

Freshford Parish Council 11 February 2019

Planning Application 18/00103/FUL. Tuckers Cottage, Park Corner

This application provides for the demolition of a 1960s built one storey extension, and its replacement with one two storeys high, on approximately the same footprint. In addition, there will be new replacement windows and a complete reorganisation of the interior accommodation and layout. This will enhance energy efficiency.

The three-bedroom Cottage is built of Cotswold stone on two floors, and is adjacent to a Listed dwelling, although not itself listed. It is in the Green Belt and AONB but not in the Conservation Area. The building is in need of significant modernisation, improvement and updating.

Pre-application advice has been sought and the Planning Officer has been supportive in general terms with regard to the volume change and the principle of such an extension. The officer questioned the type of surface of the extension and this has been taken into account in the application. The need to remove a chimney was also queried, although consent would not be required for this work. The extension does appear to be quite bulky in the context of this dwelling and its neighbours.

It is recommended that the Council responds with comments that an extension of this type is generally to be welcomed in this context, but that pre-application comments should be taken into account also, that the requirements of the Villages Design Statement in the Neighbourhood Plan must be followed.