

**PLANNING APPLICATION FOR THE ERECTION OF AN EXTENSION TO
THE REAR OF COLLY LODGE, CHERINGTON LANE, TETBURY, GL8 8SE**

PLANNING STATEMENT



Prepared by

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared to accompany an application to extend Colly Lodge, Cherington Lane, Tetbury and is submitted following the refusal of planning permission in April 2022 for the erection of a replacement two-storey dwelling and associated works. This application now seeks to address the reason given for refusing planning permission which was, essentially, the total loss of the original cottage, considered to be a non-designated heritage asset and the massing design of the replacement dwelling. This application proposes the demolition of existing, later extensions to the host building and the erection of a lower two-storey extension, separated by a single store link on the north elevation of the dwelling that will be subservient in scale to the host building.
- 1.2 This Statement will refer in greater detail to the previous decision but will first describe the site and its location before setting out the planning policy context, the development plan which applications should be determined in accordance with unless there are material overriding considerations to the contrary, being the Cotswold District Local Plan 2011 – 2031, with the Built, Natural and Historic Environment policies being the most applicable to the proposal. National policy, as set out within the National Planning Policy Framework 2021 (NPPF) is also relevant. The case for the proposed development will then be set out before concluding with the opinion that the proposal will be development plan and national policy compliant and requesting that planning permission be granted.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located approximately 1.25km north east of the outskirts of the town of Tetbury on the east side of Cherington Lane, which runs northwards from its crossroad junction with the A433 Tetbury to Cirencester road. Colly Lodge is located on the west side and gable end onto Cherington Lane, to the north of the access driveway serving Colly Farm.

- 2.2 Colly Lodge was originally a pair of estate workers cottages dating from the late Victorian period subsequently converted into one house and extended. It is constructed of natural Cotswold stone, with brick quoins and window surrounds, with the fenestration having segmental arches over. It has a roman tiled roof with brick chimneys on the gable ends of the building.
- 2.3 To the rear, there is a single storey, pitched roof extension, this is built of reconstructed stone with an interlocking tiled roof, set in slightly from the eastern gable end. To the west of that extension is a lean-to addition, set in from the gabled extension, this having a glazed roof and patio doors facing onto the garden, which is bounded alongside Cherington Lane by a stone wall. On the west elevation there is a single storey lean-to extension built of reconstructed stone, these shown on the photographs below.





- 2.4 There is an existing vehicular access via a timber gate to the south east of the house, this being onto the drive that serves Colly Farm, with another access to the north onto Cherington Lane.

3.0 THE PROPOSED DEVELOPMENT

3.1 This application proposes the demolition of the single storey lean-to extension on the west side of Colly Lodge and the extensions to the rear as well as the porch to the front. This will better reveal the original building. It also proposes the erection of a single storey, flat roofed link with a sedum roof that will join the proposed two-storey extension located to the north, which will follow the east west orientation of the host dwelling. More detailed information regarding the proposal is contained within the accompanying Design and Access Statement, prepared by the architects.

4.0 PLANNING POLICY CONTEXT

4.1 The development plan is the Cotswold District Local Plan 2011-2031 (CDLP). The Built, Natural and Historic Environment policies are the most applicable to this application with several infrastructure policies being relevant, but not having a bearing on the outcome of this proposal. I shall summarise the policies below:

- Policy EN1 states that new development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment.
- Policy EN2 states that proposals should be of design quality that respects the character and distinctive appearance of the locality and that development will be permitted which accords with the Cotswold Design Code contained within an appendix to the Plan.
- Policy EN4 concerns the wider natural and historic landscape and says that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape, including the tranquillity of the countryside. It adds that proposals should take account of landscape and historic landscape character, visual quality and local distinctiveness.

- Policy EN5 concerns the Cotswolds Area of Outstanding Natural Beauty (AONB) in which the site is located. It says that in determining proposals within the AONB, the Conservation and Enhancement of the Natural Beauty of the Landscape, its character and special qualities will be given great weight.
- Policy EN8 concerns biodiversity and geodiversity: features, habitats and species. It adds that development will be permitted that conserves and enhances biodiversity, providing net gains where possible. It adds that if proposals would result in the loss or deterioration of irreplaceable habitats and resources which are likely to have an adverse effect on protected species, they will not be permitted.
- Policy EN12 concerns non-designated heritage assets and states that development affecting them will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting. It adds that where possible, development will seek to enhance the character of such assets.
- Infrastructure policies INF3, 4 and 5 refer to sustainable transport, highway safety and parking provision. However, as this proposal is for an extension to an existing dwelling that has existing accesses and parking provision, these matters are not applicable to the outcome of this application.

National Policy

- 4.2 Section 12 of the NPPF is entitled 'Achieving Well-designed Places' with paragraph 130 saying that planning decisions should: ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are sympathetic to local character and history, including the surrounding built environment and landscape

setting, while not preventing or discouraging appropriate innovation or change.

- 4.3 Paragraph 134 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance such as design codes. Conversely, it states that significant weight should be given to development which reflects local design policies and government guidance on design and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.4 Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB with paragraph 174 stating that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.
- 4.5 Paragraph 197 of the NPPF concerns non-designated designated assets and says that the effect of an application on the significance of one should be taken into account in determining the application. It adds that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.0 THE CASE FOR THE PROPOSED DEVELOPMENT

- 5.1 As stated previously, an application to demolish the existing dwelling and replace it with a new one was refused in April 2022 on the grounds that total loss of Colly Lodge, a non-designated heritage asset, would cause a level of harm disproportionate to the significance of the building as a non-designated heritage asset. The applicants and their architect have taken into account the comments made in respect of the previous

application and have formulated a design that addresses the concerns raised there and have produced a scheme that will retain the original building and extend it in such a way that its significance will be revealed, almost in its entirety.

- 5.2 Arising from the previous decision, I consider that the main issues in this case are whether the design of the proposed extension represents a design that is sympathetic to the significance of the non-designated heritage asset, its features, character and setting.
- 5.3 Matters that do not appear to be at issue bearing in mind the previous decision and the officer's delegated report leading to that decision are that the proposed development would not cause harm to this part of the AONB owing to the fact that there is already built-form in this location and that this is an extension to the existing building. The officer's report on the refused proposal stated that if the replacement dwelling scheme was acceptable, conditions could be attached to ensure appropriate landscaping and external lighting in accordance with Policies EN4 and EN5.
- 5.4 Biodiversity is a further matter that was addressed in the previous application by the submission of a Preliminary Ecological Appraisal (PEA). A further appraisal has not been undertaken as there have been no changes in circumstances since the previous decision was made and the biodiversity enhancements proposed in that report can be carried through to this proposal. The Council's Biodiversity Officer assessed the previous report and proposal for the demolition of the building and considered that the replacement dwelling could be undertaken without having an adverse impact on protected species or their habitat subject to the mitigation proposed at that time, which is carried forward to this proposal, even though it is not a replacement dwelling. The information provided with the previous application submitted to the Council a year ago was considered acceptable and there is no reason to say that this proposal would be any different. As was stated within the officer's report:

‘Due to the status of the species and the types of roosts that have been found in the existing building, the implementation of the proposed bat mitigation strategy should ensure that no long term harm to these bat species would occur and therefore there would be no adverse impact on the favourable conservation status of the bat populations.

Overall, subject to the recommended mitigation conditions, the scheme is compliant with Policy EN8.’

Highways

- 5.5 As stated previously, this application is for an extension to an existing dwelling, rather than new residential development or a replacement dwelling and so there can be no reasonable highway safety objections to this proposal. There are existing vehicular accesses to the application site, sufficient room within its curtilage for vehicles to be parked and so there is no conflict with development plan policy.

Design

- 5.6 Policy EN2 of the Local Plan says that proposals should be of design quality that respects the character and distinctive appearance of the locality. The key word in the above sentence is ‘**respects**’ and it does not say that it should be of traditional or vernacular design, and it is the applicants’ case that this proposal meets this policy requirement. It adds that development will be permitted which accords with the Cotswold Design Code contained within Appendix D to the Local Plan. Paragraph D.9 of the Design Code states that any proposed new development should respond to its landscape or townscape setting, the proposed two-storey extension linking to the rear of the host building by means of a single storey flat roofed element with the materials of the two-storey section responding to those of the existing building and the nearby trees which form part of the immediate landscape.
- 5.7 The proposed extension responds to its context and is carefully proportioned to be subservient in mass and height and will leave the existing dwelling’s evolution apparent. Furthermore, paragraph D.30 of the Design Code says that there are many opportunities to explore a less

conventional design approach and adds that this is encouraged. The massing and the elevations of the proposed extension respond to their context, use natural stone, appropriate proportions with some use of modern, non-local materials contributing towards a successful design. The Design Code acknowledges that this might include more extensive areas of glazing, zinc roofs or timber cladding. Locally sourced materials will be used, particularly stone and woodland products and the craftsmanship will be complimentary to the design.

- 5.8 So far as the key design considerations for specific development proposals are concerned, as set out in paragraph D.67 of the Design Code, the proposed extension respects the scale, proportions, materials and character of the host building and will not obscure important elevations or features of interest or in any way diminish the quality or integrity of the building and will not detract from the surroundings. The extension will not dominate or compete with the original building, it will be subservient in height, area and overall mass and will leave the form and evolution of the building apparent. The proposal represents a contemporary design approach that will be acceptable and meet the requirements of the Cotswold Design Code. Furthermore, the proposal does not represent poor design but rather comprises a well-designed extension that responds positively to the features of the site itself and the surrounding context.

The Non-Designated Heritage Asset

- 5.9 The decision to refuse planning permission for the replacement of the existing dwelling was fundamental to the applicants' decision to apply for an extension that would retain and enhance the original building. While recent additions will be removed, a smaller extension is proposed as a link between the host building and the proposed two-storey extension. The appearance of Colly Lodge will, therefore, be retained with the sympathetically design extension paying full regard to the significance of the asset, its feature, character and setting, as required by Policy EN12. The applicants consider that this proposal would represent an

enhancement to the character and appearance of the non-designated heritage asset which therefore complies with Policy EN12 of the Cotswold District Local Plan.

6.0 CONCLUSIONS

- 6.1 Following the decision to refuse the previous application the applicants have discussed this matter with a number of architects practising in the South Cotswolds to see how objections to the replacement dwelling could be overcome. This has led to the appointment of CaSA Architects who have experience in designing contemporary additions to traditional buildings. They have produced a scheme that will retain the original part of the non-designated heritage asset and extend it in a way that will be harmonious to the existing building and its setting.
- 6.2 The proposed extension will be subservient in scale to the host building and better reveal its significance. The details of the design are wholly appropriate for this location and are compliant with the Cotswold Design Code, the policies of the development and the NPPF.
- 6.3 In such circumstances, the NPPF states that planning permission should be granted without delay and I trust that the case officer will grant permission. However, should she or he have any questions, please do not hesitate to contact me.