19/00705/FUL

**Chapel House Pipehouse, Freshford, BA2 7UJ.**

**The proposal:**

The development seeks the extension of an existing lean-to toilet/washroom; a reduction in the existing ground level on the western side of the existing studio and along the western boundary; the replacement of a temporary timber shed and log store with permanent timber clad and reconstituted bath stone block work structures of a larger size.

The site is within The Green Belt, The Cotswolds AONB and there is an adjacent public footpath to the east, it is outside of the conservation area and within the southern village settlement zone. The design and access statement makes no reference to the Freshford and Limpley Stoke Neighbourhood Plan.

07/03277/FUL
This previous application was for the conversion of the then garage to the bed studio, there was no concern at this time re loss of neighbour amenity or any detrimental effect upon the openness of the green belt.

Landscape Consultation;

The consultant has requested an impact assessment and a landscape scheme particularly in the context of the boundary conditions with the neighbour but also with respect to the wider context of the conservation or enhancement of the landscape character of the AONB.

**Recommendation**

In essence the proposals are de minimis with respect to the host building and the context of the site. The council should support the application subject to the satisfactory resolution of the landscape issue.