

BPA Ref: 3158

Cotswold District Council
Planning Service
Trinity Road
Cirencester
GL7 1PX

22th November 2023

Dear Development Management,

**Submission of Householder Application for the Installation of a Glazed Link at
Snowdrops, Camp Gardens, Stow-on-the-Wold, GL54 1DQ.**

This Planning Statement accompanies the above planning application submitted via the Planning Portal under reference **PP-12517094**.

The following documents have been submitted for consideration:

- Site Location / Block Plan (drg no. 3158-001);
- Proposed Site Plan (drg no. 3158-002);
- Existing Floor Plan (drg no. 3158-100);
- Existing Elevations (drg no. 3158-101);
- Proposed Floor Plan (drg no. 3158-200);
- Proposed Elevations (drg no. 3158-201).

Background Information

Snowdrops forms part of the wider development at Camp Gardens permitted under application 20/01722/FUL by Cotswold District Council. Snowdrops is a large, detached dwelling in the north-eastern corner of the Camp Gardens plot, with the associated garage set to the east of the dwelling.

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Development Proposed

The proposed development includes the construction of a single storey glazed link to the east of the dwelling, in effect connecting the dwelling and garage. The link can be accessed from inside and outside of the dwelling, and will provide convenient, covered access to the garage.

The link will have a steel frame painted black and is to be set on a base raised from the existing ground level to match the finished floor level of the dwelling. The glazed link is to have a flat roof, with a minimum slope to the rear (north) to allow for surface water drainage.

The proposed glazed link is considered to comply with the Cotswold Design Code along with design and amenity considerations set out in the Cotswold District Local Plan, by virtue of the proposed simple design, limited scale and form, along with the proposed external materials. The glazed link would be visually subservient to and not unduly dominant when viewed from outside of the application site.

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Charlotte Barry | RTPI Licenciate
Planning Consultant