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## DESIGN & ACCESS/PLANNING JUSTIFICATION & HERITAGE IMPACT STATEMENT

**Property Address**

22 Beeches Road, Cirencester, Glos, GL7 1BW

**Proposed Development**

Demolition of existing single storey garage and lean-to conservatory and the erection of a two-storey rear extension

**Document Reference**

23-030-DAS

## Type of Application

This justification statement has been prepared by A.L Associate Surveyors Ltd, on behalf of the Applicant, Mr R Walsh, to support a Householder Planning Application covering the demolition of an existing single storey garage and lean-to conservatory, and the erection of a two-storey rear extension, to the main dwelling.

This statement should be read with reference to the application drawings which are referenced below:

23-030-01 Rev A      Survey drawing  
23-030-06 Rev A      Proposed floor plans, cross sections, elevations, and block plan.

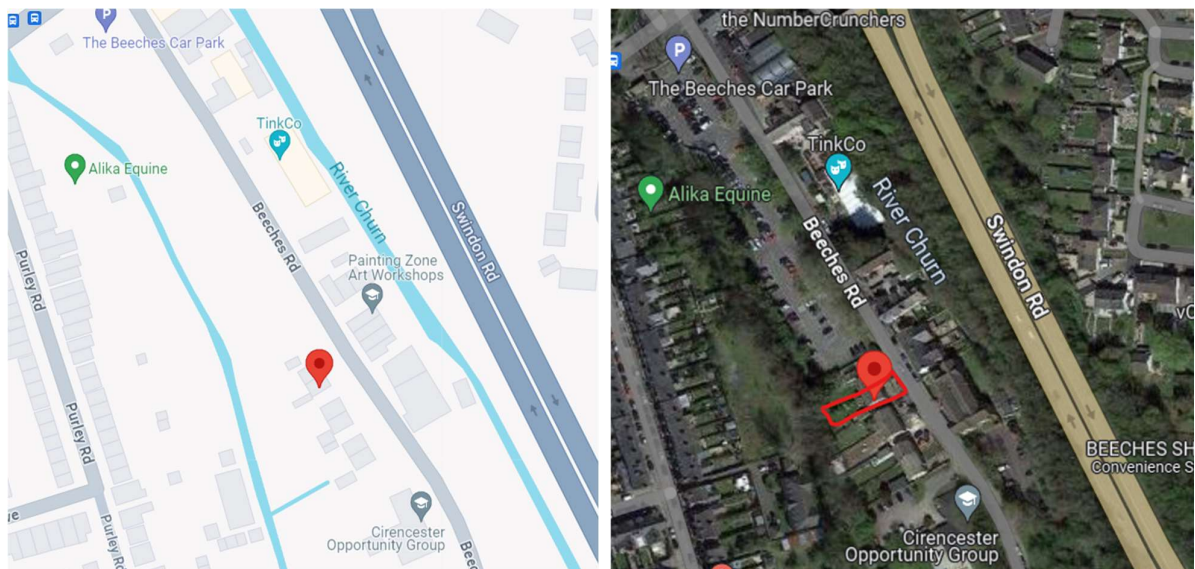
## Site Location and Setting

The subject property is known as 22 Beeches Road, a 1960's style semi-detached dwelling, arranged over two storeys. Construction comprises cavity walls, predominantly faced in artificial stone, with render infill panels on the front elevation. Roof slopes are overlaid with interlocking concrete tiles. Peripheral detailing includes uPVC windows and doors and uPVC rainwater goods.

To the rear of the property there is a small lean-to conservatory and a detached single-bay garage constructed with rendered block walls, beneath a corrugated asbestos cement sheet roof. Both the conservatory and garage are of rudimentary construction, with the garage exhibiting evidence of some minor structural movement.

The site is located on the western side of Beeches Road, in close proximity to the Beeches Road public carpark. The dwelling forms the left-hand unit of a pair of dwellings, which are set away from and below the level of the highway. The configuration is replicated in two separate but additional blocks, positioned a little further south, but along the same side of the street.

The plot is of a generous size, with a moderate and open frontage, which slopes significantly away from the highway. To the rear of the property there is a long private garden, which is enclosed on both sides by timber fencing, and which is bordered at the rear by a branch of The River Churn.



The site is located within the development boundary of the principal settlement of Cirencester. The property is not Listed, though it is located just inside the Cirencester 'South' Conservation Area, which borders the A429 'Swindon Road' a little to the west. The site is also located within a Scheduled Ancient Monument (Corinium Roman Town) No. GC361, which is a non-designated heritage asset, in its own right.

The site lies within flood zones 2 and 3 and is therefore deemed to be in an area with a high probability of flooding. This is due to general proximity to multiple branches of The River Churn.

### **Development & Planning History**

The subject property remains largely as built, except for the addition of a small lean-to conservatory to the rear elevation. To our knowledge there have never been any planning applications submitted in respect of the application site.

Reference to the online planning register however confirms that planning applications have been submitted and development works undertaken on several of the adjoining properties. This includes;

- 26, 28 & 30 Beeches Road – various applications for tree felling and reduction
- 24 Beeches Road – Demolition of conservatory and the erection of a single-storey extension - granted approval in 2012 under reference 12/01802/FUL
- 26 Beeches Road – Erection of double-storey side and rear extension – granted approval in 2020, under reference 20/03030/FUL
- 30 Beeches Road – Erection of double-storey side extension – granted approval in 1988. Planning reference unknown.

It is clear therefore that there is a precedent for development within the immediate vicinity, in particular for schemes which are similar in nature to that which is proposed with this application.

### **Proposals:**

This submission relates to the demolition of the existing lean-to conservatory and detached garage and the erection of a two-storey extension across the rear elevation.

The proposed extension is to be constructed in cavity walls, faced in artificial stone. Roof slopes are to be finished with interlocking tiles. Peripheral detailing is to include uPVC windows and doors and uPVC rainwater goods. Solar panels are proposed on the rear roof slope. The proposed materials are therefore all in-keeping with the style and appearance of the host dwelling.

In addition to the extension, the applicant is wanting to undertake a degree of landscaping. This will include the height reduction of a large mature tree at the western end of the garden. The proposals also include for alterations to the front garden, including the raising of ground levels and the addition of hard landscaping, to improve vehicular access and provide additional off-street parking. Similar schemes of landscaping have already been completed on several of the adjoining properties.

### **Assessment of the Heritage Asset**

The subject property forms the left-hand unit of one pair of modern, conventionally constructed dwellings. The configuration is replicated in two separate but additional blocks, which run along the western side of the street.

On the opposite side of Beeches Road is a terrace of 2-storey Victorian townhouses, constructed in red brick, beneath blue slate roofs. Adjacent to the terrace is a modern three-storey block of flats, known as 'River Court'. These flats are constructed with artificial stone walls beneath pitched roofs, which are finished with interlocking concrete tiles.

To the north of the site is a large, open, public car park and to the south, a single-storey building, which serves as a pre-school for children with special needs.

Development within the immediate vicinity of the application site has been sporadic, resulting in an irregular street scene with very little formality and limited aesthetic value. The site and adjacent areas are therefore considered to have little-to-no historic value. In essence, none of the above ground structures are considered to be Heritage Assets.

Whilst it is acknowledged that the site lies within an area with high Archaeological potential, it must also be accepted that some ground disturbance would have occurred during original construction, with the existing buildings known to have been constructed with conventional strip footings.

We are aware that subsequent schemes of development at 24, 26 and 30 Beeches Road, were constructed with specialist raft foundations, designed to minimise disruption of any underlying archaeology. The proposals in this instance would follow the same approach and it is suggested that this be conditioned as part of any planning approval, with formal designs to then follow at a later date.

A separate application for development has been submitted to Historic England, in parallel with this planning application.

### **Assessment of Flood Risk**

No formal flood risk assessment has been commissioned for this development so far, though this is something which could be conditioned on an approval, if necessary. It is clear however, from the previously granted planning approvals, that the flood risk can be managed through design. In this respect, it is confirmed that the new floors will not be constructed any lower than the existing, as demonstrated on the proposed cross-sectional drawings.

### **Amount of Development**

The existing property has a gross internal area of 91.6m<sup>2</sup>, rising to just over 100m<sup>2</sup>, when taking into account the detached garage.

The proposed extension adds just over 49m<sup>2</sup> of gross internal floor space, though when taking into account the areas lost through the demolition of the garage and conservatory, the nett gain reduces to just under 34m<sup>2</sup> of new development.

The amount of development is considered to be proportionate to the size of the property as a whole and is certainly proportionate to similar developments which have been completed at 26 and 30 Beeches Road, adjacent.

### **Layout**

The proposed extension has been sited to the rear of the property, thereby preserving access along the side of the house, minimising impact on the adjoining property (24) to the south and ensuring there is no significant impact on the primary elevation or the wider street scene.

### **Scale**

The proposed extension is of a size and scale which is consistent with the host dwelling and with similar schemes of development undertaken elsewhere in this run of dwellings.

Unlike other approved schemes in the area, the proposals do not protrude past, or wrap around the south-facing gable. Whilst the extension does extend across the entire rear elevation, a 'stepped' roof profile has been adopted to keep overall height to a minimum and to reduce impact on the adjoining property (20) to the north.

### **Appearance & Construction**

The proposed extension is to be constructed in cavity walls, faced in artificial stone. Roof slopes are to be finished with interlocking tiles. Peripheral detailing is to include uPVC windows and doors and uPVC rainwater goods. Solar panels are proposed on the rear roof slope. The proposed materials are therefore all in-keeping with the style and appearance of the host dwelling.

**Landscape**

The proposed scheme includes a degree of landscaping works. This will include the height reduction of a large mature tree at the western end of the garden. The proposals also include for alterations to the front garden, including the raising of ground levels and the addition of hard landscaping, to improve vehicular access and provide additional off-street parking. Similar schemes of landscaping have already been completed on several of the adjoining properties.

**Access**

Pedestrian and vehicular access to the site will be vastly improved. At present the front boundary is delineated by way of a low-level masonry wall, with a relatively narrow opening serving the driveway. The width of the opening, coupled with the fact that the driveway slopes sharply away from the highway, means that manoeuvring a vehicle to/from the road, is relatively difficult.

As part of these proposals, the applicant is looking to remove much of the front boundary wall, thereby increasing the width of the vehicular access. In addition, the applicant is intending to raise ground levels, thereby reducing the gradient of the front garden and providing a more gently sloping site, which offers significantly improved off-street parking provisions.

**Justification for development**

The proposed scheme of extension and alteration reflects similar schemes of development within the immediate area, which have already been subject of planning consent.

The proposed extension is considered proportionate to the main house because it is subservient in area and overall mass, arguably more so than the scheme adopted at no. 26, given that the extension does not protrude beyond the gable end wall. The size, shape and position of the proposed extension ensures that the form and evolution of the property remains apparent. Furthermore, by concentrating the development to the rear elevation, there is no detrimental impact on any important elevations and no detrimental impact on the street scene. The proposed extension utilises a pallet of materials which is in-keeping with the host dwelling.

Whilst the development does affect an area which is known to have high archaeological potential, specialist raft foundations can be adopted as part of a detailed design, to minimise disturbance of any underlying archaeology.