

Address: Brookleigh, High St, Chalford  
GL6 8DJ

Proposal: Replacement of two garden sheds

Heritage Statement

## INTRODUCTION

The application relates to the removal of two garden sheds at the rear of the property to be replaced by newer slightly larger sheds.

## POLICY

The property lies within the Chalford Vale Conservation Area and Cotswold area AONB. As the proposed sheds will sit over 20m from the rear of the main dwelling explicit planning permission is being sought.

Policy HC8 of the Stroud District Local Plan allows outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria.

## EXISTING

The existing property is a 2/3\* storey dwelling running parallel with High Street in Chalford. The building may originally have been a double-fronted, random-coursed stone property, extended in C19th in brickwork (also 2/3-storeys, with the same ridge/roof/wall profile). Smaller 2-storey extensions have been added (20th century) at either end, together with a single storey rear extension. Today the building is predominantly rendered on the public faces, and paint-finished stone/brick at the rear.

(\*Room in the roof rather than 3 whole storeys).

The property sits hard up to High St (its public face) and presents a simple, solid, 'closed' face to the public realm – a 2-storey rendered wall with only two small window openings, (one at high-level) and a door – previously a small shopfront. Whilst the massing and simple pitched roof form contributes to the close-knit and rambling character of the street scene, the building itself has limited special historic interest within the conservation area.

An open garden aspect leads down to a banked area at the southern end of the site, currently used for car parking and some storage. The proposed sheds will be located on this banked area where there is minimal risk of flood damage and no impact on the village street scene. The proposed sheds will not be visible from the High St, being shielded by the main dwelling and existing vegetation at the southern end of a lawned area of the garden.

## OVERVIEW - existing

The house has a large, flat garden at the rear, that extends all the way to the River Frome. Two aged sheds can be found, one just beyond the extreme end of the lawned area of garden and one in the parking area. The first is raised to the level of the second to avoid flood damage. These are simply constructed and now in poor condition (one now with a roof having collapsed).

## OVERVIEW - proposals

Two replacement sheds are proposed, both located in the parking area which enjoys considerable elevation from the river. The existing sheds will be removed.

Construction of the sheds will be in high quality natural materials in a shiplap design for durability, in a way which is sympathetic and complements the landscape character, blending into the surrounding landscape.

The covered space provided would allow for a much better organisation of garden and leisure equipment allowing for a much tidier amenity.

## VISIBILITY

The sheds would not be visible from the High St, being obscured by the main house and by existing vegetation. They would be partially visible from the towpath that passes between the River From and the disused Thames-Severn canal route. However, the north side of the towpath is heavily wooded affording only broken views of the property.

Pre-planning advice Ref: 2022/0019/PREDSK noted that,

“The existing outbuildings are approximately 1.6m X 2.4m and the proposed buildings to replace these would be significantly larger at 2.4m X 4m; however, the site is considered large enough to accommodate this size of development without resulting in a cramped site. The removal of the existing outbuildings would be necessary as 4 outbuildings in this location would result in a cluttered appearance.”

Note that the application includes the removal of the existing sheds.

