Extension

Phase 2 details are not being submitted until 2023.

##### Windows and Doors in the New Kitchen Extension

New windows and doors to be hardwood timber.

Timber finishes decorated to match the windows of the main house.

Walls to be traditional dry stone finishes externally, lime plaster internally.

Roof to be a warm roof internally with trusses and purlins in view.

Roof externally raised metal seem as per Listed Buildings approval.

#### 2024-2025

##### Phase 3 - New Garage and Pool buildings

Concrete oversight and full details to follow.

Both buildings to be traditional timber framed with local 9"x1" straight-edge feather board cladding.

Traditional timber windows and doors.

Timber will be clear treated and undecorated to weather in.  
Plain clay tile roof to match existing roofs.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

The Row Donnington 21/04560/FUL & 21/04561/LBC

Date (must be pre-application submission)

25/04/2022

Details of the pre-application advice received

- Location of the pool room and pool in the middle of the land to the west and the concern of future development on this land. This has been addressed by combining the pool room with the garages and moving the pool into the corner formed by the revised layout. Any future development would require a new planning application.
- Concern regarding a car turning space in front of the garages and additional traffic. This has been addressed by moving the garage building to the hedge line and the parking spaces for dwellings 4 & 5 have been indicated. There will be no addition traffic as the number of dwellings remains the same.
- Concern regarding the 'bunk room' over the garages and the possibility of use as a separate dwelling. The bunk room has been removed and a planning application would be required to establish a separate dwelling.
- 'Lightweight' design of the 'kitchen' extension. The submitted design followed the Conservation Officer's comments on the first application (subsequently withdrawn) and has been amended to remove the timber cladding as detailed above. We consider that this is the best solution and fully support the comments and suggestions made by the Conservation Officer.

We also responded to Justin Ayrton's recommendations of 24/05/22 and included in the planning application, as follows:

- Change part of the rear extension walls to a 'drystone' wall appearance.
- Amend the walls on the kitchen extension to provide 'drystone' wall gables with stone copings and metal standing seam cladding on the side elevations.
- Reduce the eaves and ridge height of the kitchen extension.
- Stove and flue removed from kitchen extension.

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Marcus Postlethwaite

Date

12/09/2022