

Our ref: 240124

24 January 2024

Planning Department
Stroud District Council
Ebley Mill
Stroud
Gloucestershire GL5 4UB

Dear Sir/Madam

PROPOSED OUTBUILDING AT THE MANSE, ALKERTON, EASTINGTON, GLOS GL10 3AA

Please find enclosed a householder planning application for the erection of a domestic outbuilding at the above site to provide storage and garaging on the ground floor, with two small work-from-home offices over.

This application is a resubmission of two recent applications for an outbuilding at the site, your refs. S.22/0321/HHOLD which was refused and S.23/1688/FUL which was withdrawn. We are familiar with the background to these applications.

Design and Access Statement

This application seeks to address the previous reason for refusal. Whilst there does not seem to be any objection to the principle of a domestic outbuilding on the site, it appears that concern was raised regarding matters of design and detailing.

The plot on which The Manse is sat extends to 0.39 acres, so it is a generous one. It is within the settlement limits, and it is not listed or within a conservation area and it is not covered by any landscape designation. Previously your Authority have accepted that an outbuilding on the site would not have any detrimental impact on any nearby listed building, but a Heritage Statement is provided below.

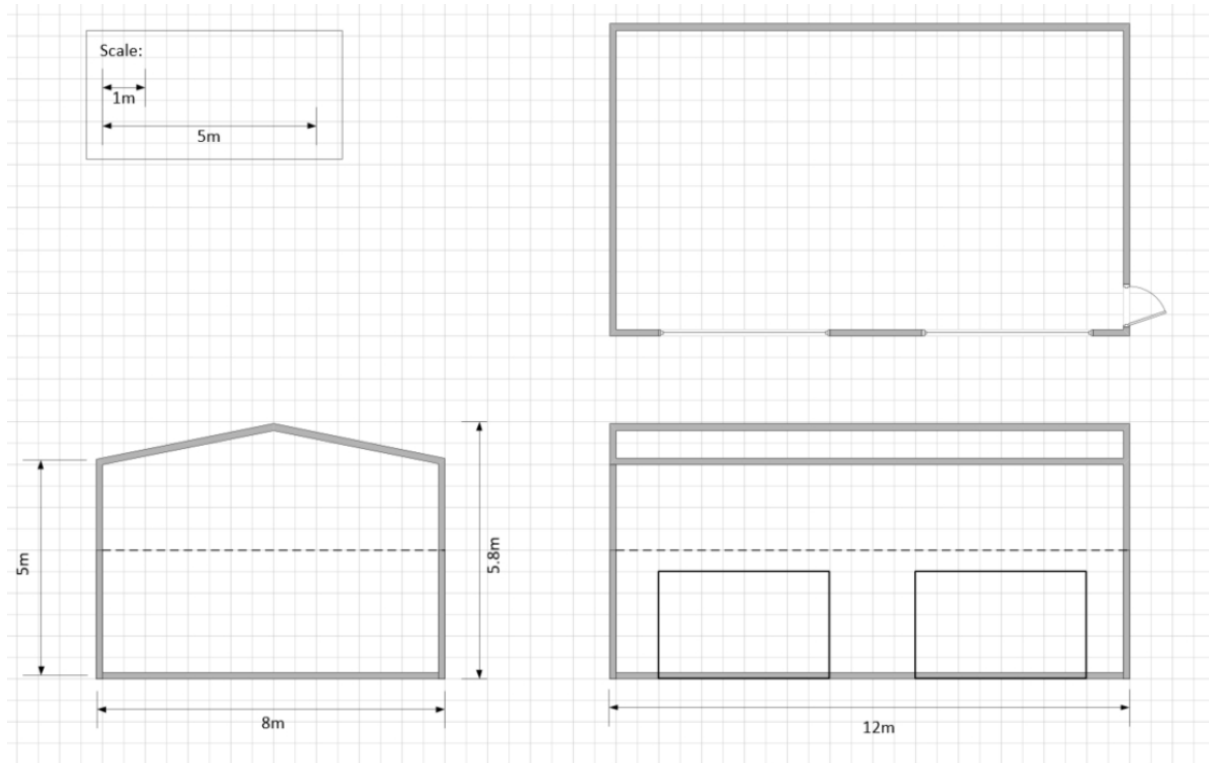
There are 3 no. outbuildings currently sited within the plot. A dilapidated brick structure is in the process of being demolished and a greenhouse is to be removed but removal of these structures does not of itself require consent and removal of these structures does not form part of this application. In addition, there is an existing timber outbuilding on the site where the new outbuilding is to be situated and this will also be removed under permitted development.

At the outset when first considering the replacement domestic outbuilding, the applicants paid the Council to obtain pre-application advice. Their request for advice also related to the extension of a gravelled area to provide off street parking.

An extract of the drawings provided with pre-application request is reproduced below. The proposed structure had a footprint of 8m x 12m (96 sq m) and a height of 5m to the eaves and 5.8m to the ridge.

2.

Copy of pre application plan



The pre application response can be summarised as follows:

- The plot is of sufficient size to accommodate the proposal without appearing cramped or overdeveloped.
- The design of the outbuilding is poorly proportioned with extremely high eaves, a large expanse of wall above the garage door openings and a very shallow pitched roof. The **height of the building is not excessive** overall, but the eaves should be reduced, and the roof pitch increased to create a better proportioned building.

On the above basis the applicants revised their plans and made a planning application. The proposal was considered acceptable in terms of impact on adjacent local buildings, neighbouring amenity and from a highway safety perspective. However, the planning officer felt that the proportions were out of keeping and the materials ('mostly black painted metal'), size, scale and design were more akin to a business use.

Having viewed the above application, the subsequent appeal decision letter and the plans submitted in a recent re-submission (subsequently withdrawn), we have sought to address the issues of concern whilst still maintaining a building that meets the required purpose (vehicle parking, storage, 2 x home offices etc). We have placed a particular focus on proportion, materials, and detailing.

3.

Some illustrations of the proposed outbuilding as now applied for are produced below.



The material palette has been altered to comprise of a brick plinth and timber boarding to external elevations. The roof will be seamed aluminium or similar.

4.

The height of the building to the ridge would be 5.9m, only 100mm over the pre application design where your officer confirmed that the height was not excessive. The highest eaves height would be 3.4m, significantly below the previous eaves of 4.5m. The ratio of wall to roof is now far better proportioned, with a more traditional roof pitch.

The design incorporates a cat slide roof to reduce the bulk of the building, particularly when viewed from the adjacent public footpath, it also adds some character but retains the floor area needed. A small gable projection has been introduced to the rear again to add detail, but also provide the necessary space required. Two small home offices are proposed at first floor level; it is now commonplace to work from home, providing a more sustainable solution by reducing the need to travel and there are planning policies in place to support this.

The garage will provide secure storage for gardening equipment etc and undercover parking for two cars, along with space to allow the applicant to enjoy his hobby of repairing/working on his own vehicles.

The outbuilding will appear domestic in scale. Roller shutter garage doors whilst often used in a commercial context are also now a common feature on domestic garages with up and over doors now somewhat outdated.

The simple appearance of the outbuilding would not compete with the main house from which it is separated, being located in the far corner of the plot. It has clearly been designed to be a functional ancillary building.

Vehicular access to the site is established and unchanged by the proposal.

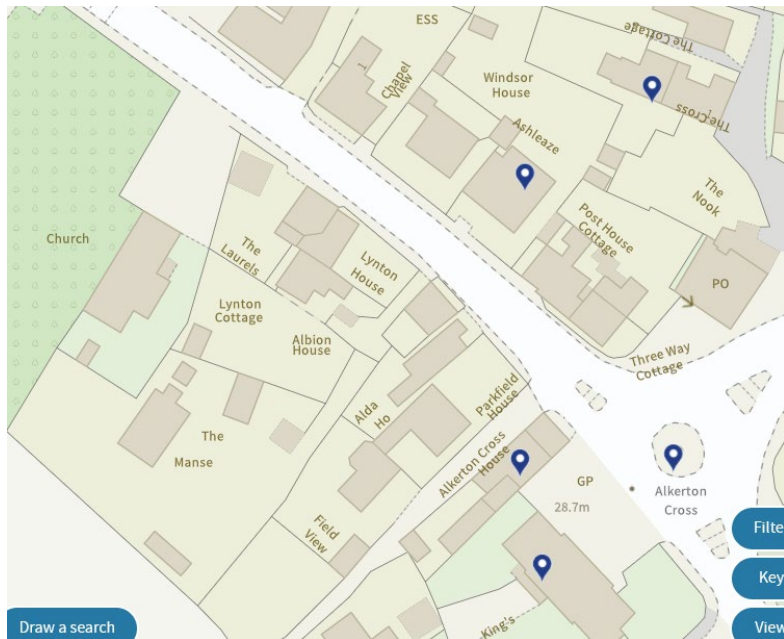
We believe we have now addressed all the pre application suggestions and overcome the design concerns raised.

Heritage Assessment

The site is within close proximity to a number of listed buildings, therefore, this application needs to be accompanied by a Heritage Assessment.

Below is an extract taken from Historic England's website that shows the site and the blue triangles highlight the buildings in the immediate area that are listed. The listing descriptions for each property/structure are also provided. Due to the distances between the application site and listed buildings, and the set back of The Manse and the proposed outbuilding from the main road, there would be no harm or detriment to the listed buildings or their settings as a result of this proposal. This has also been acknowledged by your Conservation Officer in respect of the previous scheme.

5.



SO 7705 EASTINGTON ALKERTON

1771/12/10012 Alkerton Cross House, including front and rear walls and outbuilding to rear

II

House. Early C19 rebuilding of earlier C18 property. Built of brick with M-profile slate roof to front block and slate and pantile roofs to rear; truncated brick end stacks to front, and end stack to rear outbuilding. Front block is double-depth plan, representing the early C19 addition to front of a mid/late C18 single-depth house; outbuildings to rear. 2 storeys. 3-window front with stepped stone voussoirs over 6/6-pane sashes and blind window above early C19 decorative canopied wrought-iron porch to front of early C19 6-panel door with latticed overlight. C19 wood casements and one small-paned iron casement to rear. INTERIOR noted as being remarkably complete with original panelled doors, shutters and neo-classical design fireplaces; stop-chamfered beam in C18 part to rear, which has retained C18 principal rafters (tenoned purlins sawn off) and C18 plank doors with iron latches etc. SUBSIDIARY FEATURES: chamfered stone coping to brick front yard wall; plot to rear bounded by brick wall with run of outbuildings including a rare surviving example of an early C19 back kitchen or bakehouse, with segmental arches over wood casements to exterior, plank door with original lock and simple interior with shutters to windows and C19 features including flour hoist. A good example of a small C18 property extended in the early C19, the features from this period surviving in a remarkable state of preservation.

6.

Listing NGR: SO7745305285

EASTINGTON ALKERTON SO 7705 12/43 The Kings Head II Inn.

Early C19, recorded as an inn by 1834. Brick, rendered on ground floor, with painted moulded cornice and parapet, slate roof with coped verges swept up to join brick end stacks. Single large range of 3 storeys with symmetrical flanking small single-storey wings. Three windows, sashes, 12/9/12-pane to second floor, 16/12/16-pane to first floor, all with painted splayed voussoirs and keystone. Ground floor has similar 16-pane flanking projecting small Doric portico with painted unfluted columns, C20 door and decorative radial fanlight in rectangular surround. Ground floor has additional "cornice" marking top of rendered section above sill level of first floor and cut into by windows. Side wings blind. Interior much altered but retains several moulded door surrounds on ground floor.

Listing NGR: SO7745005356

EASTINGTON ALKERTON SO 7705 12/42 Green Farmhouse II Farmhouse.

Probably late C17, front windows altered in C18 or early C19. Square panel timber-framing with brick infill, faced in roughcast to front and sides, steeply pitched overhanging tile roof originally possibly thatched, brick end stacks. Long single range of 2 storeys with attic to right hand section only, with small dormer in gable through eaves. Four small plate glass 4-pane sashes with flush sash boxes, 2 to left and 2 to right. Ground floor far left has C20 window. C20 porch added in front of entrance to left of higher section, possibly originally leading to a cross passage with stack to left and spiral stair on opposite side. First flight of stairs has now been altered to straight flight coming across where opposite door may have been. Close inspection not possible. Rear facade exposed timber-framing but with several C20 windows. Interior has 2 very large timber bressumer fireplaces on ground floor, partly bricked up, and many chamfered and stopped main beams.

We hope you will now feel able to support this proposal. Should you wish to discuss the plans or require any further information please do not hesitate to contact me.

Yours sincerely

MARK SNOOK