

Design

This application relates to the new garage outbuilding which is ancillary to the Drive cottage and originally granted permission on 12th February 2021 ref. 21/00507/HHD. A subsequent application to add a two-storey side extension to the form store and internal stairs was granted permission on 18 May 2023 ref. 23/01393/HHD.

The current proposal seeks a change of use for the part of the Carport and first-floor loft storage to provide essential ancillary accommodation for the forthcoming occupant of the Drive cottage. External alterations in adding dormer windows to the front elevation are also proposed to enhance the light and ventilation in the first-floor bedroom. The traditional appearance of dormer windows complements the consented roof form and sits well within the roof slope.

The other alterations include the addition of roof lights in the rear roof slope, a new GF window on the back of the carport and an arrow slot window on the front to improve further the light and ventilation requirements for the ancillary accommodation.

The ancillary accommodation this provides comprises a bedroom with ensuite facilities and a kitchen/living area.

The proposed changes are in keeping with the approved scheme's character and will significantly contribute to the running of the property.

Access

These proposals make no material difference to all other access considerations.

HERITAGE STATEMENT

The current proposals are located within the grounds of a Grade II Listed building (listing extract on next page). The current proposals aim to provide essential ancillary accommodation for the forthcoming occupant of the Drive cottage, allowing the occupant's family member to be accommodated on site. The proposed alterations to the consented scheme have endeavoured to conserve the essential quality of Drive Cottage and its setting whilst meeting the above client requirement.

The dormer windows, which are part of the vernacular character of the wider architectural vocabulary, have been kept to a traditional appearance and kept as low as possible in terms of the height of the ridge of the approved Carport building. The surrounding area's character and appearance are not harmed, and the proposed alterations are appropriate for the size of the property. These proposals have no adverse effect on the character of the area or the Cotswold Area of Outstanding Natural Beauty (AONB).

Copy of the listing extract from English Heritage.

Listing Text

SARSDEN SP22SE 7/196 Drive Cottage

- II

Estate cottage. Circa 1830 for James Haughton Langston. Regularly coursed and dressed limestone rubble with quoins; stone slate roof with moulded coped verges on kneelers. Tudor Gothic style. 2 storeys. North-west side has oriel with latticed lights to left gable end on first floor; single-storey projecting gable to centre and full-height projecting gable with casement on first floor to right. Stone ridge stack to centre retains one octagonal shaft. Entrance in lean-to attached to right gable end, partly rebuilt in mid-C20. One 2-light and one 3-light mullion window to south-east wall. [2646]

Listing NGR: SP2870323083