

4.09 Restoration Works - Shed to be replaced with new Log Store / Garden Room

The existing shed is in a dilapidated state and is at least in part at the point of collapse.

The proposal is to replace shed with an outbuilding “Log Store / Garden Room” with a similar footprint as the existing shed. The building will remain subordinate to the main property.

The building will be constructed of lightweight timber frame construction, and will be clad with natural finish rough sawn timber and dark grey corrugated metal.

From the road the rubble stone boundary wall will continue, separating the building from the road.

The south east elevation (facing garden) will have bi-folding double glazed slim metal frame doors with metal glazing bars matching with the proposed windows and doors to main property.

On the north west elevation, a single high level double glazed metal framed slot window with metal glazing bars.

The elevation (KK) facing back to the main house will have corrugated dark grey metal cladding at lower level and natural finish rough sawn vertical timber cladding at high level. A timber or metal clad trough planter is proposed in front.

The elevation (JJ) facing back to the main house as elevation (KK) will have dark grey galvanised metal cladding at lower level and natural finish rough sawn vertical timber cladding at high level.

The new pitched roof will be covered in dark grey corrugated metal roofing.

A dark grey metal flue is proposed and extend beyond the pitched roof line, this will be used for a wood burner which is housed internally.

The design and external finishes to the building, aesthetically pays homage to the “old shed” and to its farmland surroundings and reflects the important agricultural history of the area.

The existing stone boundary wall will be extended to partially across the Garden Room building.

A new timber fence is proposed to run perpendicular from the garden wall to provide screening from the vehicle gate.

2nos Rainwater harvesting butts are proposed to be connected to the guttering , one on each side, the rain water collected will be used for gardening and domestic use. Planters are proposed to sit on top.

The existing “Ash” tree close by will be protected during construction.

The building will be constructed of light-weight timber frame structure supported on pad foundation system (<https://easypads.co.uk>) and will be working with the existing ground levels to avoid disturbance to the existing close by tree roots.

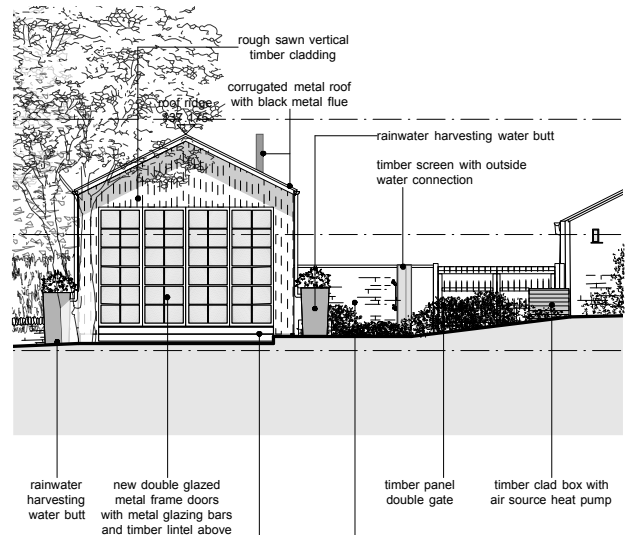
The existing cherry tree closer by will be removed. An Aboricultural Report is submitted alongside this application.



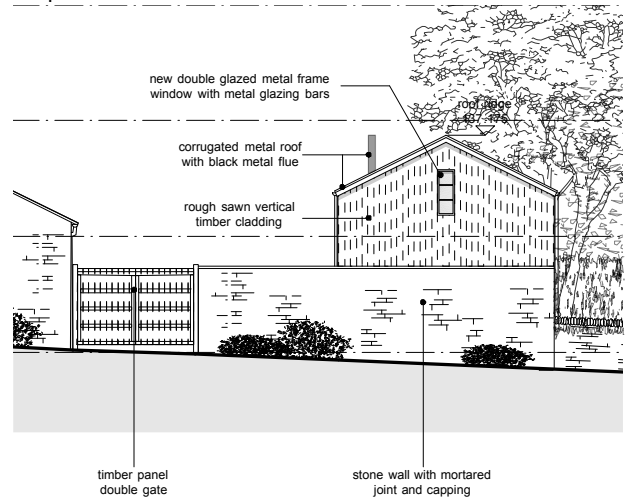
Existing shed



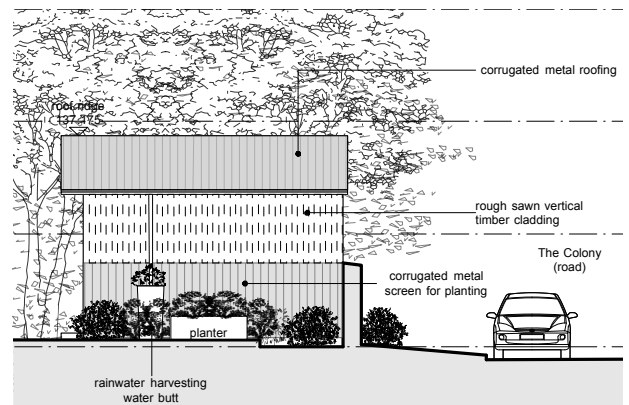
Existing shed and “Ash” tree



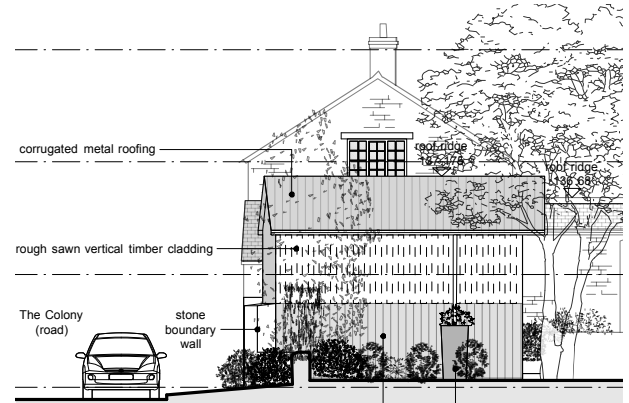
Proposed Garden Room - South East Elevation



Proposed Garden Room - North West Elevation



Proposed Garden Room - Elevation KK



Proposed Garden Room - Elevation JJ

4.10 Restoration Works - Boundary Walls Repairs

Generally the existing dry stone boundary walls with the with cock-and-hen cap are showing signs of deterioration and are in need of re-pointing, repair and maintenance.

There is a supply of the matching stone on site.

The proposal is to utilise this stone to make any repairs.



Existing dry stone boundary wall
(to left of site)



Existing dry stone boundary wall
(to the right of site)



Existing dry stone boundary wall
(to the right of site)

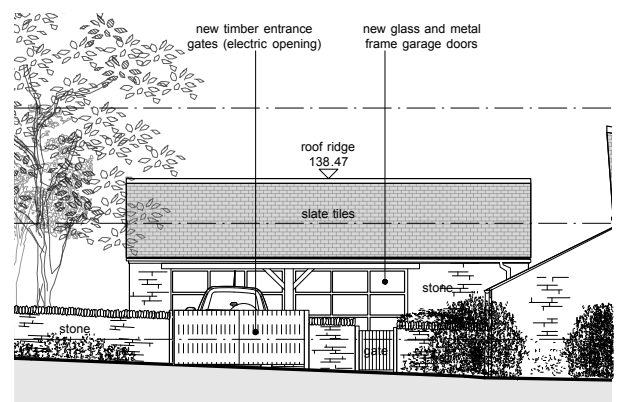
4.11 Restoration Works - Main Gates

The existing pedestrian gate is in a dilapidated state and the vehicle gate is missing

The proposal is to replace with new painted timber pedestrian gate and new electric (automated) painted timber panelled vehicle gate



Existing pedestrian gate and missing vehicle gate



Existing pedestrian gate and missing vehicle gate



Reference of similar electric (automated) painted timber panelled vehicle gate

4.11 Air Source Heat Pump

The proposal is to incorporate the renewable heat technology, Air Source Heat Pump System as “green” enhancement to the cottage. The proposal is for the equipment to be located externally close to the house by the “utility room”.

The equipment will be enclosed in a slatted timber enclosure of approx. size H 1585mm x W 1275mm x D 865mm



Proposed location of Air Source Heat Pump



Proposed slatted timber enclosure to Air Source Heat Pump.

5.0 Assessment

This section outlines the applicant's case for granting planning permission for the proposed development

I The key issues are explored of the proposed developments

We consider the key issues for consideration by the Council to be the following principal points:

The effects arising from and the acceptability of the proposed development at the property.

Effect of the proposed development on the fabric and interest of **Bartlett Cottage, 7 The Colony, Sibford Gower OX15 5RY**

Effect of the proposed development on the character and appearance within the **Sibford Gower and Burdrop Conservation Area**.

These matters are addressed, in turn, below:

With regard to the affects arising from the proposed additional development at the property, the key issues relate to the following matter:

- a The structural impact of the development on the building and its neighbours;
- b The effects on ground conditions, hydrology and drainage;
- c The effect on trees;
- d The visual impact;
- e The effect on residential amenity.
- f Size, Bulk and Scale
- g Other Relevant Material Considerations:
 - 1. Land use
 - 2. Sustainability and Environmental Performance
 - 3. Arboriculture and Tree Protection
 - 4. Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy
 - 5. Transportation and Parking
 - 6. Access
 - 7. Structural Considerations
 - 8. Acoustic and Vibration Considerations

- a. The structural impact of the development on the building
The proposal will have no structural impact to the existing building. The proposed replacements of some of the rotten timber window and door lintels will be specified by a structural engineer and the aim is to prolong the life of the building.
- b. The effects on ground conditions, hydrology and drainage
The proposed "Garden Room" outbuilding will have minimal impact on existing ground conditions, and no impact on the existing rain water drain off which is a soak away to the surrounding grounds. The new roof to the garden room is of similar surface area to the existing shed.
- c. The effect on trees
The proposed "Garden Room" outbuilding will have minimal impact on the close by "Ash" tree.
An Arboricultural Report is submitted and forms part of the application. Protective measures will be in place during construction.
- d. The visual impact
The proposed restorations and developments will have minimal visual impact, they are sympathetic and are in keeping with the building, its historic significance as a Grade II listed building and its surroundings which has been designated as an area of outstanding natural beauty.
- e. The effect on residential amenity
The proposal will have no impact on the existing residential amenity
All construction impacts will be temporary.
There will be no additional light spill from the main property as the openings are as per the existing window openings.
The additional light spill from the new glazed door and window openings of the Log Store / Garden Room outbuilding can be managed by internal curtains and blinds. The principle openings faces into the garden.
- f. Size, Bulk and Scale
The proposal does not increase the size, bulk ad scale of the existing building.
The proposed "Garden Room" outbuilding will occupy a similar footprint as the existing dilapidated shed. Its roof ridge line will be kept below the eaves line of the main house and will remain subordinate to the main property.
- g. Other Relevant Material Considerations
The following section outlines the acceptability of the development against other relevant material considerations.

- 1 Land Use
The proposed development does not alter the use of the site and the building is retained as a residential dwelling.
- 2 Sustainability and Environmental Performance
The proposed development represents an inherently sustainable upgrade and improvement of the environmental performance of an existing building within the constraints imposed by its location, Grade II listing and within a conservation area.
The proposal will use environmental materials where appropriate.

The proposed environmental upgrades includes:
 - Double glazing to replacement and new doors and windows
 - Natural slate solar thermal collector system
 - Air source heating system
 - Rain water collecting
will improve the fabric and energy efficiency of the existing building in line with the requirements of Core Strategy Policy CS 10.
- 3 Arboriculture and Tree Protection
An Arboricultural Report is submitted to form part of the application. An application for tree works will be submitted.
- 4 Amenity: Daylight/Sunlight, Sense of Enclosure and Privacy
The proposed development will not result in development that would lead to an unacceptable loss of daylight or sunlight, or an unacceptable increase in the sense of enclosure to neighbours. Nor would the proposals result in privacy issues between properties that would warrant a refusal of planning permission. We therefore consider the proposals are compliant with the relevant sub sections of UDP Policy DM 3.
- 5 Transportation and Parking
No changes to the exterior parking arrangements at the site are proposed, and therefore the proposed development is not considered to give rise to a transportation of parking issues that would give rise to concern
- 6 Access
There are no changes to the existing accesses and the proposed development will have no adverse impact on existing public transport or road access to the property.
- 7 Structural Considerations.
The proposed replacements of some of the rotten timber window and door lintels will be specified by a structural engineer and the aim is to prolong the life of the building. There are no other proposed structural alterations to the main property.
The proposed "Garden Room" outbuilding's foundation will have minimal impact on the surrounding grounds and nearby trees.
- 8 Acoustic and Vibration Considerations
The proposed slatted timber enclosure to the Air Source Heat Pump will provide acoustic mitigation to the low noise generated by the equipment. The equipment is located within the grounds of the property and away from neighbouring properties. The equipment will be fitted with anti vibration feet and be on a concrete pad stone.

6.0 Development Summary & Conclusion

- I From the assessment of the criteria discussed above it is clear that the proposal will not give rise to unacceptable effects in any of the areas.
On this basis the proposed design of development is in line with the Council's policy position and should be considered for approval.