

JPPC ref: SS/8264
Portal ref: 12904965
LPA ref: tbc

Planning Services
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

21st March 2024

Dear Sir/Madam

APPLICATION UNDER S. 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990

VARIATION TO CONDITIONS 2, 7 AND 14 OF PLANNING PERMISSION 23/00040/FUL

LOWER MARSH FARM, MARSHMOUTH LANE, BOURTON ON THE WATER, GL54 2EE

This submission seeks to vary the above planning conditions, imposed in respect of the planning permission granted by Cotswold District Council on 3rd May 2023 for the demolition of the existing farm building complex and farmhouse and the erection of a new complex of farm buildings, new farmhouse and landscape enhancements (CDC Ref; 23/00040/FUL).

The drawings submitted with this application are as follows:

Proposed Roof Plan – House	3029-300 C	1:50 @ A0
Proposed Floor Plan - House	3029-301 D	1:50 @ A0
Proposed North and East Elevations	3029-302 C	1:50 @ A0
Proposed South and West Elevations	3029-302 C	1:50 @ A0
Proposed Garage Plans	3029-303 E	1:50 @ A0
Proposed Garage Elevations	3029-303 E	1:50 @ A0
Window WG01 Detail	3029-400	1:5 / 1:10 @ A2
Window WG02 Detail	3029-401	1:5 / 1:10 @ A2
Window WG03 Detail	3029-402	1:5 / 1:10 @ A2
Window WG 04-05, 13-15 and WF02-03	3029-403	1:5 / 1:10 @ A2

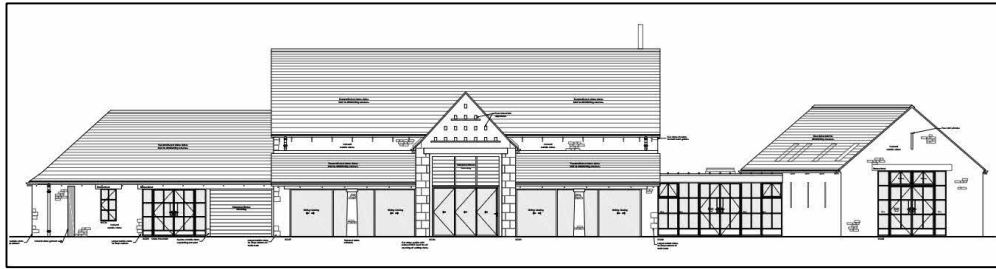
Window WG06 Detail	3029-404	1:5 / 1:10 @ A2
Window WG07 Detail	3029-405	1:5 / 1:10 @ A2
Window WG09-10, 12, 17 and WF01 Detail	3029-406	1:5 / 1:10 @ A2
Door DG01 and 08	3029-408	1:5 / 1:10 @ A1
Door DG02	3029-409	1:5 / 1:10 @ A1
Door DG03	3029-410	1:5 / 1:10 @ A1
Door DG04	3029-411	1:5 / 1:10 @ A1
Door DG05 and 07	3029-412A	1:5 / 1:10 @ A1
Door DG06	3029-413	1:5 / 1:10 @ A1
Door DG09 and 10	3029-414	1:5 / 1:10 @ A1
Window WG16 Detail	3029-419	1:5 / 1:10 @ A1
Garage Window WG01-03 & 07 Details	3029-430	1:5 / 1:10 @ A2
Garage Window WG03-05 Details	3029-431A	1:5 / 1:10 @ A1
Garage Door DG01, 02 & 03 Details	3029-432	1:20 @ A1
Garage Door DG04 Details	3029-433	1:10 @ A2
Garage Door DG05 Details	3029-434	1:10 @ A2
Garage Screen SG01 Details	3029-435	1:5 / 1:10 @ A2

An updated CIL Form (Form 1) – Additional Questions is also submitted. However, the applicants have already agreed a self-build exemption with Cotswold District Council.

The current submission seeks a very modest range of external alterations to the approved farmhouse and garage buildings. The most significant change is in respect of the south elevation, where the amended elevations show a centred gable, similar in design to that shown on the north elevation with lean-to elements on either side creating small, recessed arcades. Overall, this lends the building more of the character of a converted agricultural building than a purpose-built dwelling. The extent of glazing on this elevation would not increase:



As approved – 23/00040/FUL



As proposed

Consequently, changes are proposed to conditions 2, 7 and 14 to reflect these changes, as well as in order to pick up details that are submitted for approval under this application and which have already been approved by Cotswold District Council.

Condition 2

We propose the variation of Condition 2 in order to ensure that it reflects the drawing references submitted with this application (amendments underlined):

The development hereby approved shall be carried out in accordance with the following drawing number(s): 3029-300C, 3029-301D, 3029-302C, 3029-18A, 3029-19A, 3029-303E, 1706.L4. Rev D, 1706.L5. Rev D.

Condition 7

Condition 7 requires the submission and written approval by CDC of external door and window designs and details. Details of the proposed windows and doors for the house and garage are submitted with this application. We would propose to reword this condition as follows:

The windows and doors installed within the dwellinghouse and garage shall be in accordance with the following design and details:

3029-400	Window WG01 Detail
3029-401	Window WG02 Detail
3029-402	Window WG03 Detail
3029-403	Window WG 04-05, 13-15 and WF02-03
3029-404	Window WG06 Detail
3029-405	Window WG07 Detail
3029-406	Window WG09-10, 12, 17 and WF01 Detail
3029-408	Door DG01 and 08
3029-409	Door DG02
3029-410	Door DG03
3029-411	Door DG04
3029-412A	Door DG05 and 07
3029-413	Door DG06
3029-414	Door DG09 and 10
3029-419	Window WG16 Detail
3029-430	Garage Window WG01-03 & 07 Details

3029-431A	Garage Window WG03-05 Details
3029-432	Garage Door DG01, 02 & 03 Details
3029-433	Garage Door DG04 Details
3029-434	Garage Door DG05 Details
3029-435	Garage Screen SG01 Details

No other external doors or windows shall be installed/inserted/constructed in the development hereby approved, until their design and details have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:5 with cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

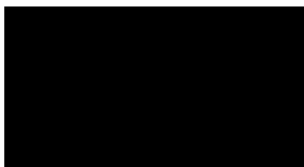
Condition 14

The Surface Water Drainage scheme required by this condition has been approved by the District Council. The condition could be reworded to reflect this:

Development shall be carried out in accordance with the approved surface water drainage scheme:

Drawings 23153 101, 23153 102, 23153 103, Drainage & Maintenance Strategy December 2023 Revision A, drainage route plan (received on the 4th March 2024) : Approved

Yours sincerely



Simon Sharp LLB (Hons) MSc MRTPI
 Senior Planner

email: simon.sharp@jppc.co.uk

Direct dial: 01865 322350