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Planning Services,
Cotswold District Council,
Trinity Road,
Cirencester,
Gloucestershire,
GL7 1PX

Date: 4/3/2024
Your Ref:
Previous application ref: 19/03503/FUL

Dear Sir/Madam,

Revisions to approved design and related conditions. Erection of 2 dwellings, Land at Crown Inn The Street Cerney Wick South Cerney Gloucestershire GL7 5QH Application Reference Number: 19/03503/FUL

I have been engaged by Mr C. Room to prepare and submit construction plans for the above site. On reviewing all the plans approved I have highlighted design issues as well as some anomalies in the drawn plans. I understand the original application has had conditions discharged as deemed appropriate for the stages undertaken now. The works have commenced on site with an independent approved inspector and architect overseeing the construction and an extant permission exists.

As the development remains the same both in description and number, I now apply to vary the conditions under Section 73 of the Town and Country Planning Act 1990 seeking changes by variation of condition 2, and therefore would not require a complete re-consideration of the application.

The earlier approved dwelling designs (application ref 19/03503/FUL) have a few aspects in each design found to be unworkable, non-compliant regarding Building Regulations, or after consideration requiring a new floor plan layout and external enhancements in design. The revisions to the approved designs are now attached are similar in bulk and form. Both plots have garages with loft areas over for additional use, this is felt unnecessary and unsatisfactory bulky appearance. To that end the roofs areas have been revised reduced to integrate with the main roofscape (rooflights removed also). The frontage of both plots has also been revised removing the bulkier gable porches with simpler lean-to additions and the first floor gables/dormers inset and altered. The new plans are considered to improve the design for both plots.

Changes to the conditional permission are now sought by the variation as follows:

Condition 2 - alterations to the garage roofs, parking and fenestration dormer style to both plots:

- 1) PLOT 1: The garage set back slightly with roof reduced in bulk, revised to small gable to front and rear elevations. Main house frontage: gable dormer moved 300mm right for valley drainage clearance, large*
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single dormer changed to gable dormer to mirror left side. Porch changed from large open gable to simple lean to on posts.

Note: the footprint of the main house retains the same size and plan form.

- 2) PLOT 2: The garage set back to allow for roof to intersect with the main house roof on the rear for more pleasing look. Main house frontage: gable dormer moved 300mm right for valley drainage clearance, large single dormer changed to gable dormer to mirror left side. Porch changed from large open gable to simple lean to on posts.

Note: as above the footprint of the main house retains the same size and plan form.

- 3) PROPOSED SITE PLAN AS PROPOSED: The access to remain as approved, the proposed parking areas amended as shown on the attached revised plans. Plot 1 to have one space in front of the garage and one in front of the house. Plot 2 to retain the same arrangement as approved but moved further back (south). A 2 metre high wall to divide the plots from the Pub is proposed in a revised position to allow slightly more distance to pub that can be landscaped, Wall to be stone faced north side rendered to south or plot side.

- 4) The proposals from SDS Consulting remain largely unchanged in design (the road areas very similar) apart from moving south slightly, if this needs to be updated to reflect the slight changes this can be amended.

To conclude this application follows the earlier accepted proposals and general design. the following plans are to be substituted with the new plans now attached for part of this application.

(Drawing Refs.)

1146-A; (LOCATION PLAN) replaced by 1020/CAM/2023/7

LPC 4319 PR01-C (proposed block plan) replaced by 1020/CAM/2023/7

PR02-C (plot 1 floor plans) replaced by 1020/CAM/2023/8

PR03-C (plot 1 elevations) replaced by 1020/CAM/2023/8

PR04-B (plot 2 floor plans) replaced by 1020/CAM/2024/9

PR05-B (plot 2 elevations) replaced by 1020/CAM/2024/9

5220-C-002-B this remains as design with very minor changes and can be amended if required

For the sake of clarity and correctness the approval decision condition 2 requires amending as follows: plan No. PR04-B incorrect floor plans, (they are the same as plot 1), - elevations and block plan are correct. This variation will correct the draughting error.

Please contact me should you have any further questions relating to this application.

Yours faithfully

Charles Manning
