

## CAMPAIGN TO PROTECT RURAL ENGLAND

---

GLOUCESTERSHIRE BRANCH SOUTH COTSWOLD DISTRICT  
Chairman: Nicholas Dummett, Rectory Cottage, Coln St Dennis, GL54 3JY  
Registered Charity Number 233179

21<sup>th</sup> April 2017

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

Dear Sirs,

**Re: Planning application 17/01053/FUL**  
**Construction of a new dwelling and access, Greensleeves, Baunton Lane.**

I am writing on behalf of CPRE South Cotswold District to object to the above application.

We objected to the previous application for a new dwelling on this site (planning application no 16/02870/FUL) on the grounds that development of the site will be visually very damaging to the Cotswolds AONB at this point. The applicant has attempted to meet the grounds for objection by lowering the height of the new building and some planting to screen the new building from view. These changes fail to address the basic grounds for objection and in addition the proposed building is of an unacceptable design.

Put simply this is an extremely sensitive site and any building of the size and mass of a two floor dwelling will have a damaging visual impact both in its own right and because of the removal of mature trees on the site. Attempting to screen the new build will be ineffective firstly because it will be some 15 years before any trees grow to a height and secondly when they do the effect, with the building behind, will be to create a dense massing inappropriate to this position.

The sensitivity of the site arises because the Cotswolds AONB boundary is the northern verge of Baunton Lane. All the houses on the north side of Baunton Lane lie within the AONB. Green Sleeves itself is the last house and there are no further buildings to the east along Baunton Lane. The road rises gently for about 200 yards to the crest of the hill and then descends steeply to the main road. The stretch of the lane to the crest is without a hedge and there are wide open views from the road over the countryside. The countryside is typical of the AONB being rolling arable and grassland fields interspersed with copses and field boundaries. The garden of Green Sleeves is a prominent foreground feature in these views but is crucially softened by its hedge and the mature tree growing in the garden. The house, Green Sleeves, announces the beginning of the built environment – its proximity to the lane and setting against and among mature trees/hedges makes this not obtrusive. This stretch of Baunton Lane is well used by local residents walking their dogs and enjoyed by those using the playing fields opposite.

Building the new proposed house to the rear of Green Sleeves will entail destroying the hedge row and felling the tree/other bushes in the garden and extending the site and buildings into the open field outside the development boundary. The proposed house will be some 5.5metres high and of an architecture totally unsuitable to the Cotswolds. As can be seen from the photograph below the garden currently forms a pleasing graded transition to open countryside; the built environment transits gently into the open

countryside through the garden; even at its new reduced height the new house will be built right up to the northern boundary of the garden and will form an abrupt un-screened transit emphasising its prominence. Any new screening would equally disturb the balance of current view.



It is a fundamental principle of design that a new building be in sympathy with the character of the neighbouring built environment and the character of the architecture of the wider area. While each house along the northern side of Baunton Lane is individual they all share a common approach of a reflection of Cotswold architecture with pitched roofs and some gabling. The proposed building is a rectilinear flat roofed building of mixed materials totally out of keeping with the spirit of the neighbouring architecture. In addition, the fenestration is most oddly proportioned and distributed over the building. It will be totally out of place. (We note that the Access and Design Statement is in error. It states that the building is single storied when it has two floors.)

We urge the council to refuse this application.

Yours sincerely

Nicholas Dummett  
Chairman CPRE South Cotswold District.