

Design and Access Statement

Erection of Greenhouse and Other Associated Works

Melville Cottage, Great Rissington, GL54 2LP

SUMMARY

We seek planning permission to install a traditional greenhouse and an associated patio on the west side of the greenhouse. The greenhouse would enable us to enjoy gardening and growing activities year-round.

BACKGROUND

PLANNING HISTORY FOR MELVILLE COTTAGE

1. 22/02656/CLOPUD Certificate of Lawful proposed use or development under Section 192 of the Town and Country Planning Act 1990 for the erection of a residential outbuilding. *Permitted 17 August 2022.*
2. CD.6762 Alterations and two storey extension to existing dwelling to provide a dining room, kitchen and hall on ground floor with bedroom and bathroom on first floor. *Permitted 1986.*

SITE DESCRIPTION

1. The site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB).
2. The site is located within the Great Rissington Conservation Area
3. Melville Cottage, the host dwelling, is a semi-detached stone cottage.
 - a. Melville Cottage is situated on the western end of a long east-west rectangular plot of about 0.3 acres.
 - b. Melville Cottage is not listed.
 - c. One cottage in the terrace, Westhill, is Grade II listed.
4. Relative to the proposed greenhouse,
 - a. To the east is a hedgerow and a metal donkey barn. Over the horizon, beyond the hedgerow is an agricultural field, and beyond that is the Great Rissington Club.
 - b. To the north is the long garden of Westhill, an adjoining cottage. To the north of Westhill's garden is a road.
 - c. To the south is the far corner of the back garden of neighbour Hilltop House (not listed).

GREENHOUSE LOCATION

The greenhouse would be situated at the eastern end of the garden with its gable orientated approximately north-south.

This location was selected as it is the part of the garden that receives the most sunlight year-round. This site is generally flat which reduces the need for earthworks if the gable orients north-south.

Other locations within the garden are less workable, as they would:

- a) Be shaded by the trees and other garden vegetation in the back of the neighbour house to the south.
- b) Require more substantial earthworks.
- c) Be situated closer to the listed cottage Westhill. (The suggested location is the furthest possible from Westhill cottage.)

ACCESS

Access to the property would be unchanged.

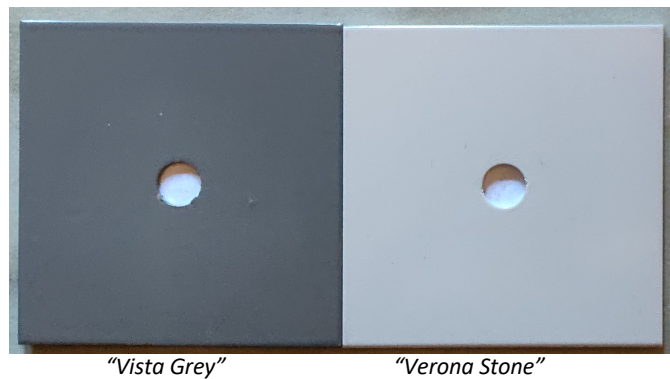
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PROPOSED WORKS

A) TRADITIONAL GREENHOUSE

- Hartley Botanic Victorian Manor Greenhouse
 - Further information and images can be found [here](#).
- Dimensions
 - Floor space 35.17m²: 4128mm wide x 8146mm length
 - Gable roof height of 4088mm with eaves height 2018mm.
 - Gabled porch 1869mm wide / 2968mm high, extending 836mm from the front of the main structure
- Aluminium alloy framing
 - “Vista Grey” or “Verona Stone” polyester powder coating or similar natural colour to be selected.



- Glazed in 4mm toughened safety glass BS6206
- Cotswold stone plinth (dwarf wall) with lime mortar pointing; cold frames
- Flooring sloped to interior drain along gable axis, damp proofing
- Associated utilities (electricity, water, wastewater) brought from Melville Cottage
- Rain butts

B) ASSOCIATED PATIO

- Semi-circular, situated next to the entry door (west side) of the greenhouse
- Stone pavers or equivalent, neutral colour
- Level to the greenhouse entry door. As the site slopes very slightly east to west, the ground level may need to be raised by +/- 30-60cm at western edge of the patio.
- Cotswold stone-faced breezeblock retaining wall
- Ramp as needed for wheeled access

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PLANNING CONSIDERATIONS

In considering the design, scale, and siting, the greenhouse, as a horticultural structure, ...

- ... is incidental to the main dwelling.
 - The greenhouse is much smaller than the stipulated 100m²
 - The greenhouse is not for primary residential use.
 - The greenhouse does not create a dwelling.
- ... preserves the character and appearance of the conservation area and AONB.
 - The scale of the greenhouse is proportionate to the garden; sufficient private amenity space is maintained.
 - The traditional design and materials are in keeping with the setting.
 - The greenhouse is a horticultural style; it does not encroach on open countryside.
 - The hedgerow to the east buffers and delineates the residential curtilage and adjacent agricultural land.
 - A metal donkey barn of similar scale as the proposed Greenhouse is nearby on the adjacent field.
 - Beyond the field and beyond the horizon is the Great Rissington Club.
- ... lacks public prominence.
 - The greenhouse is screened from the public realm.
 - To the east, the hedgerow and rising field provide screening.
 - To the north, beyond a small copse of Sycamore and Ash and a yew hedge, the road is cut into the slope.
 - For pedestrians on the north side of the road, it is possible, in winter, that the tip of the Greenhouse gable could be visible from the road. Westhill's evergreen yew hedge will grow higher to further conceal the greenhouse from pedestrian's view, even in winter.
 - For pedestrians on the south side of the road, the greenhouse would be hidden by the slope and evergreen yew hedge.
 - The greenhouse would be of a natural colour and largely transparent in appearance.
- ... has no adverse impact on Westhill.
 - The greenhouse is situated well away from Westhill cottage.
 - From the road, the greenhouse and Westhill cannot be seen together in the same view.
- ... would not impinge on residential amenity. The greenhouse causes no loss of light or privacy, nor any overshadowing, noise, pollution, or vibration.
 - The greenhouse would be situated 200 feet from each of the dwellings Hilltop House, Melville Cottage, and Westhill.
 - The greenhouse is single storey.
 - The greenhouse frame would be of a natural colour and the remainder in glass and thus largely transparent in appearance.
 - To the immediate south is the waste burning site of neighbour Hilltop House.

PREVIOUS APPROVALS

The CDC has approved the installation of similar greenhouses in the curtilage of listed buildings:

- 20/01561/FUL Sycamore House Cold Aston Cheltenham Gloucestershire GL54 3BJ
 - Similar in design (Hartley Botanic Victorian Grand Lodge)
 - Similar scale (31.41m² floor area, 3146mm wide x 8146mm length x 3707mm height) excluding porch.
- 20/03629/FUL Manor Farm Cold Aston Cheltenham Gloucestershire GL54 3BN