

**THE OLD CHEQUER, DRAYCOTT  
PLANNING STATEMENT  
PLANNING APPLICATION FOR CONVERSION OF ONE DWELLING  
TO TWO DWELLINGS.**

The following planning statement has been prepared by Sarah Curnow MRTPI on behalf of her client, Mrs. G. Linley, in support of a full planning application for the conversion of her property, the Old Chequer, from one dwelling into two.

This statement provides an introduction to the site, the planning history at the site, a description of the proposals, and an assessment of the proposals against prevailing planning policies.

### Site Introduction

The Old Chequer is a Grade II listed building on the eastern edge of the village of Draycott, Moreton in Marsh. The property is described in its listing as “a late C17 or early C18 cottage which was altered and extended in the mid-to-late C19 as a farmhouse. In three parts.”

The eastern part of the property forms the original cottage, extended to form the farmhouse (herein ‘the Old Chequer’). The western part of the building was originally an outbuilding and was converted by the existing owner into additional living space in 1995 (herein ‘the Cottage’).

Vehicular access to the site is from the road to the east of the site, with a wide driveway traversing the length of the property. There are various outbuildings to the west and south of the main property.

### Planning History

The planning history for the property is limited to the following:

- In 1992, an application to add a conservatory, bay window, dormer window and rooflights, was approved (Full Planning Ref. No: 92.00461 and Listed Building Consent Ref. No: 92.00462).
- In 1995, permission was granted to convert an adjoining outbuilding into additional living space (Full Planning Ref. No: 95.00467 and Listed Building Consent Ref. No: 95.00468).
- In 1999, permission was granted to replace two existing windows with double glazed replicas (Listed Building Consent Ref. No: 99.01613).

### Proposed Development

My client currently resides in the western section of the dwelling (the Cottage) with the main house (the Old Chequer) being used as a holiday let for some years. Due to the owner’s failing health, and to facilitate the maintenance of the Old Chequer which is beginning to deteriorate, she would like to reinstate the division between the Cottage and the Old Chequer. This will allow her to release the Old Chequer for sale, improve the accessibility of the Cottage, and allow her to remain in her own home. It is hoped that the maintenance of the listed building will then be achieved by its new owners.

When the Cottage was converted into additional living space in 1995, minimal structural works were undertaken to unite the two buildings with the addition of a single interior doorway between the two buildings. Therefore, to reinstate this division, construction works will include blocking this doorway between the Cottage and the Old Chequer, improvements to an existing utility area in the Cottage to provide a kitchen, and the separation of the electrical and heating services.

The existing modern Conservatory would be removed and a low-level hedge planted to provide soft landscaping to divide the properties. Any damage to the brickwork because of the removal of the conservatory will be made good using materials to match the existing.

The Cottage would retain access to the garden and orchard which have been a lifelong passion for the owner and would enable her to continue to oversee its maintenance. The Cottage lends itself to later adaption to single level living, with the addition of a shower room downstairs, should that be required at a later date. Access to the Cottage would be via the existing driveway, sharing access with the Old Chequer as it does now.

The main house has the benefit of a large garden to the front of the property, with outbuildings and parking to the rear, and naturally forms a separate household.

#### Planning Policy Assessment

Draycott is considered to be a 'Non-Principal Settlement' within Cotswold District Local Plan (2018), therefore Policy DS3, Small-scale Residential Development in Non-Principal Settlements, applies.

The proposals accord with this policy by supporting the continuing residence of the existing owner, while providing further housing for those wishing to move to or remain in the area. The 'scale, pattern, form and character of the settlement' will be unaffected by the proposals given they involve the adaptation of an existing building and no additional living space is created by these proposals.

Policy EN1 guides heritage considerations and says that proposals which sustain and enhance the character or appearance of a designated heritage asset and its setting, will be permitted. Again, the proposals support this policy by improving the appearance of the heritage asset with the removal of a modern addition. It is also no longer within the current owner's ability to maintain the larger listed building and it is hoped that new ownership will support this possibility.

#### Conclusions

The proposals will allow a lifelong resident of Draycott village to remain in her home, enabling the accessibility improvements she needs, while providing the opportunity to preserve the Grade II listed building.

The interior structural changes are minimal and return the building to its previous form of main house with subsidiary building.

The impact on the listed building is minimal with no exterior works beyond the removal of the modern conservatory, which is arguably an improvement.

The proposals are therefore considered to be in compliance with the relevant policy criteria associated with the site's location. It is therefore considered that they should be well-received and that they are capable of receiving Officers' support.

Sarah Curnow MRTPI