

**TO EACH MEMBER OF THE
PLANNING COMMITTEE**

25 April 2018

Dear Councillor

PLANNING COMMITTEE- THURSDAY 3 MAY 2018

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following:

Agenda Item	Description	
5A	Schedule	1 - 60
	To consider the accompanying Schedule of Planning Applications and proposals, marked Appendix "A".	

Should you have any queries regarding the above please contact Democratic Services on
Tel: 01684 272021

Yours sincerely



Lin O'Brien
Head of Democratic Services



**APPENDIX A
Agenda Item No. 5A**

TEWKESBURY BOROUGH COUNCIL

Schedule of Planning Applications for the consideration of the **PLANNING COMMITTEE** at its meeting on 03 May 2018

	(NORTH)	(SOUTH)
General Development Applications Applications for Permission/Consent	(782 - 801)	(802 - 807)

PLEASE NOTE:

1. In addition to the written report given with recommendations, where applicable, schedule of consultation replies and representations received after the Report was prepared will be available at the Meeting and further oral reports may be made as appropriate during the Meeting which may result in a change to the Development Manager stated recommendations.
2. Background papers referred to in compiling this report are the Standard Conditions Booklet, the planning application documents, any third party representations and any responses from the consultees listed under each application number. The Schedule of third party representations received after the Report was printed, and any reported orally at the Meeting, will also constitute background papers and be open for inspection.

CONTAINING PAGE NOS. (782 - 807)

Codes for Application Types

OUT	Outline Application
FUL	Full Application
APP	Application for Approval of Reserved Matters
LBC	Application for Listed Building Consent
ADV	Application for Advertisement Control
CAC	Application for Conservation Area Consent
LA3/LA4	Development by a Local Authority
TPO	Tree Preservation Order
TCA	Tree(s) in Conservation Area

National Planning Policy

National Planning Policy Framework (NPPF)

Technical Guidance to the National Planning Policy Framework

Planning Policy for Traveller Sites

Planning Policy Statement 10: Planning for Sustainable Waste Management

Planning Policy Statement 11: Regional Spatial Strategies

INDEX TO PLANNING SCHEDULE (RECOMMENDATIONS) 3rd May 2018

Parish and Reference	Address	Recommendation	Item/page number
Bishops Cleeve 17/01027/FUL Click Here To View	11 Hardy Road Bishops Cleeve	Permit	4 / 802
Bishops Cleeve 18/00151/FUL Click Here To View	24 Woodmans Way Bishops Cleeve	Permit	5 / 805
Tewkesbury 17/01101/FUL Click Here To View	15 Abbots Road Tewkesbury GL20 5TB	Permit	2 / 790
Tewkesbury 18/00254/FUL Click Here To View	Tewkesbury Abbey Caravan And Motorhome Club Site Gander Lane Tewkesbury Gloucestershire	Delegated Permit	3 / 796
Toddington 18/00028/FUL Click Here To View	Land At 1 Consell Green Tewkesbury Road Toddington	Refuse	1 / 782

18/00028/FUL

Land At 1 Consell Green, Tewkesbury Road, Toddington

1

Valid 11.01.2018

Erection of 5 detached dwellinghouses with garages and provision of associated parking vehicular access and landscaping. (Alternative proposal to withdrawn application no.17/00424/FUL)

Grid Ref 404292 232433

Parish Toddington

Ward Isbourne

Mr & Mrs Workman
1 Consell Green
Tewkesbury Road
Toddington
Gloucestershire

RECOMMENDATION Refuse

Policies and Constraints

National Planning Policy Framework (2012)

Planning Practice Guidance

The Proposed Main Modifications version of the Joint Core Strategy (MMJCS) 2017 - SP1, SP2, SD4, SD6, SD10, SD12 and INF1

Flood Risk and Water Management SPD

Tewkesbury Borough Local Plan to 2011 (March 2006) - Policies LND2

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

Consultations and Representations

Toddington Parish Council - Object to proposal

- Site Lies within Special landscape area and is overlooked by AONB.
- Would not protect or enhance natural environment
- Urban Cul-de-sac design is out of keeping with linear development of New Town
- Urban style is in contrast to rural setting
- Driveway looks like a single carriageway with no place for passing
- Problems with sewage capacity.

Urban Design Officer - Toddington is characterised by linear development

Development to east comes no deeper than existing development

'Consell Brake' to west is not characteristic of the area

Southern edge of village is defined by rear gardens of Consell Green

Would extend built form into open countryside

Would encroach into open countryside

Proposed dwellings are large and bulky

Layout has a dense and cramped appearance in a sensitive landscape setting

Local Highways Authority - No objection subject to conditions.

Severn Trent Water - No objections subject to condition.

Environmental Health Officer - No objections

Local Residents 9 individual representations have been received in response to this application and comprise 7 objections and 2 in support. The comments raised are summarised below:

Object

- Site is in area of special landscape value & overlooked from AONB
- Will not protect or enhance the character of the rural area
- Will damage distinctive landscape character
- Out of keeping with linear character of New Town
- Cul-de-sac/back-land development not in keeping
- Consell Brake is set back from highway with no buildings in front
- Will change character of village
- Will be visible from approach road from Winchcombe
- 33 houses already being built

- Site is not identified in Tewkesbury Borough Plan draft policies & site options
- Adjoining fields identified as not suitable for development due to landscape sensitivity
- Increased noise pollution
- Light pollution from development
- Loss of wildlife
- Road is dangerous and on a bend
- Visibility is poor
- Residents will have to commute for work
- Objections to previous application stand
- Plots 4 & 5 are in line of sight from property
- Plots 4 & 5 are overbearing
- Plot 5 is at bottom of garden and overlooks property
- Loss of sky and view
- Proposed trees will block view
- Sewage system can't cope
- Primary school is full

Support

- Echoes other developments in the village
- Provides non-linear development which accounts for building lines
- Small developments are ideal for maintaining local community
- Supports local services
- In keeping with homes in the village
- Positive growth for village
- Does not harm vernacular of the area
- Struggled to find suitable family home in the area
- Village has efficient road network.
- New development can support services

Councillor Mason has requested Committee determination to allow members to assess the impact on the surrounding area and properties.

Planning Officers Comments: Bob Ristic

1.0 Application Site

1.1 The application site is located on the southern side of the B4077 at the western end of the New Town area of Toddington. The area is defined by linear residential development fronting the highway with substantial rear gardens backing onto open countryside beyond. The site is located outside of any residential development boundary and is identified as a Special Landscape Area (SLA). See attached location plan.

1.2 The application site is located at land to the rear of 'Consell Green', the right hand property in a pair of white rendered 2 storey dwellings. The site measures 1.04 hectares in area and comprises two field parcels which extend along the rear boundaries of residential properties fronting onto the B4077.

1.3 The site is screened to the east and west by a variety of trees and shrubs. The southern boundary is enclosed by post and rail fencing with open views of the surrounding countryside. The northern boundary with the rear gardens to properties fronting onto the B4077 comprises wire fencing with some sporadic planting within adjoining gardens.

2.0 Relevant Planning History

2.1 The application site has been subject to one previous planning application which is summarised below:

17/00424/FUL - Proposed 5 No dwellings with garages, parking, improved vehicle access, access roads/footpath and landscape - Withdrawn.

2.2 Also of note is a recently permitted scheme for 33 dwellings at 'Parcel 5736', New Town Toddington, to the east of the application site (Outline application No.15/00394/OUT and Reserved Matters application No.17/00179/APP).

This scheme has since been revised (application no.17/01041/FUL) to provide 9 dwellings (in place of 3 permitted under application no.17/00179/APP). This development is currently under construction.

2.3 To the west of the site is Consell Brake, which is a replacement dwelling permitted under application no.00/00086/FUL for the erection of a new dwelling and garage (to replace an existing pair of houses and garages) and subsequent amended scheme for a detached house (application no.01/01087/FUL).

3.0 Current Application

3.1 The current application seeks full planning permission for 5 substantial detached dwellings with integral double garages projecting beyond the front elevations. Each of the properties would be 2 storeys high and would range between 9 and 9.45 metres in height to the ridge and would each have gross internal floor areas of approximately 340 square metres. (see attached elevation & floor plans).

3.2 The development would be accessed from the B4077 via the existing access drive serving 'Consell Green' which would be widened to accommodate space for vehicles to pass. The drive would run along the western boundary of the site and would terminate in a cul-de-sac and turning head within the middle part of the site. Plots 1-4 would be aligned across the southern part of the site fronting onto the access drive and Plot 5 would be turned through 90 degrees and would front (westwards) towards the turning head. (See attached block plan).

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. The key consideration in assessing the principle of development therefore are the existing and emerging plans for the area and Government policy in respect of new housing development.

4.2 The Joint Core Strategy (JCS) was adopted in December 2017 and is part of the Development Plan for the area. Various policies in the JCS superseded some of the policies in the Tewkesbury Borough Local Plan (TBLP) to 2011 which had hitherto been saved by the Secretary of State.

4.3 The JCS sets out the key spatial policies for the JCS area over the period of 2011-2031 and the preferred strategy to help meet the identified level of need. Policy SP1 sets out the overall strategy concerning the amount of development required, and Policy SP2 sets out the distribution of new development. These two policies, combined with Policy SD1 on the economy, provide the spatial strategy for the plan. This strategy, together with its aims, is expressed in relevant policies throughout the plan and will be supported by forthcoming district plans and neighbourhood plans.

4.4 The JCS sets out that Tewkesbury Borough's needs (at least 9,899 new homes) which will be provided through existing commitments, development at Tewkesbury Town in line with its role as a market town, smaller-scale development meeting local needs at Rural Service Centres and Service Villages.

4.5 Policy SP2 provides that in the remainder of the rural area Policy SD10 will apply to proposals for residential development. Toddington (including New Town) is identified as a Service Village in the settlement hierarchy of Policy SP2.

4.6 Policy SD10 sets out that on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously-developed land in the existing built-up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury Town, rural service centres and service villages except where otherwise restricted by policies within district plans. Housing development on other sites will only be permitted subject to certain exceptions, none of which apply in this case, as set out below - (see section 5).

4.7 The saved policies of the TBLP also comprise part of the Development Plan for the area in respect of the application site.

4.8 Other material policy considerations include National Planning Guidance contained within the National Planning Policy Framework (NPPF). The NPPF aims to promote sustainable growth and requires applications to be considered in the context of sustainable development and sets out that there are three dimensions to sustainable development: economic, social and environmental.

- the economic role should contribute to building a strong, responsive and competitive economy;
- the social role should support strong, vibrant and healthy communities; and
- the environmental role should protect and enhance the natural, built and historic environment.

These roles should not be undertaken in isolation, because they are mutually dependant.

4.9 Paragraph 12 of the NPPF clarifies that it does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that accords with the development plan should be approved, and proposed development that conflicts should be refused unless other material circumstances indicate otherwise.

4.10 In terms of housing delivery, the NPPF sets out that local authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing. Paragraph 49 sets out that housing applications should be considered in the context of the presumption in favour of sustainable development.

4.11 The Council is able to demonstrate a five year housing land supply and therefore, aside from approving development proposals that accord with the development plan without delay (unless material considerations indicate otherwise), the presumption in favour of sustainable development set out in paragraph 14 of the NPPF does not apply.

4.12 Framework Paragraph 109 advises that the planning system should contribute to and enhance the natural environment and protect and enhance valued landscapes. This advice is reflected in TBLP Policy LND2 which advises that, special attention will be accorded to the protection and enhancement of the landscape character.

4.13 Other relevant Development Plan Policies are set out in the appropriate sections of this report.

5.0 Analysis

5.1 The main issues in the determination of this appeal are considered to be the principle of the development in this location, design and layout, landscape impact, accessibility and highway safety, the impact on residential amenity and affordable housing.

Principle of the development

5.2 Toddington (including Newtown) is a named Service Village in the JCS. Policy SP2 states that Service Villages will accommodate lower levels of development, proportional to their size and function, and also reflecting their proximity to Cheltenham and Gloucester. New development is to be allocated through the Tewkesbury Borough Plan and Neighbourhood Plans.

5.3 The NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Toddington/ Newtown contains some services facilities including a village hall, a shop and a public house and is serviced by bus routes to larger centres.

5.4 The Framework also recognises the need to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (paragraph 28) and also that opportunities to maximise sustainable transport solutions will vary from urban to rural areas and that there is a need to balance this against other objectives set out in the Framework, particularly in rural areas. Although it is accepted that the new residents would to a large extent be reliant on the car, this would be in common with all the Service Villages and is not sufficient reason in itself to prevent any further residential development in such communities. Rather, it is one of the many considerations that need to be taken into account when assessing specific proposals.

5.5 The application must nevertheless be considered on its own merits in the context of the current Development Plan and the proposal is in clear conflict with Policy SD10 of the JCS, which allows for housing on previously-developed land in the existing built-up areas of, inter alia, service villages except where otherwise restricted by policies within district plans. In the context of the current application, the site is not previously developed land. Furthermore, it's location on the edge of the settlement, within open countryside, beyond the well-defined rear boundaries to properties at Consell Green and is not therefore within the 'existing built up area' of the village.

5.6 JCS Policy SD10 sets out that outside such areas, and any allocations in the Development Plan, development will only be permitted where:

- i. It is for affordable housing on a rural exception site in accordance with Policy SD12, or

ii. It is infilling within the existing built up areas of the City of Gloucester, the Principal Urban Area of Cheltenham or Tewkesbury Borough's towns and villages except where otherwise restricted by policies within district plans, or

iii. It is brought forward through Community Right to Build Orders, or

iv. There are other specific exceptions/circumstances defined in district or neighbourhood plans.

5.7 The proposed development does not meet any of these exceptions.

5.8 The application site comprises undeveloped agricultural land with an open countryside character, located to the rear of existing development and to the southern edge of the settlement which forms part of the rural setting of the village. Accordingly it is not within the existing built up area of the village. The site's location, to the rear of existing development, in excess of 110 metre back from the highway and accessed from a lengthy private drive, would be separate from existing development and in stark contrast the prevailing linear character of the area. As a result the proposal would not fulfil the JCS definition of infill development and would be contrary to Policy SD10 4 (ii) of the JCS.

5.9 The applicant argues that the proposal would represent sustainable development in the context of the NPPF. The applicant suggests that the site is in a sustainable location, that the principle of residential development has been established by the approval of development to the east of the site as well as within the wider settlement and that the site is well located to services and larger settlements. Furthermore, the proposal would significantly boost the supply of housing as required by the NPPF.

5.10 The JCS advises that the role of Service Villages is to provide in principle for some limited residential development proportionate to its size and function. It is notable that Toddington/ Newtown has recently accommodated a significant quantum of new housing growth in fulfilling this role. In excess of 40 new dwellings have received consent in the 'New Town' part of the settlement.

5.11 Furthermore, it is noted that, committed housing developments within the Service Villages as a whole have already delivered almost all the 880 dwellings required in Policy SP2 of the JCS, despite the end of the plan period being some 13 years hence. Therefore, notwithstanding the need for suitable and sustainable sites to come forward to maintain a robust five year housing land supply, it is clear that there is no urgent need for this site in relation to the contribution it could make to the rolling supply of housing, in Toddington/New Town or the Service Villages overall and given the conflict with policy.

5.12 In light of the above, in this case the presumption is against the grant of planning given the conflict with Policy SP10 and as such permission should be refused unless material circumstances indicate otherwise.

Design & Layout

5.13 The NPPF sets out that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Policy SD4 of the JCS advises that 'new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting'.

5.14 New Town is characterised by its linear form fronting the B4077 and comprises development from various periods since the mid-19th Century with compact Cotswold stone, estate cottages on the northern side of the street with more recent 20th century brick and render houses on the southern side of the road. While there is a variety of styles in the area the scale of properties is retained and the distinct linear pattern to the settlement prevails.

5.15 The current application is similar to the previous application at the site which was recommended for refusal and withdrawn prior to the committee meeting. This application still proposes 5, large 5 bedroom dwellings within a back-land location. The proposed dwellings and cul-de-sac layout would have a suburban character which would be at odds with the prevailing village character of the area. Furthermore, the proposed development would appear isolated and prominent in its siting which would be set over 100 metres from the back elevations of properties fronting the road and would fail to respond positively to the character of development in the area.

5.16 The applicant draws attention to the recently permitted development to the east of the application site and argues that this has a distinct non-linear form and justified the proposed layout. While this new development has some depth, its encroachment into the open countryside is restrained and does not project beyond the gardens to the existing properties at Consell Green. Furthermore, this development provides a frontage onto the B4077 maintains the existing linear character of the area which harmonise with the prevailing character, appearance and scale of the surrounding area. It is also noted that that the development was allowed under a different planning policy context and the Council can now demonstrate a five year supply of deliverable housing sites and the Development Plan is not absent, silent or out-of-date in respect of new housing development.

5.17 Overall in design terms, the proposed development would not result in a high quality scheme. The proposals would fail to respond positively to the site's context and would harm the character and appearance of the area.

Landscape Impacts

5.18 The proposed development would be located upon two open fields which are sited within the SLA and in proximity to the Cotswolds AONB. The application has not been accompanied by a landscape appraisal and there is little evidence that the SLA designation has been considered by the applicant or how it has influenced design of the proposed development.

5.19 The Council's Landscape Officer has previously advised that the site consists of two pastoral fields and that the field boundary to the south is open and with the topography descending to the south. There are long distance views of the site through the existing field gate along the B4632, although intervening hedges and trees limit the visibility of the site from the B4632. Furthermore, there is a public right of way to the west of the application on the western approaches to Toddington along the B4077, which continues to the south of the site from where the development site would be visible.

5.20 The proposal would be out of keeping with the character of development in the area and would result in an unacceptable and incongruous intrusion into the open countryside as a result of its design, layout, density and scale. It is therefore considered that the proposal would result in an unacceptable intrusion within the natural landscape of the SLA which is a valued landscape and would be contrary to Policy LND2 of the Tewkesbury Borough Local Plan to 2011 (March 2006), Policy SD6 of the JCS which requires development to protect landscape character for its own intrinsic beauty.

Accessibility & Highway Safety:

5.21 Paragraph 55 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Furthermore, Paragraph 55 seeks to promote sustainable development in rural areas and sets out that housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 32 of the NPPF requires safe and suitable access to be provided to all development sites for all people.

5.22 The site is located outside of the built-up area of the service village but does enjoy the availability of limited services which include a village store, public house and village hall within walking distance of the site. The area is also served by a limited bus service which operates at peak times. Whilst services in the village are not ideal and occupiers will be reliant on the private motor vehicle for access to employment, the site is not considered to be isolated.

5.23 Policy TPT1 requires that traffic generated by development does not impair the safe or satisfactory operation of the highway network and that safe and convenient access is provided for pedestrians and cyclists.

5.24 The application has been accompanied with details regarding visibility and manoeuvring. The County Council Highways Officer has reviewed the submitted details and has raised no objections to the development subject to compliance with conditions.

Impact on Amenity of Adjacent Occupiers

5.25 Paragraph 17 of the NPPF that the planning system should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

5.26 The main part of the development would be set over 35 metres from the rear boundaries of properties fronting the B4077 and over 100 metres away from the rear elevations of those houses. Considering this separation the proposed dwellings would have no undue adverse impacts on the living conditions of the occupiers of the existing properties in terms of overlooking, loss of privacy or any overbearing effects and the proposal would have an acceptable relationship to existing properties in planning terms.

Affordable Housing/Housing Mix

5.27 Policy SD12 of the JCS sets out that, outside of the Strategic Allocation sites, on sites of 11 dwellings or more, or sites with a maximum combined gross floor space of greater than 1,000sqm; a minimum of 40% affordable housing will be sought within the Cheltenham Borough and Tewkesbury Borough administrative areas.

5.28 The proposed development would have a floor area of approximately 1,700 square metres. As the proposed development would exceed 1,000sqm, a contribution towards affordable housing would be required. The applicant acknowledges this however no proposal has been made in this respect and it appears clear that there is no proposal for on-site provision as would be expected in accordance with Policy SD12 which sets out that, where possible, affordable housing should be provided on-site and should be seamlessly integrated and distributed throughout the development scheme. There are no constraints in this instance which mean that affordable housing could not be provided on this site.

5.29 In the absence of an appropriate planning obligation to secure affordable housing, on site, the proposal would conflict with policy SD12 of the JCS; this is a matter which weighs significantly against the proposal.

5.30 Since the previous application was withdrawn, there has been a material change in planning considerations in that the JCS has been adopted. Policy SD11 of the JCS states that housing development will be required to provide an appropriate mix of dwellings sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market and development should address the needs of the local area. This is consistent with the NPPF which at paragraph 50 requires that the local planning authority should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups of the community.

5.31 The Gloucestershire Strategic Housing Market Assessment (2014) (the SHMA) identifies that the greatest level of need for market dwellings in Tewkesbury Borough over the plan period will be for 2 and 3 bedroom dwellings, with the highest need being for 3 bedroom properties. As set out above, the application proposed five substantial properties. Each of those properties has five double bedrooms, three of which would be served by en-suite bathrooms.

5.32 Given the scale and nature of the proposed dwellings the application does not provide for an appropriate mix of dwellings to address the needs of the local area in conflict with Policy SD11 of the JCS. This is a matter which weighs against the proposals.

6.0 Balancing Exercise and Summary

6.1 The site is located outside any defined settlement where new housing development conflicts with Policy SD10 of the JCS. For this reason, the proposed development is contrary to the Development Plan which is considered to be up to date and the Council can demonstrate a five year supply of deliverable housing sites. The presumption is therefore that planning permission should be refused in line with S38(6) of the Planning and Compulsory Purchase Act 2004, unless material planning circumstances indicate otherwise.

6.2 The NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental. It makes clear these roles are mutually dependent and should not be taken in isolation.

6.3 In terms of the economic dimension, it is recognised that housing development contributes to economic growth both directly and indirectly. New employment would be created during construction and businesses connected with the construction industry would also benefit, some of which would likely be local suppliers and trades; all of which would boost the local economy. Residents of the development would also spend some of their income locally. These are very minor benefits given the small scale nature of the proposal.

6.4 With regards to the social dimension, the proposal would provide five substantial dwellings which would make a small contribution towards the Borough's housing need. The benefits of the delivery of five housing must be tempered by the fact that the Council can demonstrate in excess of a five year supply of deliverable housing sites. The absence of on-site affordable housing provision, and the fact that the mix of housing proposed does not meet local needs as identified in the SHMA, weighs significantly against the proposals.

6.5 With regards to the environmental dimension, the proposed development would result in development outside of a defined settlement boundary and within an area of open countryside which is identified as a Special Landscape Area and in proximity to the Cotswolds AONB. The proposal is considered to be unduly prominent and of an unsympathetic design and layout which would encroach upon the open countryside and would harm the character and visual amenities of the area. This weighs heavily against the proposal. Furthermore, the back-land location would fail to relate to the established linear character of New Town and this would have an adverse impact on the character of the area and weighs against the proposal.

6.6 In weighing up the planning balance, it is not considered that material planning considerations exist that would outweigh the conflict with the development plan. It is considered that the harms identified above significantly and demonstrably outweigh the limited benefits and as such the proposal is not considered to represent sustainable development in the context of the NPPF.

6.7 For these reasons, it is therefore recommended that planning permission is **refused**.

RECOMMENDATION Refuse

Reasons:

- 1 The proposed development conflicts with Policies SP2 and SP10 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 -2031 (December 2017) in that the proposed development does not meet the strategy for the distribution of new development in Tewkesbury Borough and the application site is not an appropriate location for new residential development.
- 2 The proposed development would result in an unwarranted intrusion into the rural landscape, which as a result of the design, siting and scale, would have a harmful impact on the character and appearance of the Special Landscape Area. The proposed development and therefore conflicts with the National Planning Policy Framework, Policy SD4 and SD6 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 -2031 (December 2017) and Policy LND2 of the Tewkesbury Borough Local Plan to 2011 - March 2006.
- 3 The application does not provide housing that would be available to households who cannot afford to rent or buy houses available on the existing housing market. As such the proposed development conflicts with Policy SD12 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 -2031 (December 2017).
- 4 The proposed development does not provide for an appropriate mix of housing which would meet the identified local needs as set out in the Strategic Housing Market Assessment (2014). Consequently, the proposed development conflicts with policy SD11 of the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy 2011-2031 (December 2017) and advice contained within the National Planning Policy Framework.

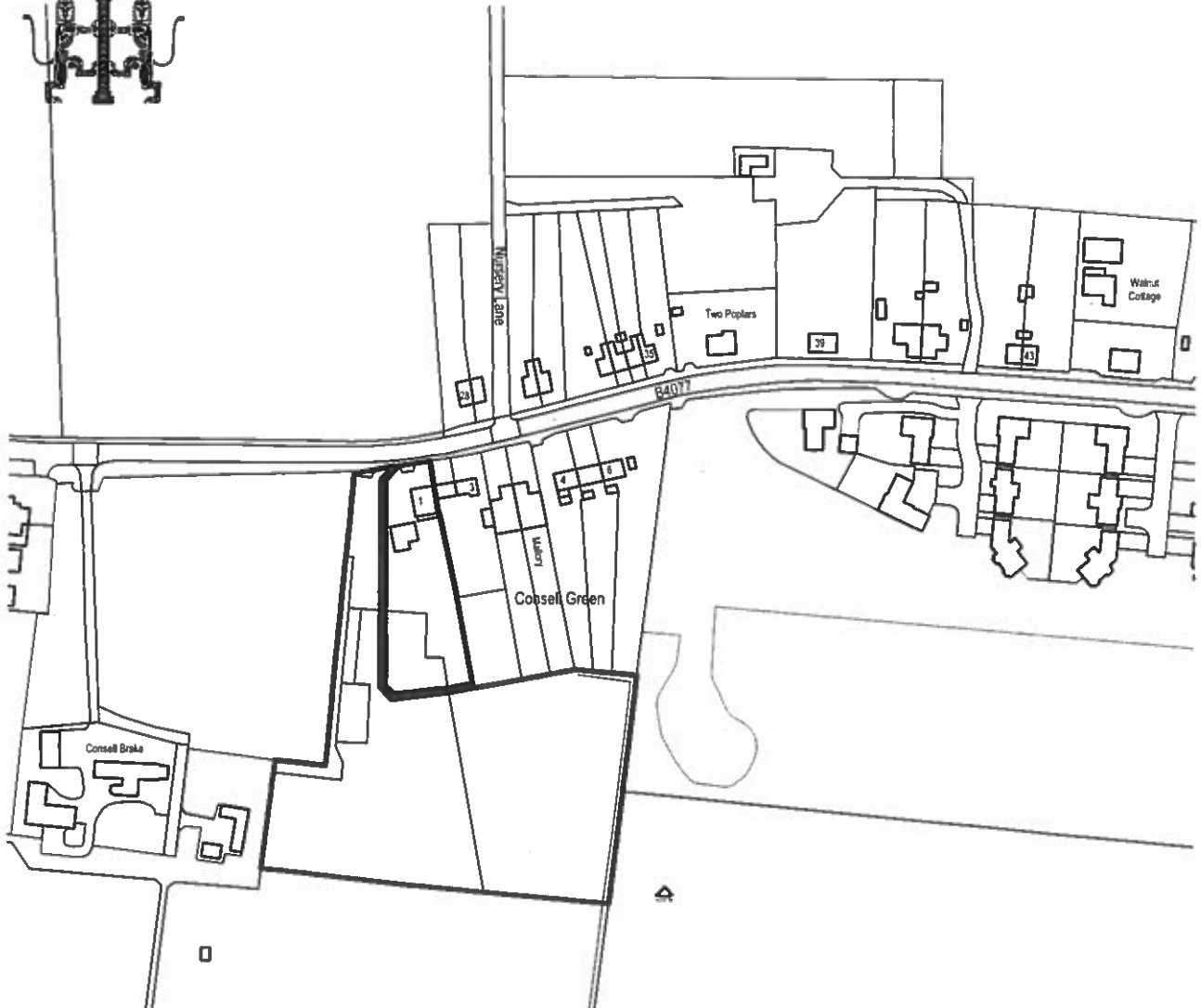
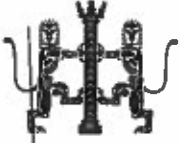
Note:

In accordance with the requirements of the National Planning Policy Framework (2012) the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. However, as a consequence of the clear conflict with relevant Development Plan Policies no direct negotiation during the consideration of the application has taken place.

RIBA

Chartered Practice

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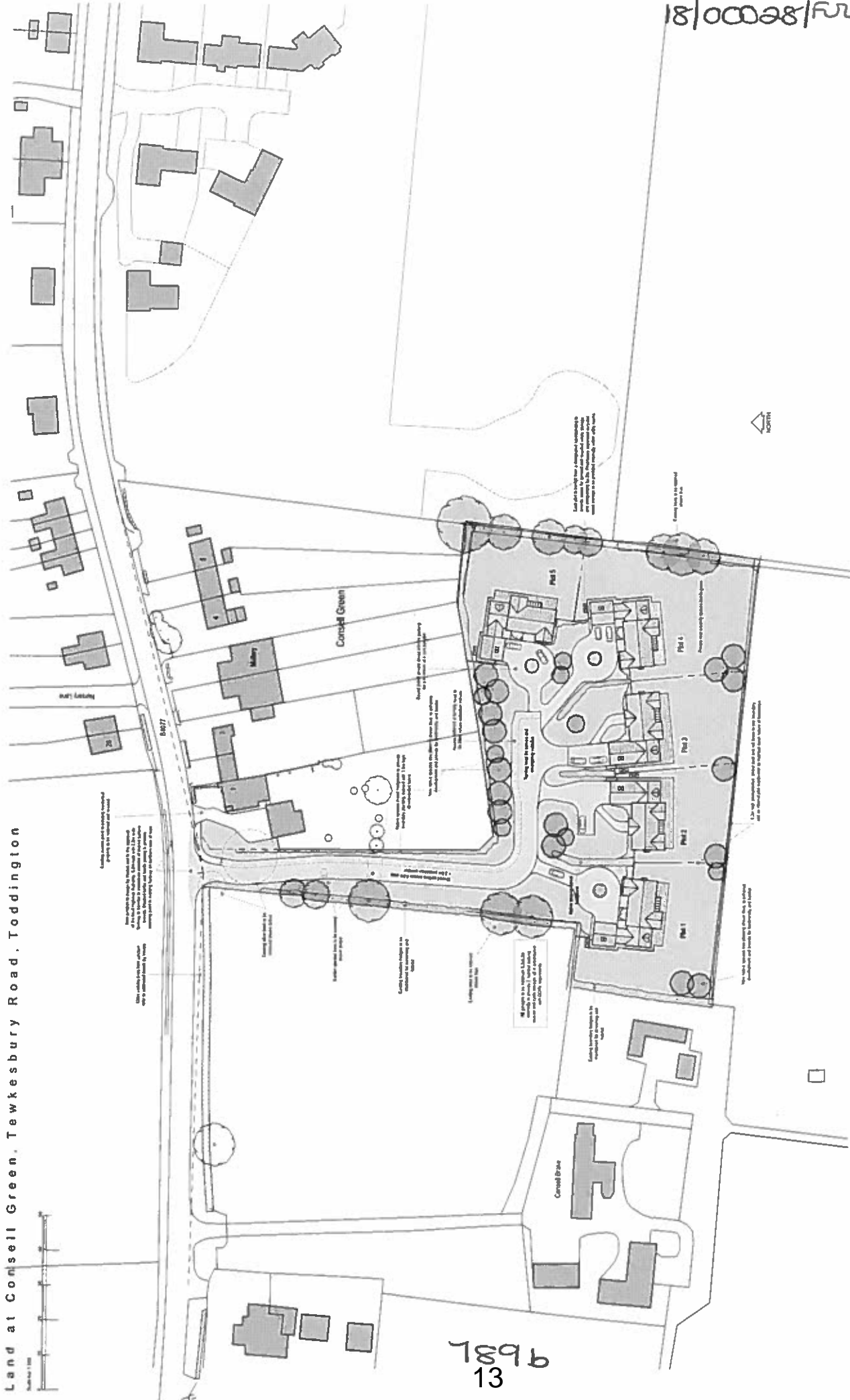
coombes : everitt architects limited Unit No.1, The Old Dairy Rushley Lane Winchcombe Gloucestershire GL54 5JE t: 01242 807727 f: 0845 5575833 e: info@ce-architects.co.uk www.ce-architects.co.uk	Drawing title: Site Location	Project: Land at Cossell Green, Tewkesbury Road, Toddington
	Client: Mr & Mrs Workman	Scale: 1:2500 @ A4
	Drawn by: AH Checked: JE	Date: January 2018
	Project No: 17.20.033	Project / Drawing No: 17.20.033 PL001

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Land at Consell Green, Tewkesbury Road, Toddington

18/00028/RU



Project	Land at Consell Green, Tewkesbury Road, Toddington
Scale	1:500 @ A1
Date	January 2018
Project / Drawing No	17.20.033 PL004A

Drawing title	Proposed Site Layout
Client	Mr & Mrs Workman
Drawn by	AM
Checked	JE
Project No	17.20.033

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13
9681



Ground Floor



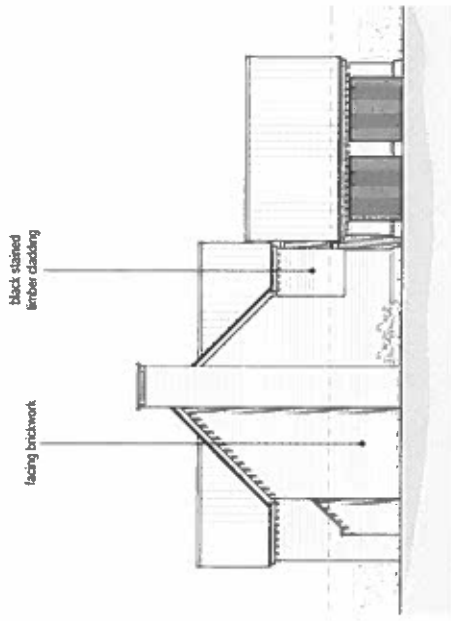
First Floor



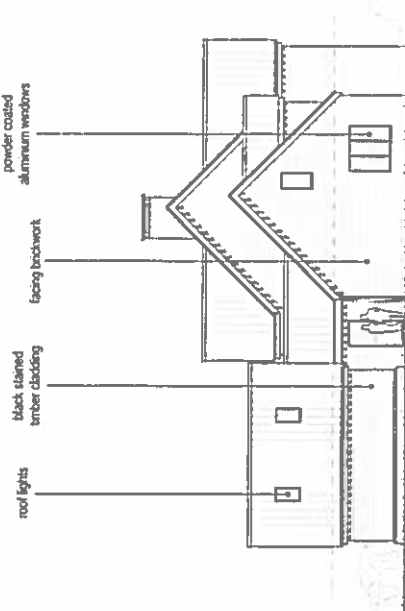
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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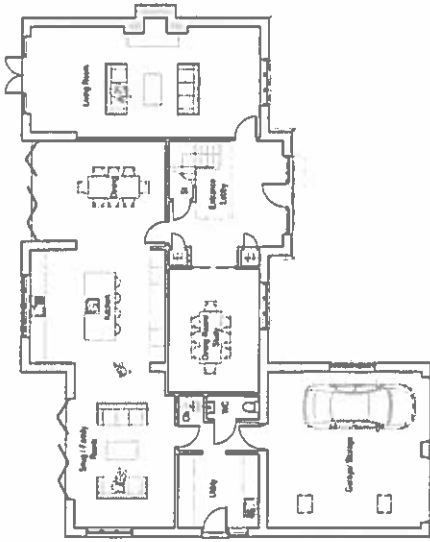
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Caversham
GL54 5JE
T 01242 607727 F 0845 575843
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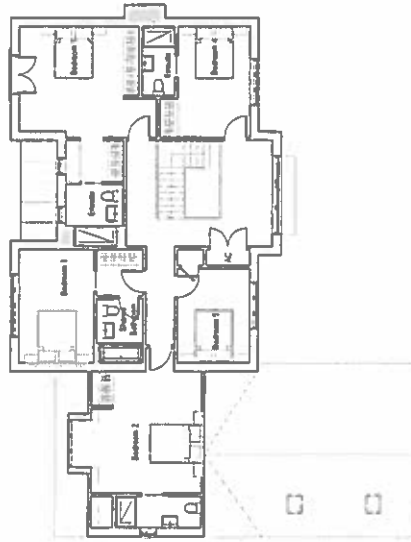
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Drawing title: Proposed Plot 1
Client: Mr & Mrs Workman
Drawn by: JB
Checked: AH
Project No: 17.20.033
Project: Land at Consell Green, Toddington
Scale: 1:100 @ A1
Date: January 2018
Project / Drawing No: 17.20.033 PL.005

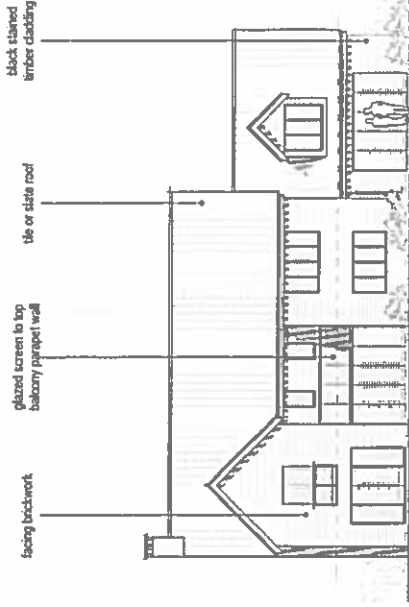
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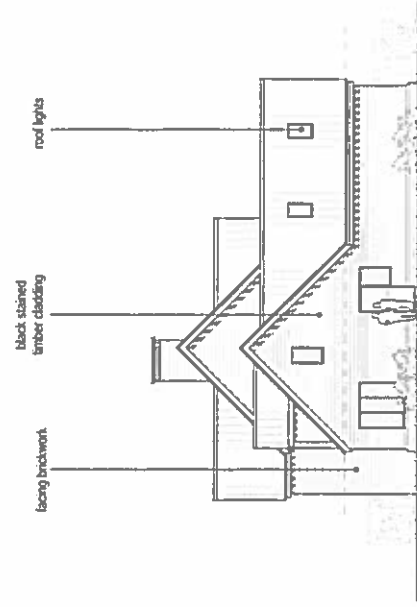
Ground Floor



First Floor



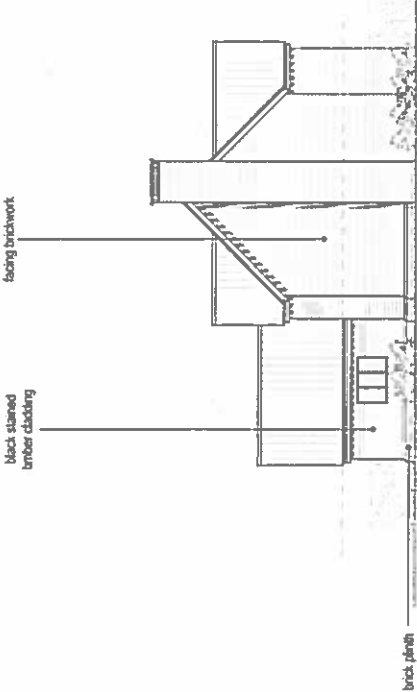
Rear Elevation



Side Elevation



Front Elevation



Side Elevation

- The client has agreed to provide all necessary data for the design of the building.
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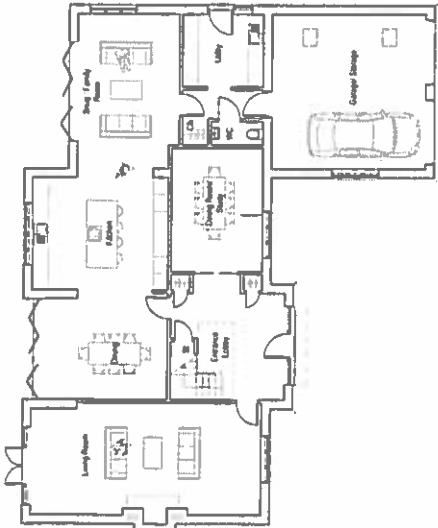
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 Unit No. 1, The Old Dairy
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 Gloucestershire
 GL54 5JE
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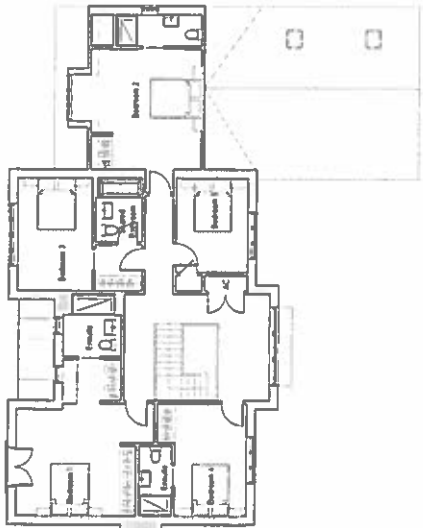
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Client	Mr & Mrs Workman
Drawn by	JB
Project No.	17.20.023
Checked	AH

Project	Land at Consell Green, Tewkesbury Road, Toddington
Scale	1:100 @ A1
Date	January 2018
Project / Drawing No.	17.20.023 PL/026

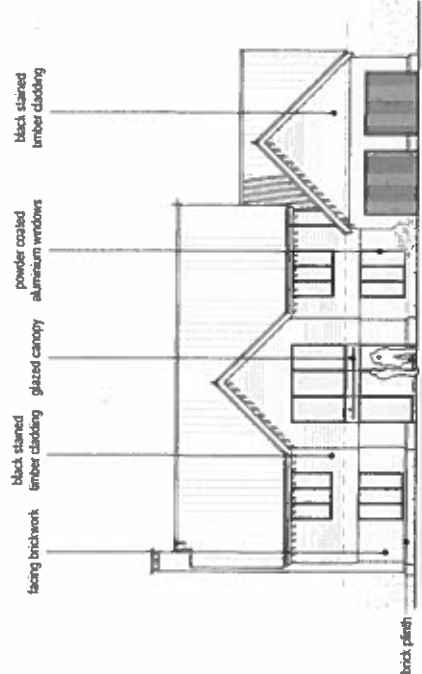
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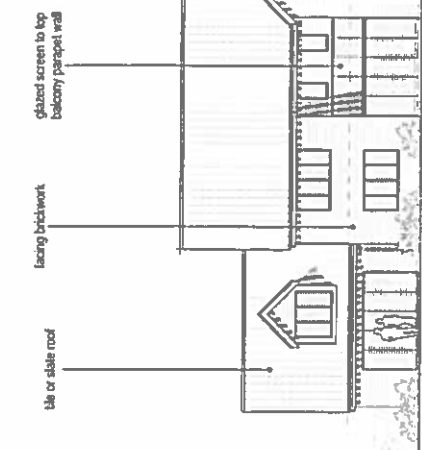
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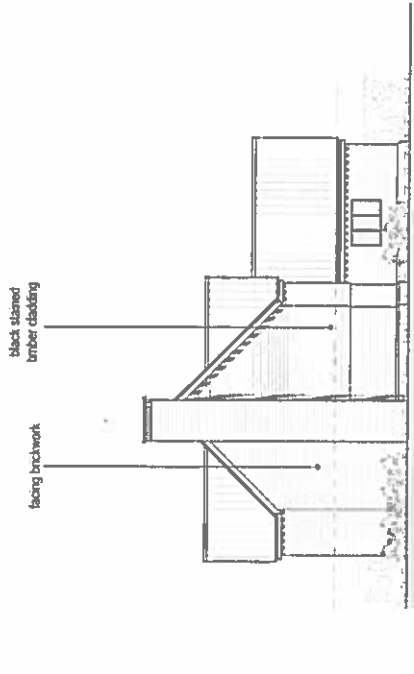
First Floor



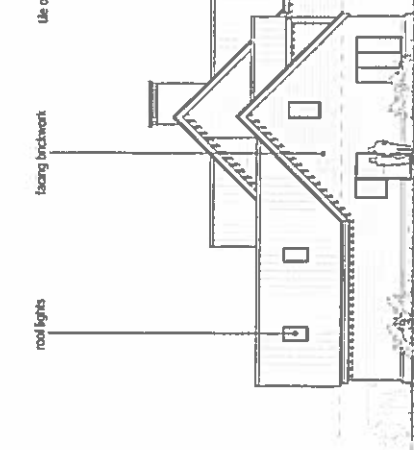
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

coombes : eventit architects limited
 Unit No. 1, The Old Dairy
 Rushey Lane
 Windnasham
 Gloucestershire
 GL54 5JE
 t 01743 807277 f 0645 575633
 e info@coombes-architects.co.uk
 www.coombes-architects.co.uk

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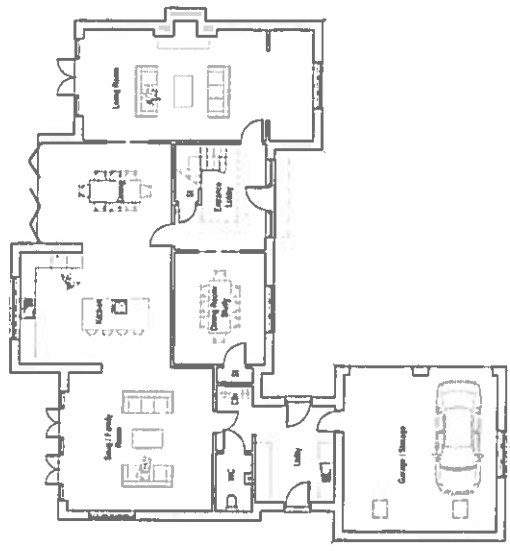
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Drawing title	Proposed Plot 3
Client	Mr & Mrs Workman
Drawn by	JB
Project No.	17.20.033
Project	Land at Consell Green, Tewkesbury Road, Toddington
Scale	1:100 @ A1
Date	January 2018
Project / Drawing No.	17.20.033 PL007

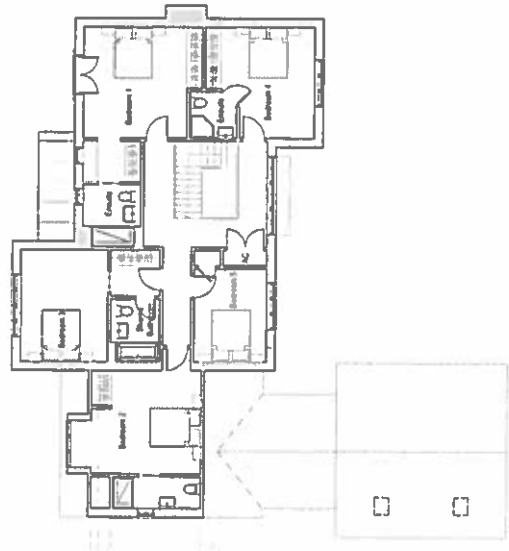
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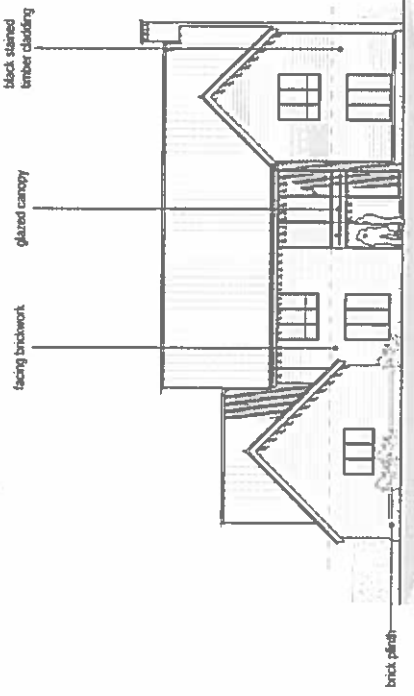


Ground Floor

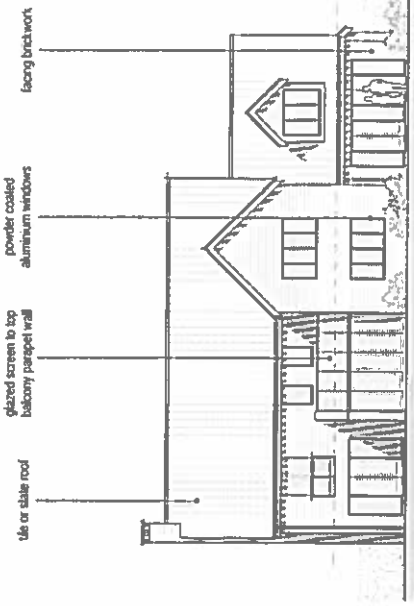
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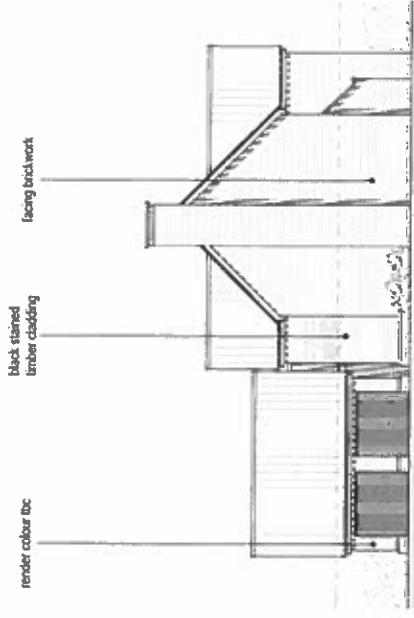
First Floor



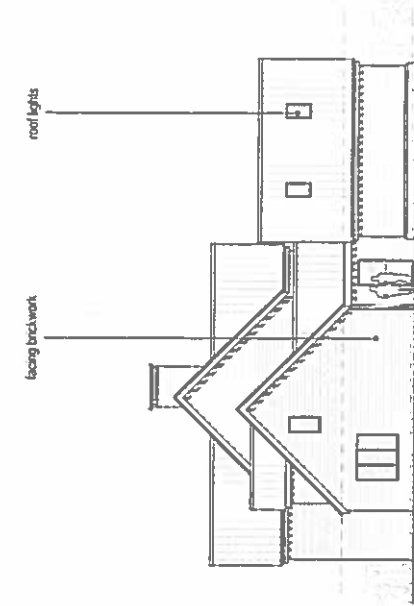
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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 Unit No. 1, The Old Dairy
 Rye, East Sussex
 TN39 5AB
 Gloucestershire
 GL54 5JE
 t 01243 807277 f 0645 575433
 www.coombesarchitects.co.uk

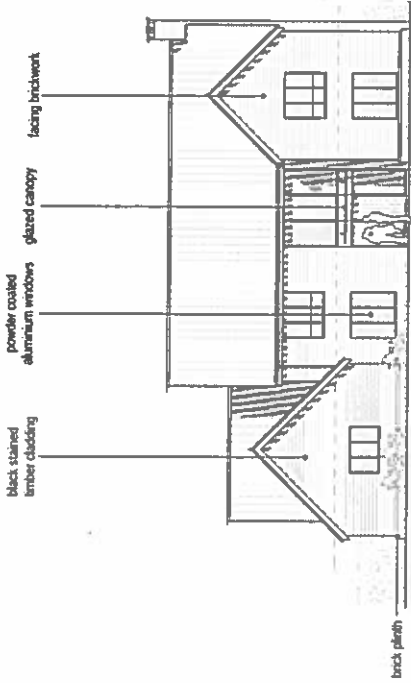
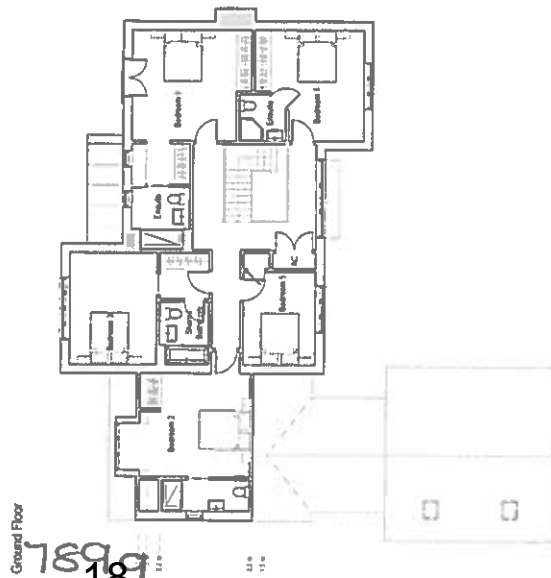
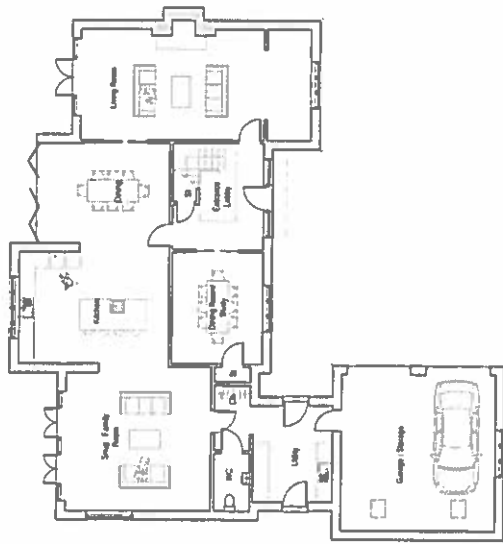
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- Feasibility
- Planning
- Building Regulations
- Tender
- Construction Issue
- As Built

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 2. Do not build or alter any part of the building without the written consent of the architect.
 3. The architect is not responsible for the construction of the building.
 4. Existing structures to be retained are shown in grey and new structures to be demolished are shown in white.

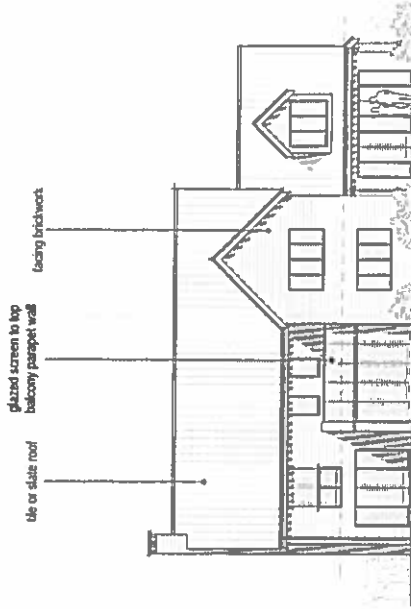
RIBA
 Chartered Architect

Drawing title: Proposed Plot 4
 Client: Mr & Mrs Workman
 Drawn by: JB
 Checked: AH
 Project No: 17.20.033

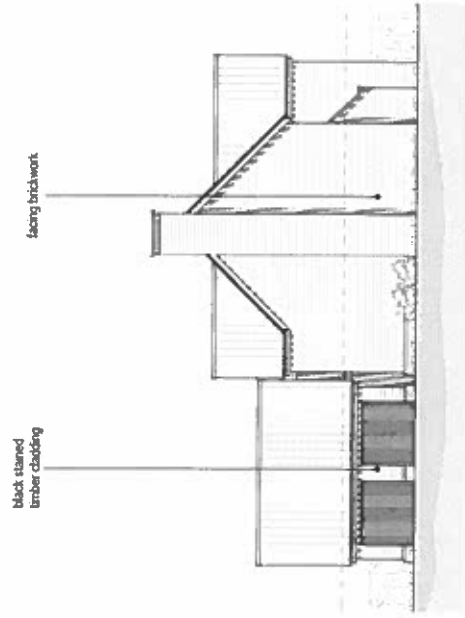
Project: Land at Consell Green, Tewkesbury Road, Toddington
 Scale: 1:100 @ A1
 Date: January 2018
 Project / Drawing No: 17.20.033 PL009



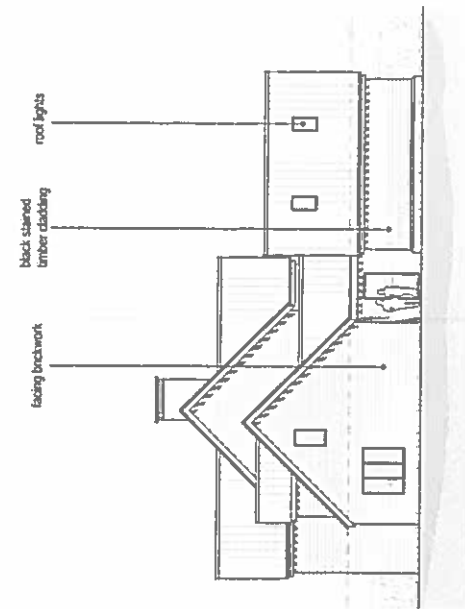
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

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Med No. 1, The Old Dairy
Rushley Lane
Wincombe
Gloucestershire
GL54 5JE
t 01242 89727 / 0615 575033
e info@co-architects.co.uk
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Drawing title Proposed Plot 5

Client: Mr & Mrs Worsman
Drawn by: JB
Checked: AH
Project No: 17.20.033

Project Land at Consell Green,
Tewkesbury Road,
Toddington

Scale: 1:100 @ A1
Date: January 2018
Project / Drawing No: 17.20.033 PL009

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17/01101/FUL

15 Abbots Road, Tewkesbury, Gloucestershire

2

Valid 11.10.2017

Single dwelling at side of 15 Abbots Road and provision of associated vehicular access and parking

Grid Ref 389380 231791

Parish Tewkesbury

Ward Tewkesbury Priors Park

Ms S Walker
215 Queens Road
Tewkesbury
Gloucestershire
GL20 5EZ

RECOMMENDATION Permit

Policies and Constraints

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Joint Core Strategy (JCS) December 2017) - SP2, SD4, SD6, SD9, SD10, INF1

Tewkesbury Borough Local Plan to 2011 - March 2006

Flood and Water Management Supplementary Planning Document

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

No constraints or Landscape Designations

Consultations and Representations

Tewkesbury Town Council - Objects to the proposed development on the following grounds:

- Substandard quality of drawings provided
- Concern over parking and highways safety

Environmental Health Officer - No objection to the application in terms of noise

Sever Trent Water - no objections to the proposals subject to the inclusion of conditions

Local Highway Authority - No objection subject to suggested conditions.

Local residents -3 letters of objection and 2 letters of support have been received.

The main points raised in the letters of objection relate to:

- There is minimal outside space, which will impact not only on the living conditions of the occupants, but also on occupiers of the neighbouring properties as any outside maintenance or living will be intrusive
- There is already a window from 15 Abbots Road overlooking this property it is inconceivable that there would be another invasion of privacy.
- Concern for the impact on amenity of No.1 Clarence Road
- Lack of parking within Abbots Road and Clarence Road, as the area is already overdeveloped. This development would further reduce the amount of parking that is available to the current residents.
- Impact on safety of other road users and pedestrians
- The proposed driveway access would possibly mean the removal of a street tree - the existing street trees on Clarence Road should remain undisturbed as they are part of the character of the area
- The plans were very poor and almost illegible making it difficult to decipher. There are few measurements included making it impossible to calculate the distance from the property to the boundary.

The letters of support suggest that the proposal would result in an improvement to the character and appearance of the area.

Planning Officers Comments: Mr James Lloyd

1.0 Application Site

1.1 The application site comprises the existing eastern side garden area of no. 15 Abbots Road, which is a two storey semi-detached dwelling, located on a prominent corner plot. The front (southern) elevation of no. 15 is set back approximately 5.5 metres from the respective site boundary which is shared with the adjacent Abbots Road highway providing a front garden area, and the eastern side elevation of no. 15 is set back some 12 metres from the respective site boundary which is shared with the adjacent Clarence Road highway providing the side garden area. This side garden area provides the principal area of external amenity space for occupiers of 15 Abbots Road, as there is an existing single storey rear extension which comprises virtually the full depth of the dwelling's rear garden area. There is an existing hedgerow along the southern and eastern boundaries of the application site. The existing dwelling is not provided with any means of off-road parking.

1.2 The northern boundary of the application site is shared with the side garden area of no. 1 Clarence Road.

1.3 The application site is located within the built up area of Tewkesbury. Properties in this part of Abbots Road and Clarence Road are typically two storey detached or semi-detached dwellings

2.0 Relevant Planning History

2.1 Planning permission was granted in 1974 for an extension to the existing dwelling at 15 Abbots Road to provide a kitchen (reference T.6330).

2.2 Application reference 17/00030/FUL - Erection of pair of semi-detached bungalows to eastern side of existing dwelling at 15 Abbots Road, and provision of associated vehicular accesses and parking - was refused in 2017, following which the applicant sought pre-application advice.

3.0 Current Application

3.1 The current application seeks full planning permission for the sub-division of the existing plot at 15 Abbots Road, and the erection of a single attached dwelling with associated parking and amenity space. This application has been submitted following various pre-application conversations with the LPA and the refusal for two bungalows on the site.

3.2 The proposal has been amended from its original submission following highway officer concerns regarding the siting of the access and off road parking. A revised scheme has been submitted to illustrate parking accessed from Clarence Road and off road parking to the rear of the proposed property.

3.3 The proposed dwelling would be constructed on the side of No.15 Abbots Road, turning the existing pair of semi-detached houses into a terrace of three. The proposed dwelling would be 2 storey with three bedrooms and a bath room on first floor and a living room and kitchen on the ground floor. The walling materials would be cement rendered and pebble dashed, with roof tiles to match the existing property (No.15 Abbots Road). All windows and doors would be white double glazed units.

3.4 The application proposes the removal of part of the existing hedgerow on the eastern boundary of the site, to provide for a vehicular access and driveway to the front of each of the proposed dwellings. Details of the proposed surfacing for the off road parking have not been provided.

(see attached plans for all details)

4.0 Analysis

Principle of Development

4.1 The proposal would constitute infill development within the existing built up area of Tewkesbury and therefore complies with Policy SD10 of the JCS. As such, the principle of development is acceptable subject to the proposals compliance with other JCS and Local Plan policies and other material considerations.

Impact on Character and Appearance of Area:

4.2 Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Paragraph 64 states that *"permission should be refused for development of poor*

design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". Policy SD4 of the JCS seeks to encourage good design and provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness.

4.3 The dwellings along Abbots are varied in character with the prevalent style comprising semi-detached properties, some of which have been adapted to create off road parking. The application site is a corner plot which comprises part of the amenity space for the host dwelling, No.15. This corner plot is located at the junction of Abbots Road and Clarence Road. No. 27 Abbots Road, on the opposite corner, has a side garden area next to the adjacent highway of similar proportions to the side garden area of no. 15 Abbots Road, and this is similarly enclosed by a hedgerow. Consequently, the area around the junction has an open appearance that contributes to the spacious quality of the area. This is complemented by the generous spaces between other properties in the locality and their distances away from the roads.

4.4 The proposal for a two storey dwelling would be attached to the eastern side elevation of the existing dwelling at no. 15 Abbots Road, and would create a row of three terraced dwellings. The front (southern) elevation of the proposed dwelling would follow the building line formed by the existing dwellings at 13 and 15 Abbots Road and its eastern side elevation would not project beyond the building line formed by the front (eastern) elevation of 1 Clarence Road. The building would measure approximately 7.8 metres in length and the roof would follow the same ridgeline and eaves level of existing dwellings at nos. 13 and 15 Abbots Road, designed with a hipped roof to mirror that of the surrounding properties. An alleyway is also proposed to provide access to the garden of No.15 at ground floor level and the rest of the building adjoins the existing dwelling at first floor and roof level.

4.5 Locating a building on this site would inevitably result in the loss of open space and alter the appearance and character of the area and immediate street scene. The proposed dwelling would be located approximately 5 metres from the boundary of the site (onto Clarence Road) and 8 metres from the road itself. Whilst this open space would be reduced it would not be lost entirely given that the proposed dwelling would not be built right up to the side boundary. As explained above, the dwelling would not extend beyond the building line of no.1 Clarence Road. From Abbots Road the dwelling would be built on the building line of the existing properties and would result in a row of three terraced dwellings which would be uncharacteristic of existing dwellings in the immediate area.

4.6 Given the above the proposed dwelling would alter the character and appearance of the immediate street scene and would result in a loss of some open space that contributes to the area. However, the building has been designed to replicate existing residential properties. Materials would match those used on the host dwelling and neighbouring properties and aesthetically the building would follow the simple vernacular design of the neighbourhood. The space retained around the building would not cause it to appear 'over cramped' in its plot and the parking to the rear is considered appropriate and follows a pattern of parking in the area. On balance, it is therefore considered that the proposed scheme represents appropriate in-fill development which would have an acceptable impact on the character of the adjacent area and street scene in line with the NPPF & JCS policies.

Impact on Residential Amenity

4.7 Concerns have been expressed by local residents regarding the proposal's impact on existing residential amenity of the property to the north of the application site (No.1 Clarence Road).

4.8 The rear of the proposed new dwelling would be situated approximately 16 metres from the side elevation of No.1 Clarence Road. This side elevation is blank at first floor level; there is a small window and a door at ground floor level facing towards No.15 Abbots Road. The window serves a kitchen/dining room. There are two windows proposed on the rear elevation of the new dwelling that would face towards No.1 Clarence Road; one of these would serve a bathroom and would be obscure glazed and fixed. The other window would serve a bedroom and would face directly onto the gable end of No.1 Clarence Road. Window to window distances are normally expected to be a minimum of 21 metres. In this case however, given the secondary nature of the window and door on the gable end of 1 Clarence Road, and the fact there is already a degree of overlooking (albeit more oblique) from the existing rear elevation of 15 Abbots Road, on balance it is considered that this relationship is acceptable in planning terms.

4.9 Concerns were also expressed in terms of loss of light and overshadowing that the proposal may cause to No.1 Clarence Road. The gable end of No.1 Clarence Road (the elevation that would be most affected by the proposal) faces due south and benefits from sunlight throughout the majority of the day. The proposed new dwelling would be located approximately 16 metres from the neighbouring gable wall, given

the intervening distance, orientation of the plots and south facing nature of this side elevation it is not considered that the proposed new dwelling would not result in a detrimental increase in overshadowing of loss of sunlight compared to the existing situation.

4.10 In terms of residential amenity for existing and future occupants, the reduction in number of dwellings on the site and the reorientation of the proposed dwelling (in line with the existing properties) has increased the amount and also enhanced the quality of amenity space afforded to the dwelling over and above the previously refused scheme. The garden space allocated to the 'host' dwelling No.15 Abbots Road would be significantly reduced due to the existing large rear extension that projects into the garden. The applicants have revised the external layout of the scheme to afford more outdoor amenity space to No.15. Whilst this space would be smaller than existing rear gardens in the vicinity, on balance it is considered that the revised scheme would still offer an acceptable level of amenity space to both properties.

Impact on Highway Safety

4.11 Policy INF1 of the JCS requires all proposals to ensure safe and efficient access to the highway network. The original application proposed the access to be taken from Abbots Road; however, the Highway Authority required additional information as this would not meet the standing advice test. The applicants submitted a revised scheme proposing that the access onto the site is taken from Clarence Road. This new proposal would be located in close proximity of the junction between Abbots Road and Clarence Road and would require the removal of a section of hedge row (approximately 3.6 metres).

4.12 The Highways Authority requested that a plan be produced demonstrating the access arrangements in accordance with the Standing Advice - technical Guidance 2nd Edition. This information was provided to the LPA on the 31st January 2018 and subsequently forwarded onto Gloucestershire Highways for further comments. The Highways Authority have now raised no objections based on the details contained in Plan No: 2017528.B. As such, the proposal as revised is not considered to have a detrimental impact on the highways network and would therefore comply with Policy INF1 of the JCS.

5.0 Conclusion & Recommendation

5.1 For the reasons cited above, the revised proposal is, on balance, considered to be of size, scale and design that respond to the characteristics of the area and would not unduly harm the residential amenity of existing and future occupants in line with the requirements of the relevant policies set out in the TBLP & JCS and the relevant sections of the NPPF. The scheme has demonstrated that it has overcome past refusal reasons and is therefore recommended for **Permission**.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with approved drawing nos. "2017528 SHT 1 REV C" & "2017528 SHT 2 REV D" received by the Local Planning Authority on 5th April 2018 and any other conditions attached to this permission.
- 3 The building hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan drawing no 2017528.D, and those facilities shall be maintained available for those purposes thereafter.
- 4 The development shall be carried out in accordance with materials set out on approved drawing no."2017528 SHT 1 REV C" and shall be similarly maintained thereafter.
- 5 Prior to the first occupation of the dwelling hereby permitted, the replacement boundary fence between No.15 Abbots Road and the new dwelling hereby permitted shall be completed in accordance with the details shown on approved drawing nos. "2017528 SHT 1 REV C" & "2017528 SHT 2 REV D" and shall be similarly maintained thereafter.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no extensions, outbuildings, other structures of any kind (other than any hereby permitted) or external alterations to the dwelling shall be erected, constructed or carried out on this site without the prior express permission of the Local Planning Authority

- 7 Notwithstanding the details submitted on approved drawing no. "2017528 SHT 1 REV C" the first floor window on the north elevation that serves the bathroom shall be obscure glazed and fixed shut and thereafter retained as such.
- 8 The vehicular access shall be laid out and constructed in accordance with the submitted plan drawing no.2017528.D with the area of driveway within at least 5.0m of the carriageway edge of the public road surfaced in bound material], and shall be maintained thereafter.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 To define the extent of the permission for avoidance of doubt.
- 3 To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.
- 4 To ensure an acceptable external appearance to the development.
- 5 To preserve the amenity of the occupiers of adjoining properties.
- 6 Any further extensions require detailed consideration by the Local Planning Authority to safeguard the amenity of occupiers and assess the impact on the character of the area.
- 7 To safeguard the privacy of residents in the locality.
- 8 To reduce potential highway impact by ensuring that a safe and secure access is laid out and constructed that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraph 35 of the National Planning Policy Framework.

Notes:

1 **Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating the external amenity space and vehicular access.

2 Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property
- Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property
- Excavating near a neighbouring building.

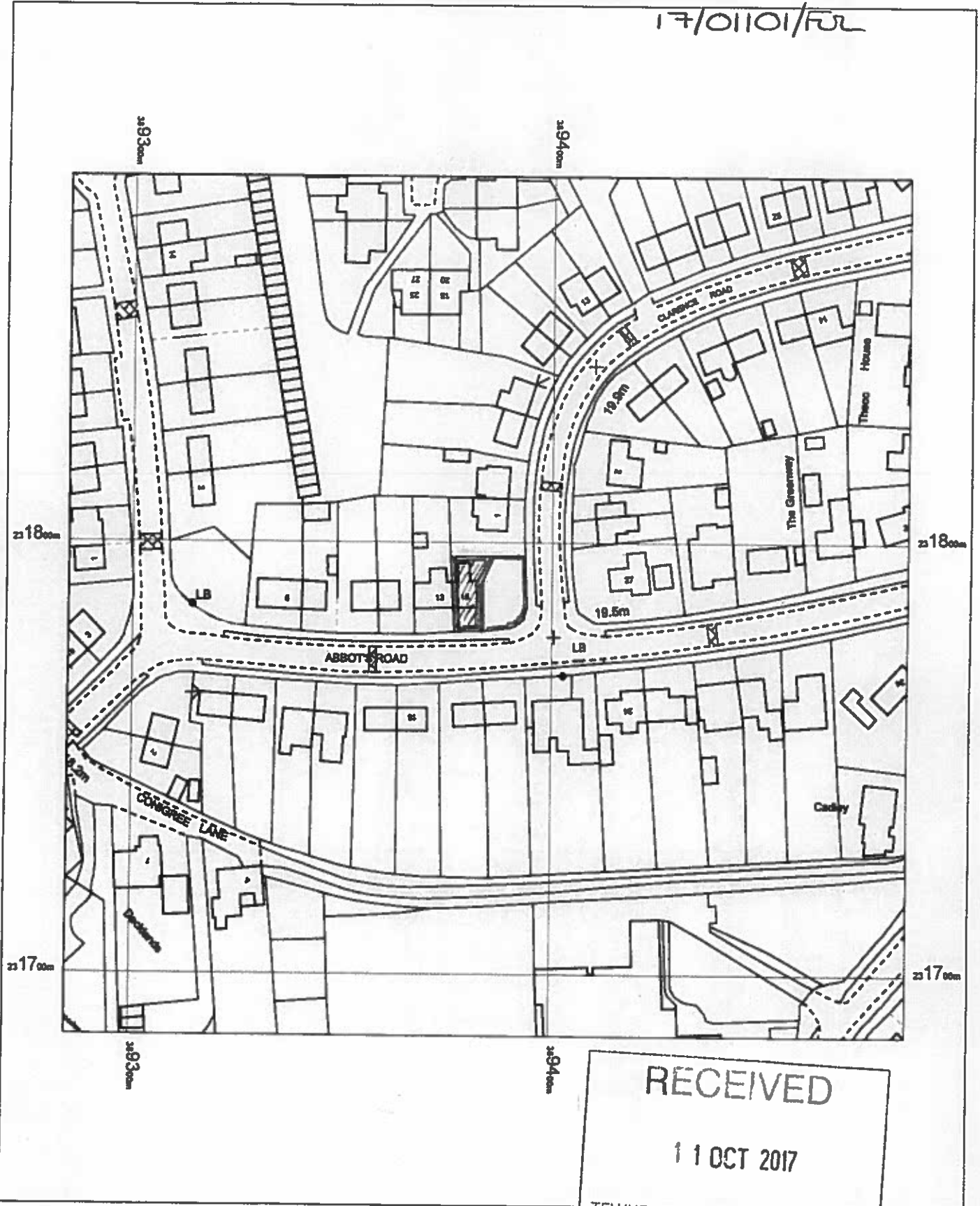
The legal requirements of this Act lies with the building/site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DETR publication The Party Wall Act 1996 - explanatory booklet.

- 3 This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.
- 4 The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Amey Gloucestershire on 08000 514 514 or gcchighway@amey.co.uk before commencing any works on the highway.

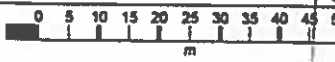
- 5 It is likely that there may be a public sewer located within this site, public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. The applicant/developer is advised to contact Severn Trent Water to discuss the proposals. Severn Trent should seek to assist in obtaining a solution which protects both the public sewer and the building. Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. Under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

O.S.MASTERMAP - 1:1250 SCALE

17/01101/RUL

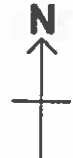


RECEIVED
 11 OCT 2017
 TEWKESBURY BOROUGH COUNCIL
 OPERATIONS



15 ABBOTTS ROAD
 PRIORS PARK
 TEWKESBURY

OS MasterMap 1250/2500/10000 scale
 07 January 2017, ID: CM-00589224
 www.centremapslive.co.uk
 1:1250 scale print at A4, Centre: 389385 E 25788 N
 © Crown Copyright and database rights 2016 OS
 100019980



The Map Shop
 Upton upon Severn
 www.themapshop.co.uk



TEL: 01684 593148
 FAX: 01684 594559
 themapshop@btinternet.com

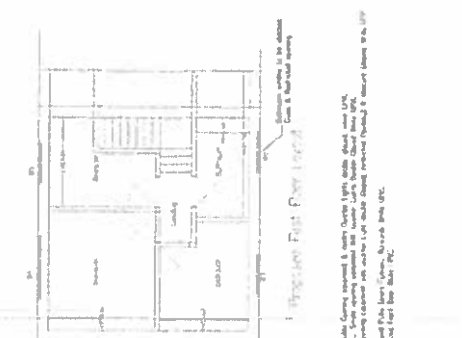
195a

Planning Application

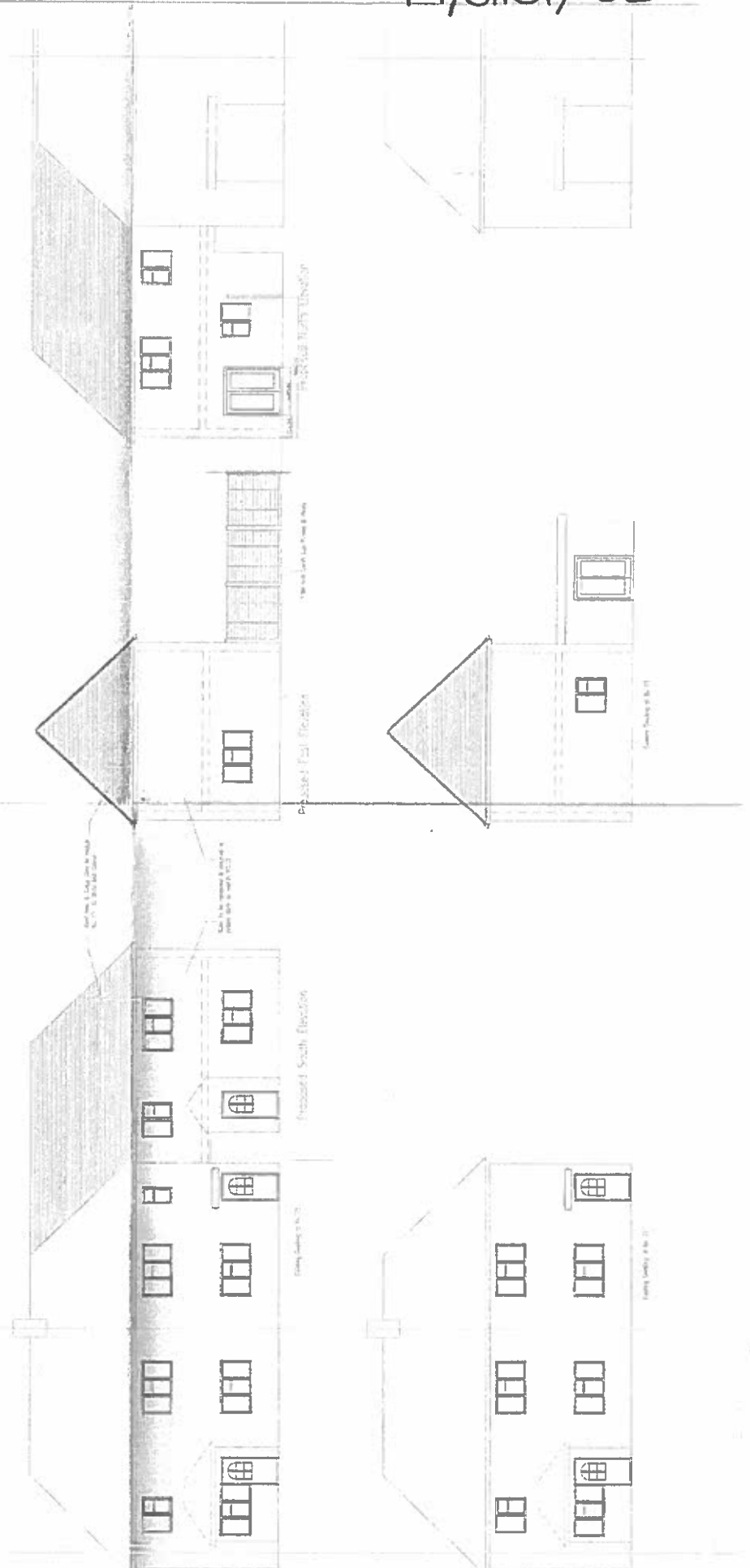
Technical Drawing Services	
11, Holly Avenue Widmore, Gloucestershire GL18 2JZ Telephone: 01452 70461 Company Number: 08861896	11, Holly Road Widmore, Gloucestershire GL18 2JZ Telephone: 01452 70461 Company Number: 08861896



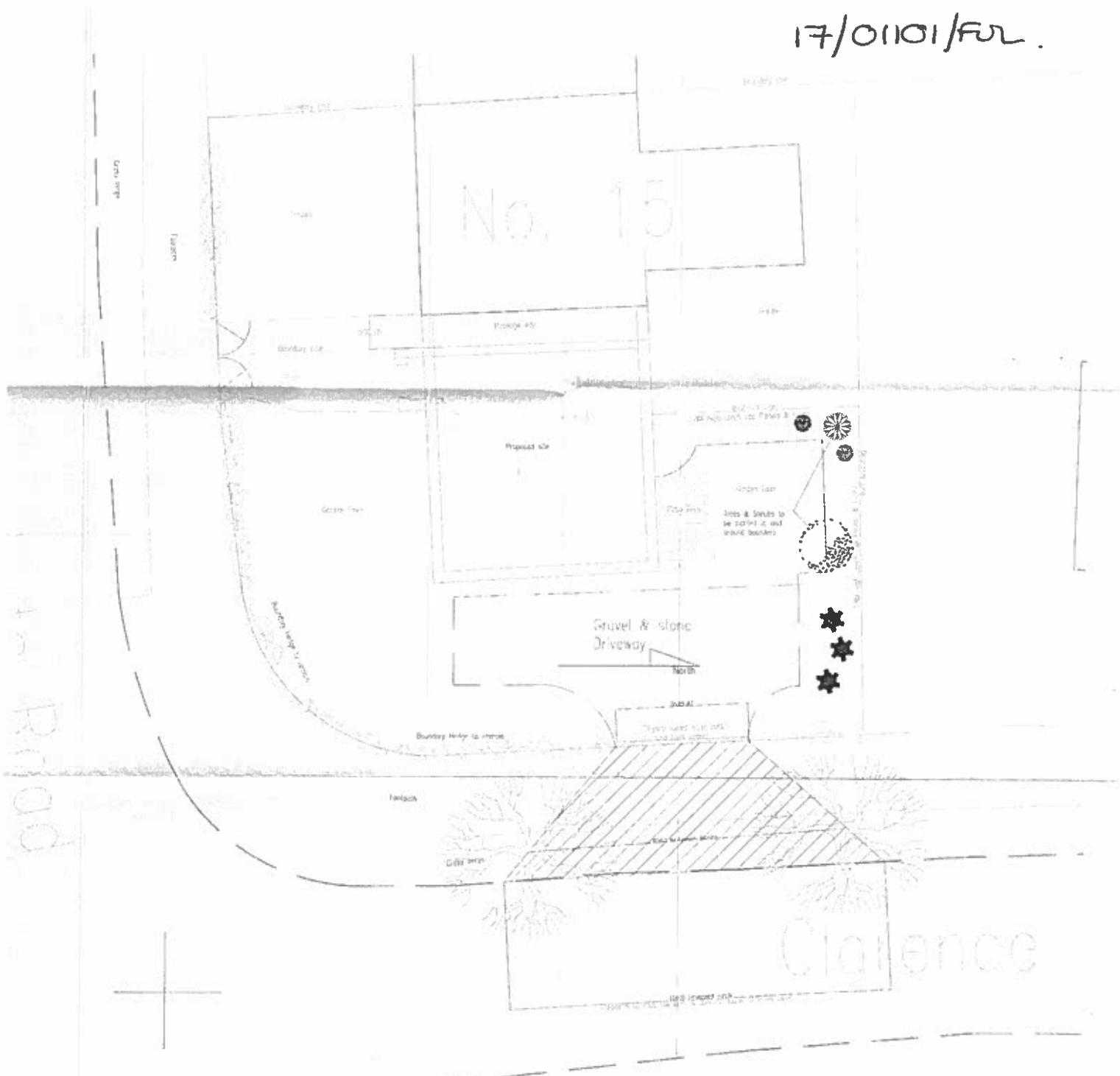
Block Plan
Scale: 1:500



- 1 Proposed First Floor Layout
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- 50 Proposed First Floor Layout



17/01101/FUL.



4th Road

**Detail of Dropped Kerb
for Gloucestershire Highway Authority:-
& Fences / Landscaping
Planning Application**

PROPOSED PLANNING APPLICATION
 DATE: 03 APR 2006

Technical Drawing Service

16 Jersey Avenue
 Cheltenham, Gloucestershire
 GL52 2SZ
 Telephone: 01242 214661

Contact Name: David Lewis

Drawn	1:50	
15 Jersey Road	01242 214661	
Phone Fax		
Boundary Line		

Access Details:-

1. New proposed Access Driveway to Access from 4th Road
 2. New proposed Access Driveway to Clarence
 3. New Pedestrian Access to Access from 4th Road to Driveway
 4. New Proposed Driveway to Clarence
- Notes:-**
1. To be used for the purpose of the site
 2. To be used for the purpose of the site
 3. To be used for the purpose of the site
 4. To be used for the purpose of the site
 5. To be used for the purpose of the site
 6. To be used for the purpose of the site

795C
27

18/00254/FUL

Tewkesbury Abbey Caravan And Motorhome Club Site , Gander Lane, Tewkesbury Gloucestershire 3

Valid 13.03.2018

Proposed site improvements to Tewkesbury Abbey Caravan Club Site. 1, Demolition of both existing toilet blocks and construct new central toilet block. 2, Construction of 50 No. new All Weather Pitches. 3, Construct of new tarmac roads. 4, 3 No. service points are to be relocated and re-built and a reposition of Motor Van Waste Point. 5, Provide central calor gas compound with fencing. 6, Raised platform for water storage tanks in wardens compound. 7, New landscaping. (Revised application to planning permission 16/01041/FUL to include amended toilet block design).

Grid Ref 389309 232308

Parish Tewkesbury

Ward Tewkesbury Priors Park

Caravan And Motorhome Club
East Grinstead House
East Grinstead
RH19 1UA
FAO Miss Awa Sarr

RECOMMENDATION Delegated Permit

Policies and Constraints

National Planning Policy Framework

National Planning Practice Guidance

JCS - SD4, SD6, SD8, SD14, INF1, INF2

Tewkesbury Borough Local Plan to 2011 (March 2006) - Policies HEN2, TOR5, LND5

Flood and Water Management SPD

Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Flood Zone 3 (high risk zone) and Flood Zone 3b (functional flood plain)

Public Rights of Way

Tewkesbury Conservation Area

SSSI Buffer Zone

Consultations and Representations

Tewkesbury Town Council - No objection.

GCC Archaeologist - The development proposal has low potential to have any adverse impact on archaeological remains or upon the settings of surrounding Scheduled Monuments.

Conservation Officer - Verbal comment - No objection.

GCC Definitive Map Modification Orders Team - Development does not appear to affect the nearby public rights of ways ZTE24 and ZTE15.

Natural England - Satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Severn Ham SSSI has been notified.

Environmental Health - No objection in terms of noise/nuisance.

GCC Lead Local Flood Authority - Insufficient detail has been provided in the submission and therefore objects to the current proposal.

Environment Agency - Comments to application 16/01041/FUL remain pertinent and should be referred to - 'No objection following the submission of a revised FRA (dated April 2017).'

County Council Highways Officer - Requested the provision of formal Give way markings at junctions from the application site, Gander Lane Car Park and Tewkesbury Rugby Club, to improve and give more clarity to the junctions.

Third Party Comments

One general comment has been received at the time of writing the report. The comment has been summarised below:

Need to be reassured that full assessments have been carried out to ensure the proposal would not exacerbate flooding elsewhere in the town.

Committee determination is required as the application site is owned by Tewkesbury Borough Council.

Planning Officers Comments: Victoria Stone

1.0 Site Description

1.1 The application relates to Tewkesbury Abbey Caravan Club site which has an established use located to the east of Tewkesbury Abbey and the River Swilgate in an area of open space on the Vineyards. The site is accessed via Gander Lane and is largely surrounded by open playing fields associated with Tewkesbury Cricket Club and Tewkesbury Rugby Club, to the north and south of the site respectively. Immediately to the east is a residential housing estate off Wenlock Road. The Abbey is located approximately 180m from the site and visible from the main entrance which is to the west of the site. The site is adjacent to Tewkesbury Conservation Area.

1.2 The site is located in an area of high flood risk with most of the site in Flood Zone 3 (high risk zone) and a large proportion in Flood Zone 3b (functional flood plain). An area of Important Open Space as identified on the Local Plan Proposals Map (Policy LND5) abuts the site to the north, south and west. Two main footpaths run along the northern and western boundaries.

2.0 Planning History

2.1 The use of the site as a touring caravan site would appear historic. In 1973 (T.275/a) planning permission was granted which extended the caravan and camping use of the site.

2.2 Over the years, planning permission has been granted for a number of associated buildings, such a toilet block, covered store and new reception building, store and Wardens bathroom facilities.

2.3 More recently, planning permission was granted in October 2017 (reference 16/01041/FUL) for various site improvements.

3.0 Current Application

3.1 This application has been made as an amendment to the previously approved planning permission, reference 16/01041/FUL, and is identical other than:

- Increase in height of the toilet block by 1.3 metres to ensure the FFL's are in accordance with the recommendations made by the Environment Agency on the approved scheme;
- Access to the toilet block provided by timber raised decking and galvanised steel balustrading;
- Fenestration changes to the toilet block;
- Minor changes to the siting of the pitches and the site lighting;
- The removal of the chemical closet emptying point from the service point;
- Installation of a pump and booster water set located to the rear of covered store and wardens bathroom;
- Repositioning of the Calor gas cylinder compound adjacent to the toilet block;
- The Calor gas supply to the reception building re-positioned to the rear of the wardens compound;
- Repositioning of the new electrical intake kiosk along the far the north-east boundary;
- New service point adjacent pitches No.28 and 29.

3.2 It should be noted this application is part retrospective as work on the site has commenced.

3.3 A plan has been submitted which identifies the areas subject to the change as part of this revised application **(this will be displayed at Committee)**.

4.0 Policy Context

4.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other materials considerations."

4.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).

4.3 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework.

4.4 The relevant policies are set out in the appropriate sections of this report.

5.0 Analysis

Principle of development

5.1 The principle of the development has already been established through the grant of the recent planning permission, reference 16/01041/FUL. This application seeks to maintain the broad principles of the approved proposal with the number of pitches remaining the same. As such, this application in essence seeks consent for amendments, as listed in paragraph 3.1, to the previously approved scheme. The extant permission can still be implemented and therefore represents a strong fall-back position. This should be given significant weight as a material consideration in determining this application.

5.2 In light of the above, the main planning issues to consider when assessing this application are the impact of the proposed amendments upon flood risk, design and visual impact, upon residential amenity, the surrounding heritage assets and highway safety.

Flood Risk

5.3 Policy INF2 'Flood Risk Management' states that development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach. Proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere.

5.4 The application site lies within Flood Zone 3 and 3b. The EA raised no objections to the previously approved scheme providing that flood resilient materials must be used to a level of 13.32 AOD and all electrical points must be set above this level. This was added as an advisory note to the permission.

5.5 To satisfy this requirement the overall height of the toilet block would be raised by 1.3 metres and to provide safe access a raised platform and balustrade is proposed. The footprint of the building would remain the same as approved. Given this and as the changes to the layout are minor in nature the EA have not raised any objections to the amended proposal.

5.6 All details in respect of the proposed drainage scheme are the same as the extant permission and the changes to the layout are minor in nature. The Lead Local Flood Authority (LLFA) consider the submitted FRA does not completely satisfy the strategy developed for surface water runoff generated from the proposed development. These comments are noted, however given the minor nature of the changes to the approved scheme the development should have negligible impact upon the site's surface water runoff.

Design and Visual Impact

5.7 All development is expected to be of a high design quality. Good design, including appropriate attention to detail, typically makes the difference between a high-quality and successful development and a mediocre or unsuccessful one. Development at any scale and location should make a positive contribution to providing better places for communities.

5.8 Criterion 1(i) of Policy SD4 'Design Requirements' of the JCS states that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness.

5.9 The proposals include an increase in the overall height of the toilet block, albeit the increase is fairly minor (1.3m) given the context of the site. The simple shape and form of the building would remain and the choice of materials for the building (Ewhurst Medium Multi Red Facing Brick and Tevreal Old Burgandy Red Roofing Tiles) is considered to be appropriate. The introduction of a raised timber platform and balustrade running along three elevations of the building is a functional need and serves its purpose. The toilet block would be sited in the same location as approved. The site is relatively well contained visually as a consequence of existing landscaping. This coupled with the central location of the toilet block, would ensure the toilet block, as proposed, whilst slightly different to the approved scheme, would be of an appropriate design quality and should not have an adverse visual impact.

5.10 The development also proposals a package of minor changes within the site (see paragraph 3.1). The broad principles have remained similar. For example, the style and materials for the calor gas compound remains as approved; the only difference is the compound would be sited close to the toilet block rather than near the site entrance.

5.11 This proposal includes the installation of a new electrical incoming mains kiosk located in the far north-east corner of the site, next to the vehicular access point. The cabinet measures approximately 3.7m x 1.5m with a height of 2.55m and is made of metal, coloured dark green. Due to the height and small scale nature of the structure, the external finish and the surrounding boundary treatment it should not have an adverse impact upon the visual amenity.

5.12 A satisfactory landscape scheme was approved as part of the extant permission. The latest layout would accommodate the same landscape scheme with just some minor tweaking to the internal planting plans around the toilet block. No changes have been made to the distribution or type of boundary treatments. As such the landscaping would ensure the site remains well-screened.

5.13 Overall, the revised details represent a satisfactory design quality. Accordingly the development would comply with the aims and objectives of national and local design advice.

Impact upon residential amenity

5.14 In respect of the impact of the development upon residential amenity, Criterion 1 (iii) of Policy SD4 of the JCS states that new development should enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.

5.15 A housing estate backs onto the site on the eastern boundary, including the rear garden curtilages of these dwellings. The changes to the toilet block, due to the relatively small increase in the overall height and distance of the building from the dwellings, should not cause any adverse harm upon the amenity of the neighbouring properties.

5.16 The proposal does not result in any increase in the number of pitches therefore there would be no net change in respect of the level of activity and disturbance that could reasonably be expected to arise. The Environmental Health Officer has confirmed the proposed development should not cause an unacceptable noise/nuisance.

5.17 As such, having carefully assessed the proposal the development should not cause any harm upon residential amenity of any future occupiers of the new dwellings.

Impact upon Heritage Assets

5.18 Policy SD8 of the JCS and Policy HEN2 of the TBLP reflects the general duty of the Planning (Listed Buildings and Conservation Area) Act 1990, to pay special attention to S66 (1) and S72 of the Act, amongst other matters, to have special regard to the setting of Listed Buildings and Conservation Areas. Any decisions relating to listed buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the Framework and Local Plan.

5.19 Protecting and enhancing the historic environment is an important component of the NPPFs drive to achieve sustainable development. The appropriate conservation of heritage assets forms one of the 'Core Planning Principles' that underpin the planning system.

5.20 The application site is within 200m of Tewkesbury Abbey, a Grade I listed building and abuts the Tewkesbury Conservation Area. The Conservation Officer verbally confirms that the proposed changes would not have any net increase in impact upon the listed building or the conservation area. As such, the proposal would be in accordance with the provisions of the NPPF and the development plan policies.

Highway Safety

5.21 Policy INF1 of the JCS advises that proposals should ensure safe and efficient access to the highway network is provided for all transport modes and that the impact of development does not have a severe impact upon the highway network.

5.22 The access, internal layout and parking provision remains the same as previously approved therefore the development should not compromise highway safety.

Other Issues

5.23 County Highways have asked the applicant to provide formalized Give way markings at the junction from the application site, Gander Lane Car Park and Tewkesbury Rugby Club. This was not requested as part of the extant permission and two of the three areas mentioned are outside the site boundary. However, as part of the traffic management plan which would be addressed upon completion, white lining would be installed around the site and at junctions with the highway.

6.0 Conclusions

6.1 The changes to the extant permission are found to be acceptable in all terms. The flood risk/surface water drainage associated with the proposed alterations would be no greater than the extant permission. The visual, landscape and highway impacts would be negligible. The proposal should not have a detrimental impact on residential amenity or upon the surrounding heritage assets.

6.2 The consultation/notification period does not expire until Friday 4 May 2018 therefore it is recommended that the decision is **DELEGATED to the Development Manager to permit subject to no new planning material planning objections received as a result of the statutory consultation.**

RECOMMENDATION Delegated Permit

Conditions:

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2 Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents:

Site Location Plan - TEW-2017-P-100
Proposed Site Plan - TEW-2017-P-103
Proposed Pitch Improvement Plan - TEW-2017-P-104
Proposed Site Lighting - TEW-2017-P-105
Proposed Site Fencing - TEW-2017-P-106
Existing and Proposed Drainage Strategy Plan - L33526-A2-SK01
Proposed Floor Plan and Elevations - Reception Building - TEW-2017-P-201
Proposed Floor and Wall Finishes - Reception Building - TEW-2017-P-202
Proposed Floor Plan - Toilet Block - TEW-2017-P-301
Proposed Elevations - Toilet Block - TEW-2017-P-302
Proposed Section Details - Toilet Block - TEW-2017-P-303
Proposed Section Details (Decking) - Toilet Block - TEW-2017-P-317
Proposed Drainage Strategy, prepared by R.G.Parkins & Partners Ltd, dated September 2016
Proposed Decking Details - Toilet Block - TEW-2017-P-316
Proposed Drainage Setting Out Plan - Toilet Block - TEW-2017-P-315
Proposed Door and Window Schedule - Toilet Block - TEW-2017-P-304
Proposed All-Weather Pitch Details - TEW-2017-P-400
Proposed Standard Serviced Pitch Details - TEW-2017-P-401
Proposed Standard Service Point - TEW-2017-P-402
Proposed MVWP Standard Detail - TEW-2017-P-403
Proposed Standard Dog and Bike Wash Details - TEW-2017-P-404
Proposed Standard Bin Store - TEW-2017-P-405
Proposed Toilet Block Timber Gas Valve Cover - TEW-2017-P-425
Landscape Proposals Plan - CSA/3047/100 Rev D
Tree Protection Plan - CSA/3047/101 Rev B
Proposed Traffic Management Plan - TEW-2017-P-107

3 All planting, seeding or turfing comprised in the approved details of landscaping scheme shall be carried out in the first planting and seeding seasons following occupation of or the completion of the development (whichever is sooner) adjoining the areas to be so landscaped. Any trees or plants which within a period of five years from the completion of the development die, are removed or

become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reasons:

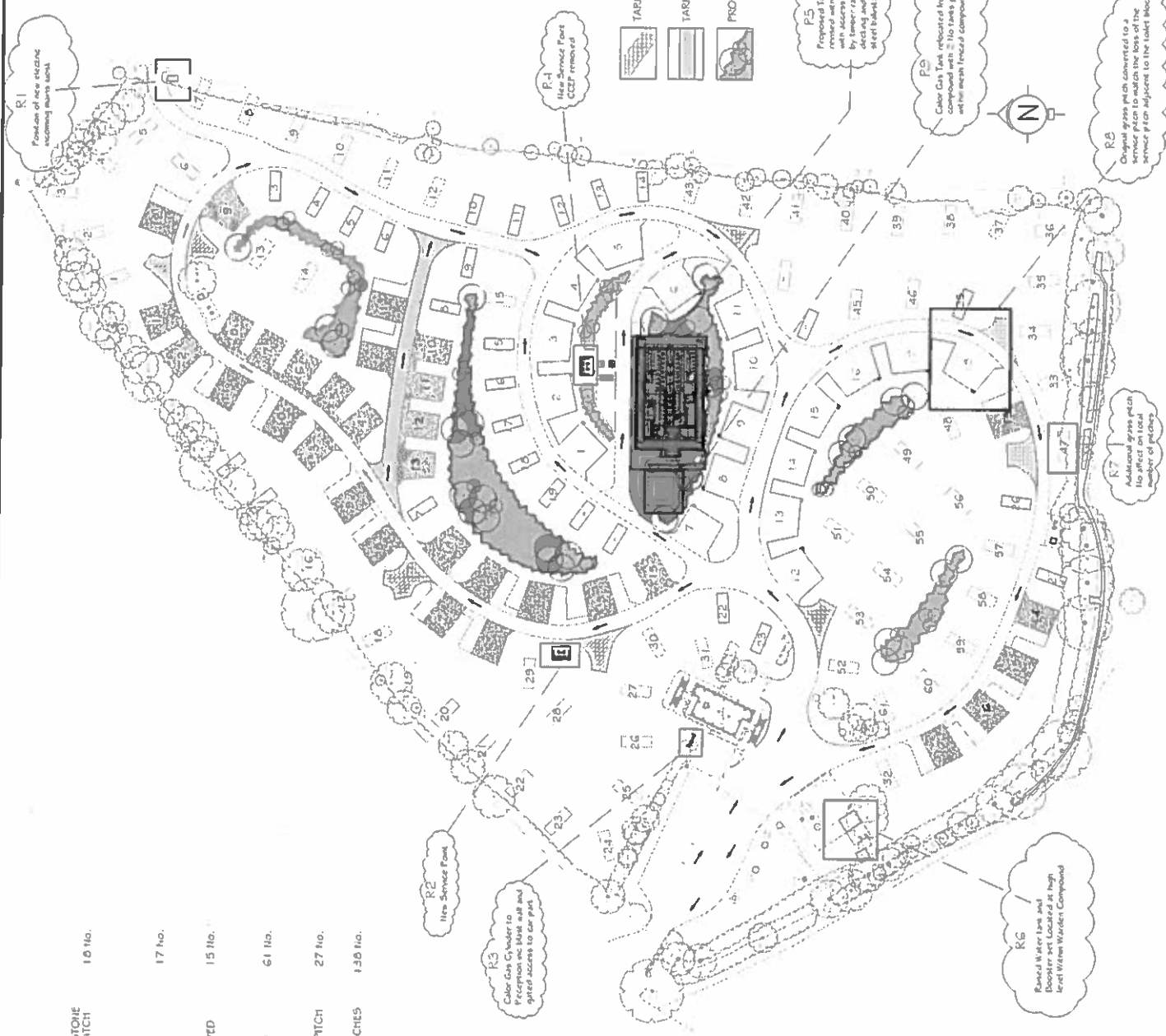
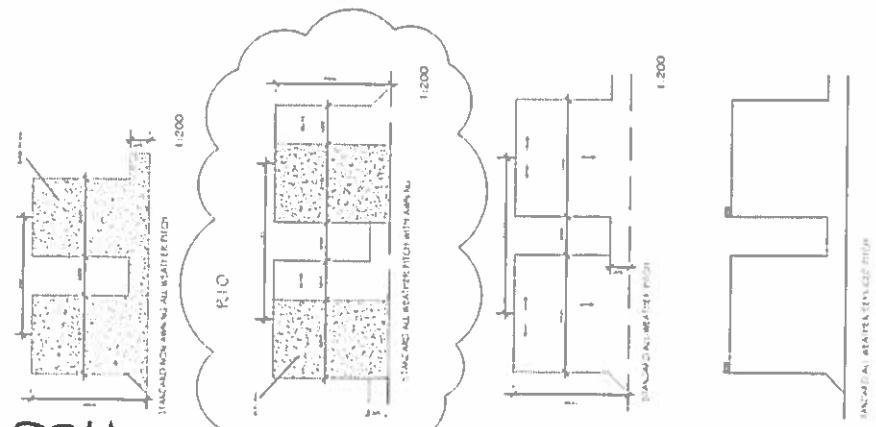
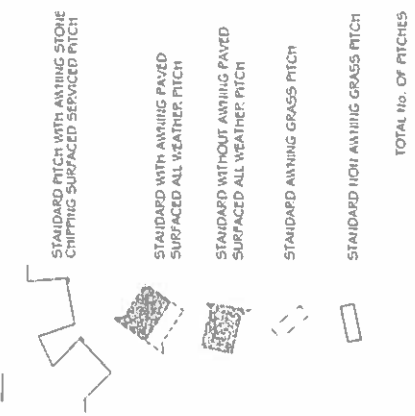
- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To define the permission.
- 3 To ensure that the new development will be visually attractive in the interests of amenity.

Note:

- 1 **Statement of Positive and Proactive Engagement**
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
- 2 The Environment Agency advise that flood resilient materials on the new toilet block shall be used to a level of 13.32 AOD (N) and all electrical points should be set above this level. It is further advised that an up-to-date Flood Evacuation Management Plan shall be maintained for the duration of the caravan and camping park use.

STANDARD (F.V.)

1.0 No.	STANDARD PITCH WITH ANYTHING STONE CHIPPING SURFACED SERVICED PITCH
17 No.	STANDARD WITH ANYTHING PAVED SURFACED ALL WEATHER PITCH
15 No.	STANDARD WITHOUT ANYTHING PAVED SURFACED ALL WEATHER PITCH
61 No.	STANDARD ANYTHING GRASS PITCH
27 No.	STANDARD HIGH ANYTHING GRASS PITCH
130 No.	TOTAL No. OF PITCHES



TARNAC ACCESS/ EGRESS POINTS CONSTRUCTED

TARNAC ROAD PROPOSED WITH TYPING

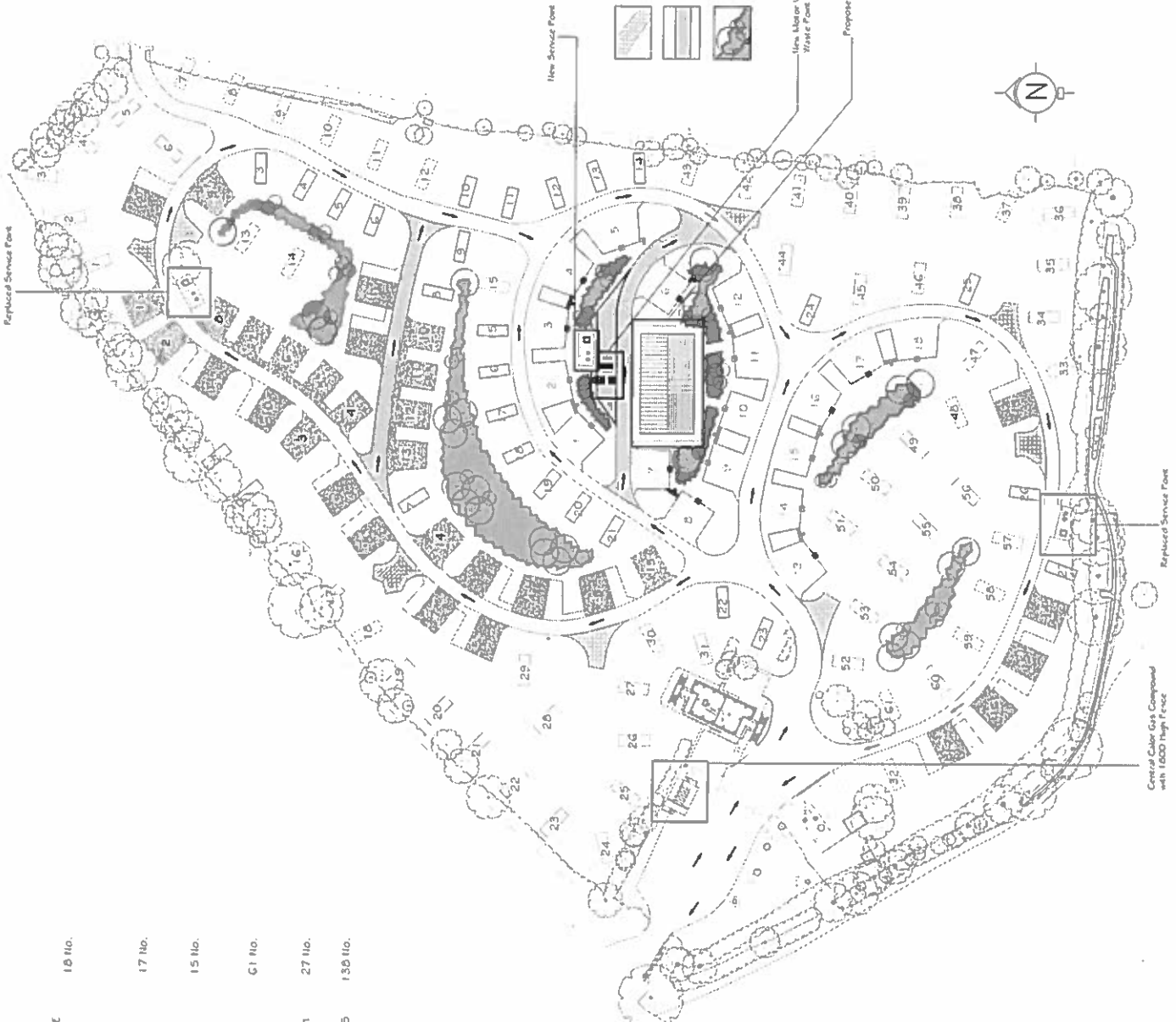
PROPOSED NEW PLANTING

The owner is the proprietor of the Caravan Club Limited and they wish to introduce a scheme of work to be undertaken by the contractor. The contractor is to be responsible for the design and construction of the works. The contractor is to be responsible for the design and construction of the works. The contractor is to be responsible for the design and construction of the works.

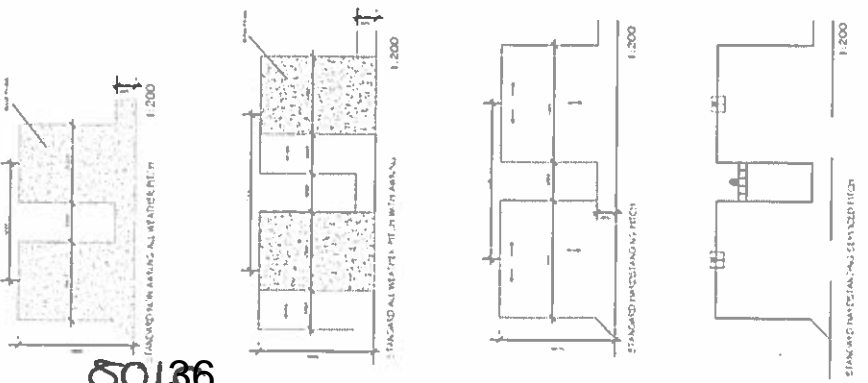
CONSTRUCTION	
TEENESSBURY ABBEY	
CARAVAN AND MOTORHOMES	
CLUB SITES	
PROPOSED SITE PLAN	
SHOWING REVISIONS TO LAYOUT	
Drawn by	TEEN-2017-10
Client	1800254/FVL
Contract No.	1800254/FVL
Sheet No.	1 of 1
Date	18/00254/FVL



STANDARD KEY



- 10 No. STANDARD PITCH WITH AWNING STONE CHIPPING SURFACED SERVICED PITCH
- 17 No. STANDARD WITH AWNING PAVED SURFACED ALL WEATHER PITCH
- 15 No. STANDARD WITHOUT AWNING PAVED SURFACED ALL WEATHER PITCH
- 61 No. STANDARD AWNING GRASS PITCH
- 27 No. STANDARD NON AWNING GRASS PITCH
- 138 No. TOTAL No. OF PITCHES



50136

PLANNING

Project No.	18/00254
Project Name	TEMPLESBURY GARAGE/LAUNDRY
Client	G.C. SITE
Proposed Site Improvement Plan	
Scale	1:500
Author	PLANNING
Checker	PLANNING
Drawn	PLANNING

The details in this drawing are for general information only and are not intended to be used for any other purpose. The user of these drawings is responsible for obtaining all necessary permissions, licenses, and approvals. The user of these drawings is also responsible for ensuring that the drawings are used in accordance with the conditions of use set out in the standard conditions of use. The user of these drawings is also responsible for ensuring that the drawings are used in accordance with the conditions of use set out in the standard conditions of use.

THE CARAVAN CLUB

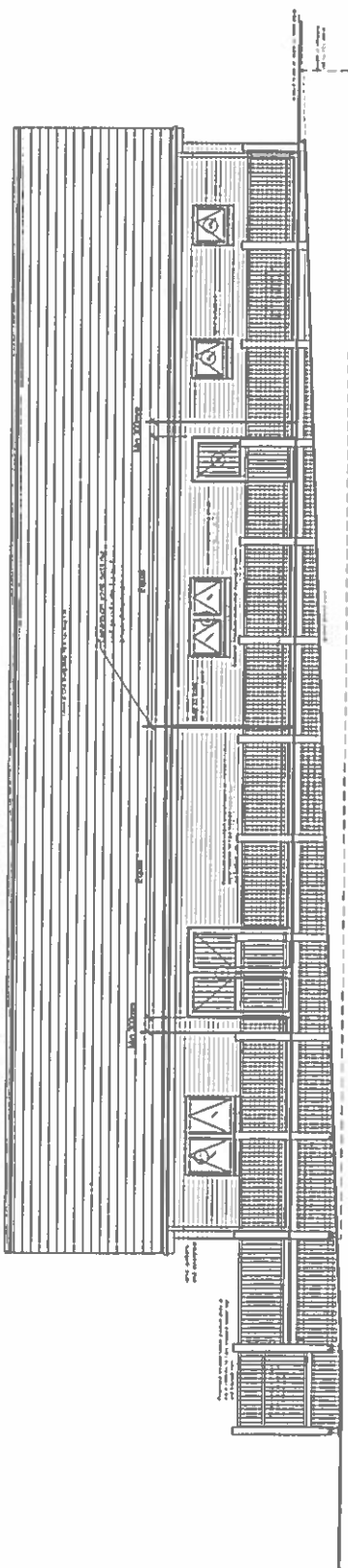
Estates Division, East Green Road, Hill Top, Lancashire, UK. Tel: 01525 352772 Fax: 01525 352653

18/00254/FUL

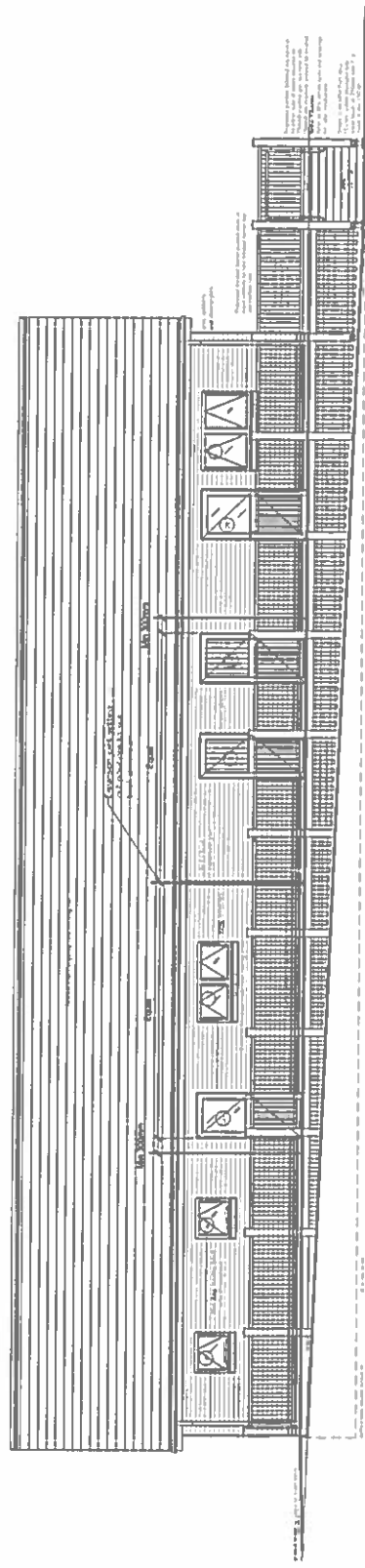
The owner is the proprietor of The Caravan Club Limited and they are to be responsible to ensure that all work is carried out in accordance with the Building Regulations and other applicable laws and regulations. The contractor is to ensure that all work is carried out in accordance with the Building Regulations and other applicable laws and regulations. The contractor is to ensure that all work is carried out in accordance with the Building Regulations and other applicable laws and regulations.

PLANNING

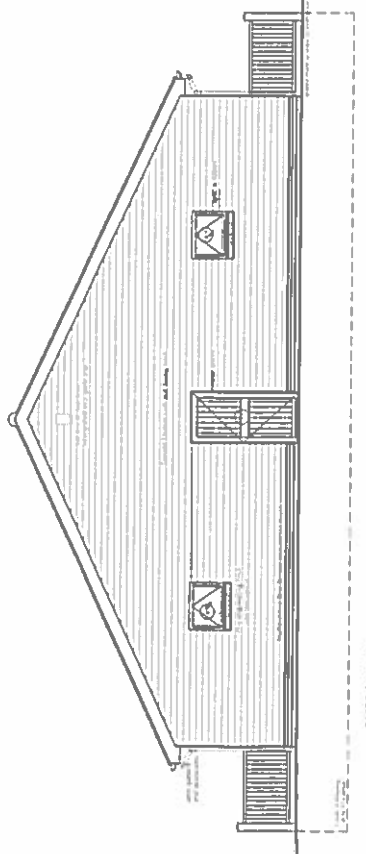
Project	TEWESBURY ABBEY CARAVAN AND MOTORHOME CLUB SITES
Client	TEWESBURY ABBEY CARAVAN AND MOTORHOME CLUB
Date	22/06/17
Drawn by	[Name]
Checked by	[Name]
Scale	1:50 @ A1
Drawn for	TEWESBURY ABBEY CARAVAN AND MOTORHOME CLUB



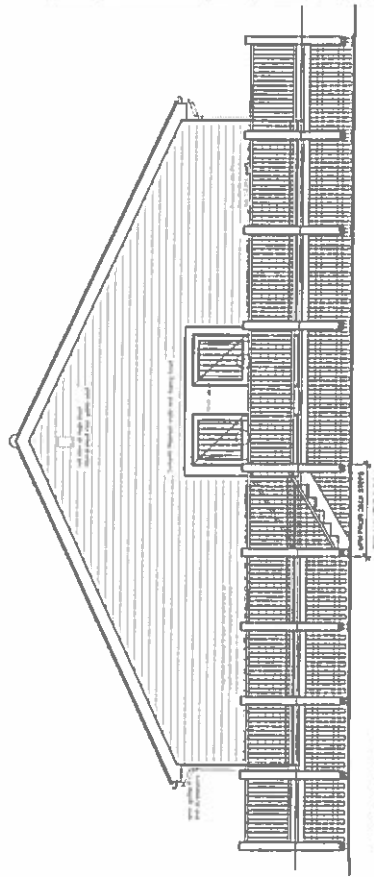
NORTH ELEVATION 1:50



SOUTH ELEVATION 1:50



EAST ELEVATION 1:50



WEST ELEVATION 1:50

8010

PLANNING

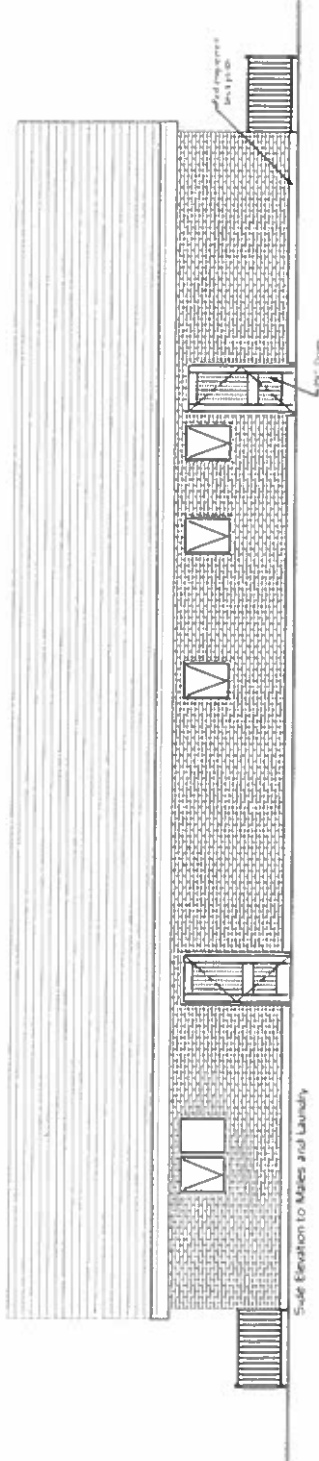
TEWKESBURY ABBEY
C.C. SITE

PROPOSED
TOILET BLOCK
ELEVATIONS

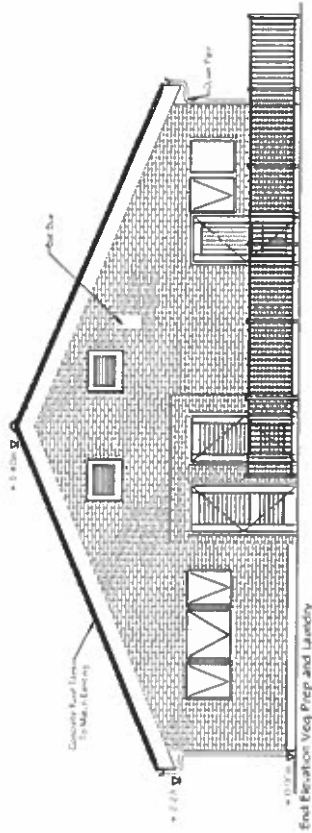
WYNNE & PARTNERS
ARCHITECTS
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THE CARAVAN CLUB

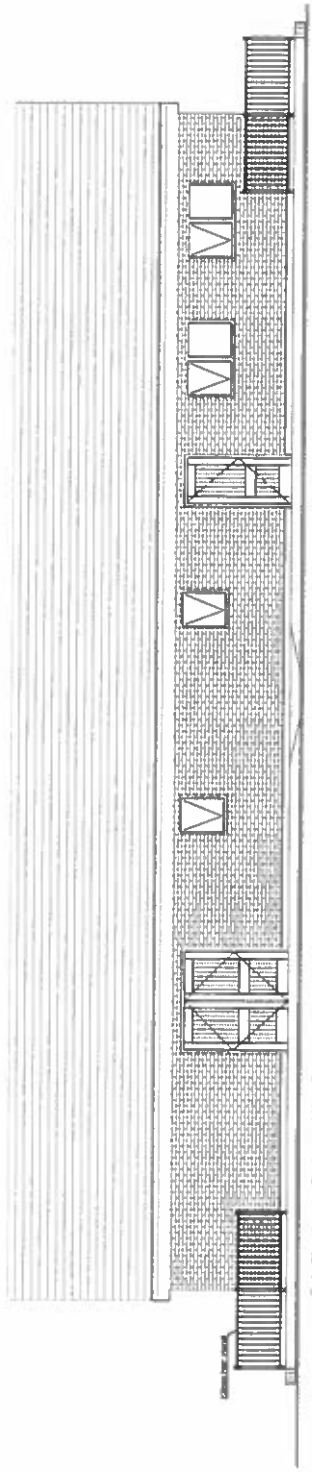
Planning Department, East Cheshire District Council
1st Floor, West Square, M41 9JN, Cheshire
Tel: 01256 333333
Fax: 01256 333333



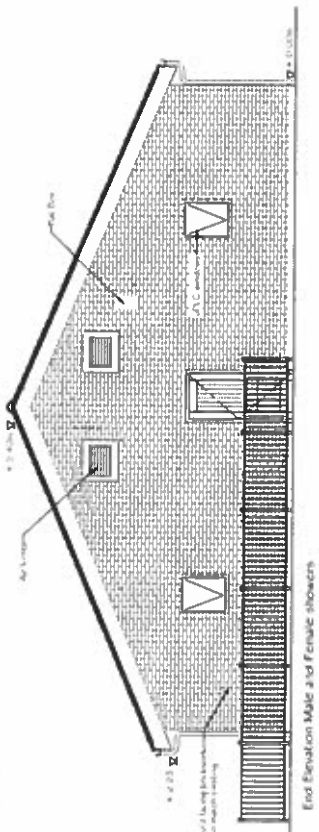
Side Elevation to Males and Laundry



End Elevation Veg Prep and Laundry



Side Elevation to Females and Veg Prep



End Elevation Male and Female Showers

17/01027/FUL

11 Hardy Road, Bishops Cleeve, Cheltenham

4

Valid 18.09.2017

Grid Ref 396087 227971

Parish Bishops Cleeve

Ward Cleeve St Michaels

Retention of dormer extension as built

Mr & Mrs Perry
11 Hardy Road
Bishops Cleeve
Gloucestershire
GL52 8BN

RECOMMENDATION Permit

Policies and Constraints

Joint Core Strategy (2017) (JCS) - Policies SD4

Tewkesbury Borough Local Plan to 2011(TBLP) - March 2006 - Policy HOU8

National Planning Policy Framework

Planning Practice Guidance

Human Rights Act 1998 - Article 8 (right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Parish Council - objects to the application. The extension is not in keeping, in terms of scale, visual appearance and finishing materials with existing development. It is overbearing, affecting privacy and has undue impact on residential amenity of neighbours.

Local residents - One letter of objection has been received from the neighbour at 15 Hardy Road. The reasons for objection are summarised as follows:

- De-valuation of his property.
- Overlooking, loss of light to his conservatory.
- The render is not in-keeping with the other dormers in the area.
- Concerns that the area adjacent to the dormer could be used as a balcony in the future.

Planning Officers Comments: Mrs Sarah Barnes

1.0 Application Site

1.1 This application relates to 11 Hardy Road, a semi-detached bungalow located on a housing estate in Bishops Cleeve (site location plan attached).

2.0 History

2.1 In 2010 (10/00265/FUL) an application was made for a first floor rear extension. This application was however withdrawn.

2.2 In 2010 (10/00757/FUL) permission was granted for a single storey ground floor extension to provide utility room & garden room and roof extension to provide en-suite - revised scheme.

2.3 In 2017 (17/00005/MINOR) a minor amendment was granted.

3.0 Current Application

3.1 The application is for the retention of a loft conversion with a dormer window to the rear of the property. The rear dormer window has not been built in accordance with the approved plans. It has been built larger than approved with a thicker overhang and has been rendered / painted white rather than matching roof tiles.

4.0 Policy Context

4.1 Section 7 of the NPPF makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good

planning, and should contribute positively to making places better for people. Policy SD4 of the Joint Core Strategy advises that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.2 Policy HOU8 of the Local Plan suggests that domestic extensions will be permitted providing they are acceptably designed and respect the character, scale and proportions of the existing dwelling and surrounding development. Proposals must not have an unacceptable impact on the residential amenities of adjacent properties, in terms of overlooking and overbearing impacts.

5.0 Analysis

Design / Size and Visual amenity

5.1 The Parish Council have raised objections about the dormer extension not being in keeping with the scale, visual appearance and finishing materials with existing development. The rear dormer window has been built slightly larger than approved. The original dormer as permitted in 2010 (**plans attached**) would have also been set down from the main ridge line by 0.2 metres. The applicant has advised that due to current building regulations requirements, a slightly deeper cavity / insulation was required which meant that the dormer structure was constructed higher than had been permitted in-order to keep all ceilings at the same height on the inside of the bedrooms. Minor changes were also allowed in 2017 under 17/00005/MINOR (**plans attached**). This approved changes to the size, fenestration (larger windows) and the inclusion of a slim line overhang. Whilst the dormer as built goes beyond what was permitted by the non-material amendment, given that the applicant could implement the non-material amendment it is not considered, on balance, that a refusal could be justified.

5.2 The rear dormer has also been rendered and painted white rather than the originally agreed matching tiles. However, given that the existing extensions at this property are white rendered it does not appear out of keeping with the character, design and materials of the existing dwelling. There are also similar examples of large, white rendered dormers on this estate. Finally, it should be noted that the dormer is only really visible from neighbouring dwellings gardens and not readily visible from any public vantage points.

Residential Amenity

5.3 Objections have been raised from the immediate neighbour at no 15 Hardy Road as he considers that his property is overlooked. A condition would however be attached to the permission requiring the window panel nearest to his property to be obscure glazed. With regards to the impact on the bungalows at the rear, along the southern boundary is a 2 metre high fence and the nearest dwellings (bungalows) are about 9 metres from the boundary but about 20 metres from the rear dormer. Given the distance, it is considered that there is not any undue impact in terms of overlooking.

5.4 The neighbour at no 15 Hardy Road has also raised concerns about the proposed use of the flat roof area over the single storey extension which is adjacent to the dormer. The applicant has confirmed that he has no intention of using the flat roof area as a sun deck or balcony. A condition would also be attached to the permission to ensure that this area cannot be used as a balcony or terrace.

5.5 Finally, in terms of the neighbour's comments about the devaluation of his dwelling this is not a planning issue.

6.0 Conclusion

6.1 Overall, whilst the rear dormer as built goes beyond what was permitted by the non-material amendment, given that the applicant could implement the non-material amendment, it is not considered, on balance, that a refusal could be justified. The application is therefore recommended for **permission**.

RECOMMENDATION Permit

Conditions:

- 1 The roof area adjacent to the dormer window shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the local planning authority.
- 2 Notwithstanding the submitted plans and the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), the window panel nearest to the adjoining property (no 15 Hardy Road) shall be glazed in obscure glass. The

window panel shall remain obscure glazed at all times thereafter and shall not be altered without the prior written consent of the Local Planning Authority.

Reasons:

- 1 To safeguard the privacy of residents in the locality.
- 2 To safeguard the privacy of residents in the locality.

Note:

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

17/01027/HLL



OS Sitemap®

12 JUL 2010



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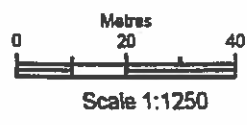
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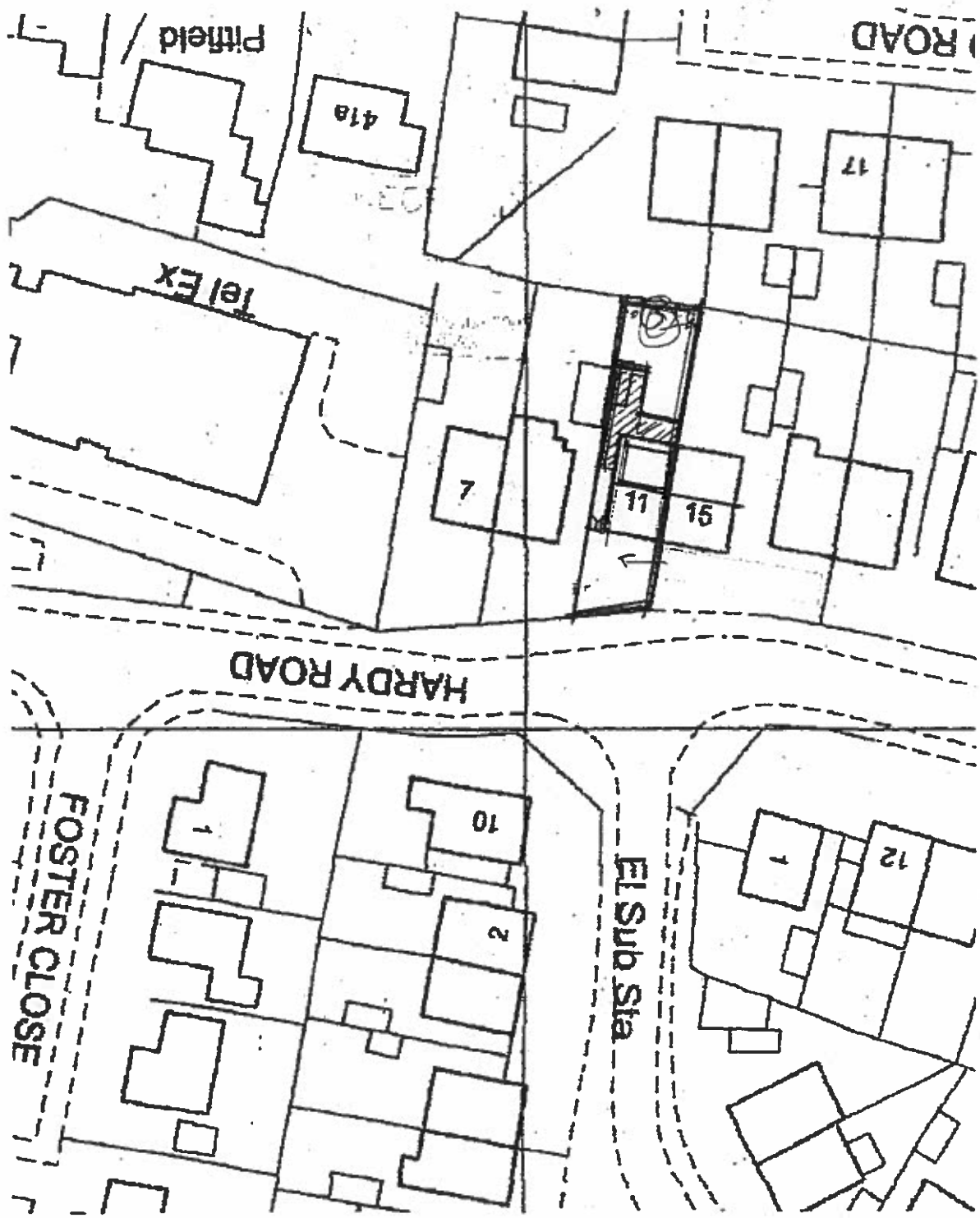
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Centre coordinates: 396085 227976

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1007
11 Hardy Road
Bishops Cleeve
GL52 8BN

42
804a

17/01027/HUL



SITE PLAN. 1:500

11 HARDY ROAD. BISHOPS CREEK. CHATSWORTH GL52 8BN.

17:1815: SFDI SEPT 2017

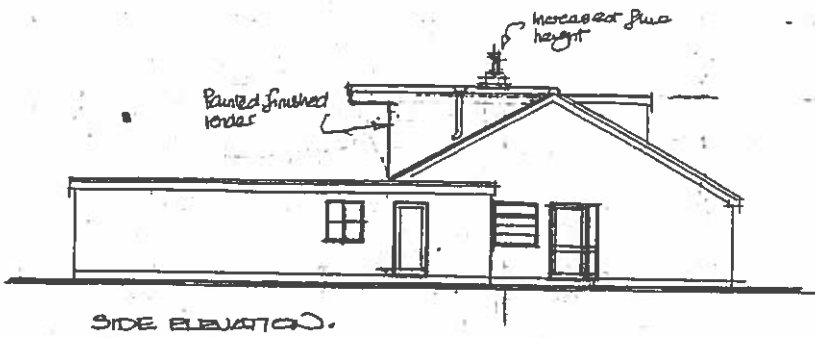
Dennis L. Rayton tel 01244 60818 504b

RECEIVED

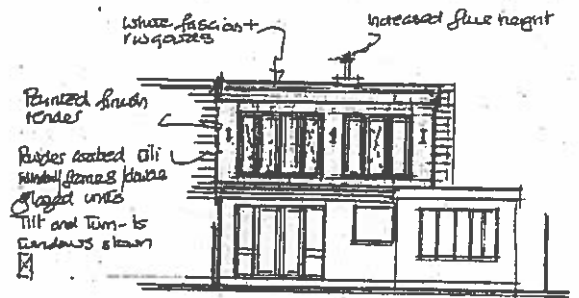
1 8 SEP 2017

TEWKESBURY BOROUGH COUNCIL
OPERATIONS

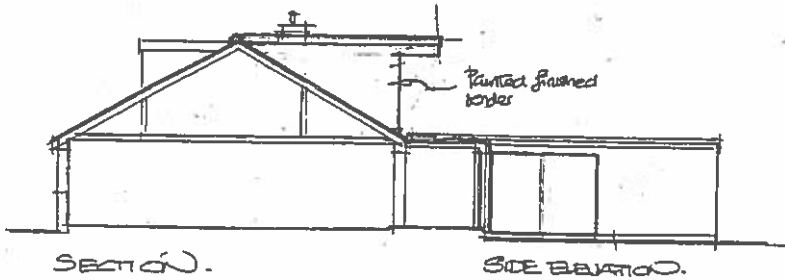
17/01027/ful
(AS BUILT)



SIDE ELEVATION.



REAR ELEVATION.



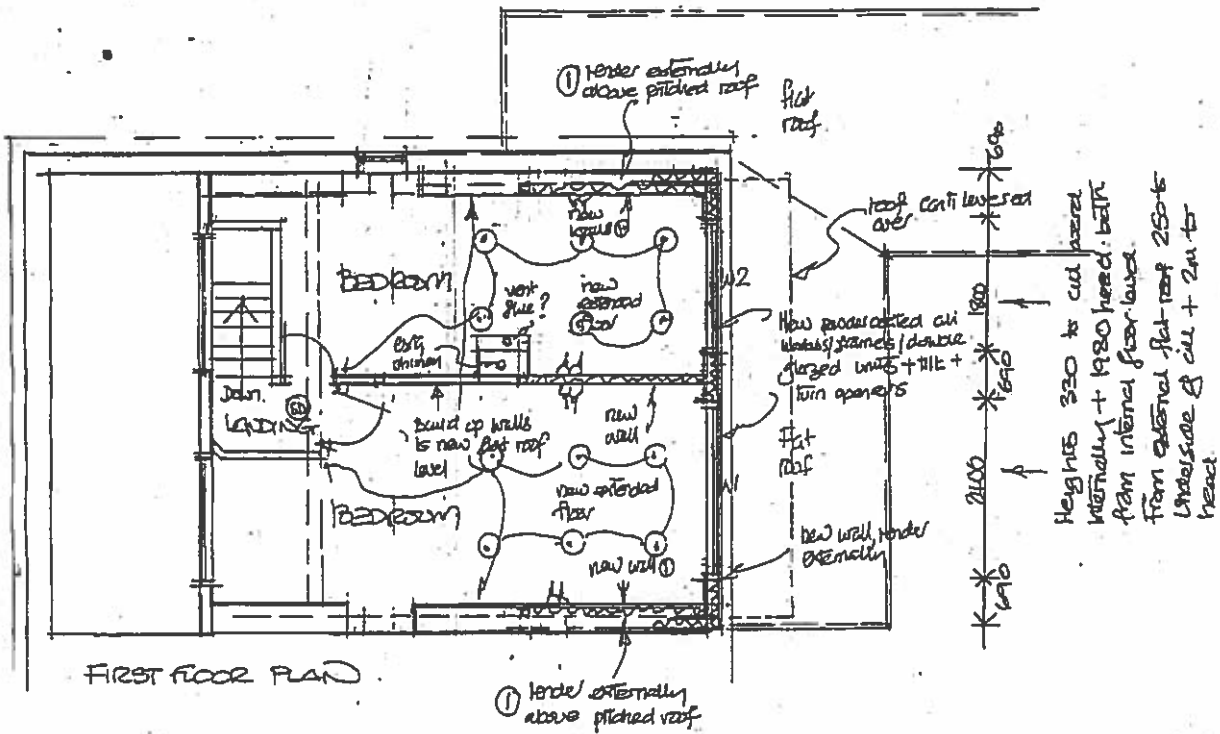
SECTION.

SIDE ELEVATION.

RECEIVED
18 SEP 2017
TEWkesbury

Nº11 HARDY ROAD, BISHOPS CLEEVE,
CHELTENHAM, GLOS GL52 3BN.
ELEVATIONS AS PROPOSED. 1:100
17:1815:08 Δ APRIL 2017
Dennis L Rayton tel 01242 620818

17/01027/ful



FIRST FLOOR PLAN

1) render externally above pitched roof

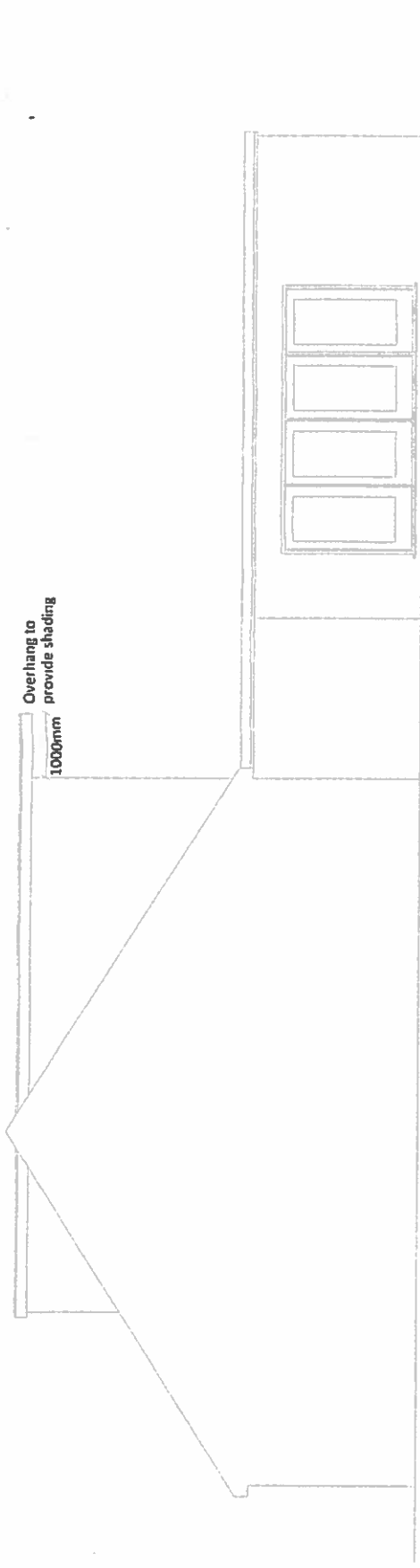
Note - stud walls 1) to be supported at floor level by steel beams (to be agreed - pro-rata only allow)

No 11 HARDY ROAD, BISHOPS CLEEVE, CHELTENHAM, GLOS. GL52 8BN
FIRST FLOOR PLAN AS PROPOSED. 1:100
17: 1315: CB A. APRIL 2017
Dennis L Rayton tel 01242 620818

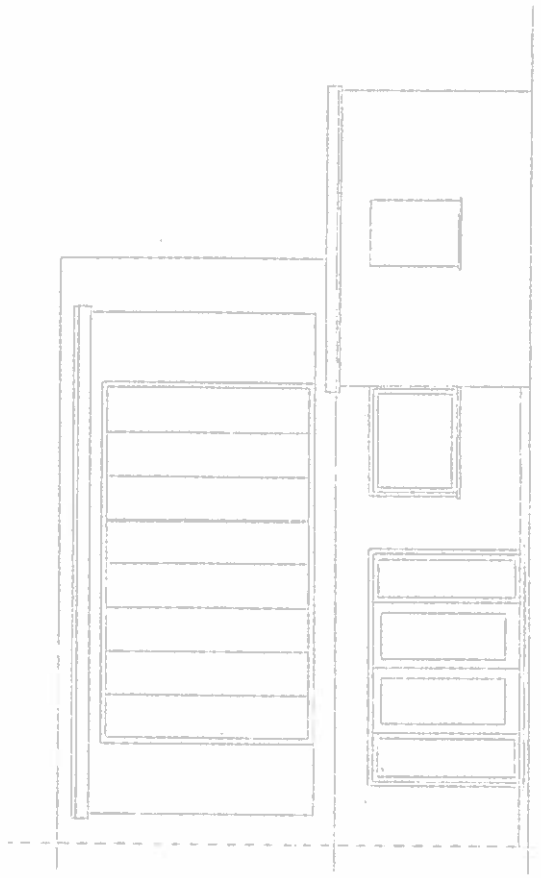
RECEIVED
18 SEP 2017
TEWKESBURY BOROUGH COUNCIL
OPERATIONS

8045d

17/10005/MINOR - APPROVED



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

H A Planning 67 Clevevmount Road Cheltenham Gloucestershire GL52 3HD 01242 222250 07500555495		Description: PROPOSED ELEVATIONS
Client: Mr. Perry 11 Honey Road Banbury Glouce. Oxon.	Drawn: AVB	Job: 900121
Scale @ A2:	Date: 12.01.2017	DWG No: AC-01(900121)001

2010 Permission (10/00757/rel)

NOTE:
All dimensions must be checked on site
and not scaled from this drawing.

Revisions	
No.	Date

PSK
 architect
 +44 (0) 1452 714596
 pskarchitect@gmail.com



RIBA

Mr I. Perry
 10/00757

Proposed Extension at
 11 Hardy Road
 Bishops Cleeve
 Glos.

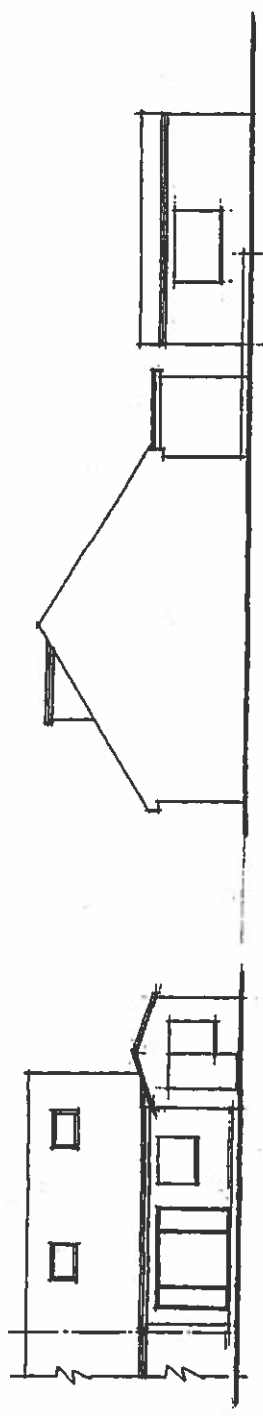
Drawing Title
ELEVATIONS

Scale 1:100

Date July 2010 Drawn by PK

Draw. No. **1045**

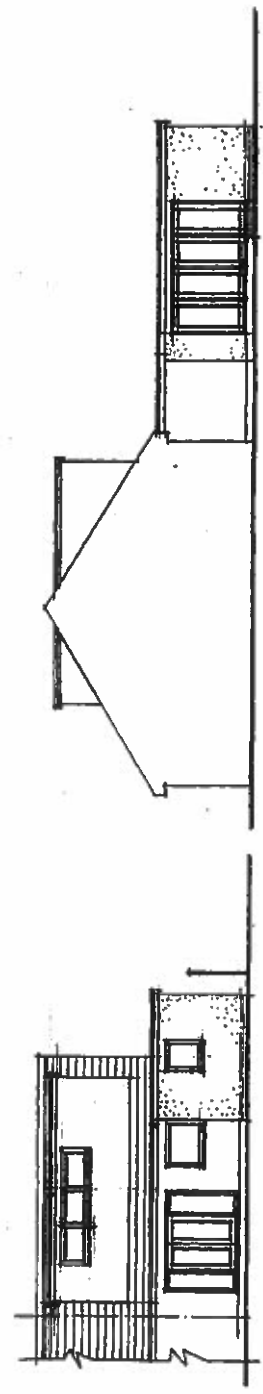
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Rear Elevation as Existing

Side Elevation as Existing

RECEIVED
 12 JUL 2010
 TOWN & COUNTRY ARCHITECTURAL
 CONSULTANTS



Rear Elevation as Proposed

Side Elevation as Proposed

8047/F

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18/00151/FUL

24 Woodmans Way, Bishops Cleeve, Cheltenham

5

Valid 19.02.2018

Demolition of garage and outbuildings. Erection of replacement garage and single storey side and rear extensions.

Grid Ref 395771 227386
Parish Bishops Cleeve
Ward Cleeve West

Mrs Andrea Wangnoo
24 Woodmans Way
Bishops Cleeve
Gloucestershire
GL52 8DP

RECOMMENDATION Permit

Policies and Constraints

Joint Core Strategy (2017) (JCS) - Policy SD4
Tewkesbury Borough Local Plan to 2011(TBLP) - March 2006 - Policy HOU8
National Planning Policy Framework
Planning Practice Guidance
Human Rights Act 1998 - Article 8 (right to Respect for Private and Family Life)
The First Protocol, Article 1 (Protection of Property)

Consultations and Representations

Parish Council - object. The length of the extension and close proximity to the boundary would adversely affect the neighbour's enjoyment of their property by creating a tunnelling effect and sense of enclosure.

Revised plans - continues to object to the application with concern regarding the length of the proposed extension causing a possible tunnelling effect and affecting the outlook of the neighbours at no 22. The proposed skylight lantern will be directly overlooked by the neighbouring occupants at no 22 and it is therefore suggested that the skylight glass should be obscured to protect residential amenity.

Local residents - One letter of objection has been received from the neighbours at 22 Woodmans Way. The reasons for objection are summarised as follows:

- Loss of light, loss of outlook, the extension would be too large and too close to their boundary. It would devalue their property.

Revised plans - pleased that the amended plans have moved the extension 500mm from the boundary. However, the main issue for them would be looking straight into a lantern skylight and into the applicants kitchen has not been addressed. Could the lantern be obscure glazed?

Planning Officers Comments: Mrs Sarah Barnes

1.0 Application Site

1.1 This application relates to 24 Woodmans Way, a semi-detached brick property located in a cul-de-sac in Bishops Cleeve (site location plan attached).

2.0 Current application

2.1 The current application is for the erection of a replacement garage and single storey side / rear extensions (plans attached).

3.0 Recent History

3.1 There is no recent or relevant history.

4.0 Policy Context

4.1 One of the NPPF's core principles is to ensure a good standard of amenity for all existing and future occupants of land and buildings. Section 7 of the NPPF also makes it clear that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for

people. The NPPF also makes it clear that obviously poor designs should be refused. Policy SD4 of the JCS closely reflects this advice. Policy HOU8 of the TBLP supports the principle of residential extensions subject to satisfying certain design criteria. It sets out that extensions to existing dwellings will be permitted provided they respect the character, scale and proportions of the existing dwelling and do not have an unacceptable impact on adjacent property and residential amenity. This policy is considered consistent with the framework and as such should be given due weight according to paragraph 215 of Annex 1 of the framework.

5.0 Analysis

Design, Size and Residential amenity

5.1 The Parish Council and the immediate neighbour's to the south (no 22 Woodmans Way) have raised concerns about the length of the proposed rear extension and the proximity to the neighbour's boundary. In order to address the concerns raised, revised plans were submitted on the 26th March 2018 setting the extension 0.5 metre further away from the boundary and also reducing the length by 1 metre **revised plans attached**. It is considered that the proposal (as revised) would now be of an appropriate size and design in keeping with the character and appearance of the property. It would be constructed from materials to match in with the existing dwelling (red brick & slate tiles) and there would be an acceptable impact on the character of the surrounding area.

5.2 With regards to residential amenity, the combination of setting the extension 0.5 metre from the boundary along with the reduction in length would really help to reduce the impact on the immediate neighbour. The impact of the revised proposal upon the adjoining property has carefully been assessed and it is considered that there would not be an undue loss of light / outlook so the proposal would accord with Policy HOU8 of the Local Plan.

5.3 Finally, with regards to the neighbour's and Parish Council's concerns about the proposed lantern, the proposed roof construction surrounding the lantern would reduce the chance of the neighbour's looking into the lantern and the occupants looking out so it is considered that the impact on the neighbour's residential amenity would not be harmful.

6.0 Conclusion

6.1 Overall, it is considered that the proposal (as revised) would not be harmful to the appearance of the existing dwelling nor the street scene and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings. The proposal (as revised) would also be of an acceptable size and design. It would therefore accord with Policy HOU8 of the Local Plan, the Joint Core Strategy and the NPPF. The application is therefore recommended for **permission**.

RECOMMENDATION Permit

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The external materials of the proposed extensions and garage shall match as near as possible the materials of the existing dwelling.
- 3 The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Site plan, existing elevations / floor plans received by the Council on the 14th February 2018 and revised block plan, proposed elevations / floor plans received by the Council on the 26th March 2018.

Reasons:

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that the extension is in keeping with the existing building.

3 To define the terms and extent of the permission.

Note:

Statement of Positive and Proactive Engagement

In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating size.

18/0015/fal - site plan

H.M. LAND REGISTRY		TITLE NUMBER	
		GR 182299	
ORDNANCE SURVEY PLAN REFERENCE	SO 9527	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY GLOUCESTERSHIRE	DISTRICT TEWKESBURY	© Crown copyright 1979	

BISHOP'S CLEEVE PARISH



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80751

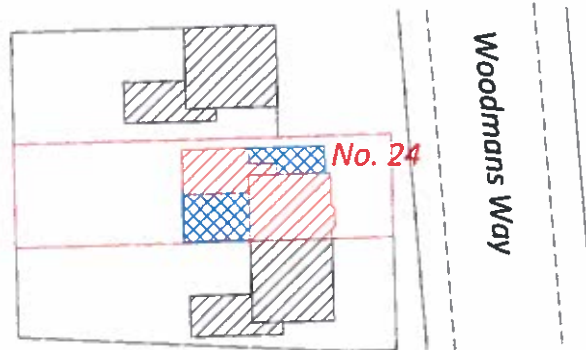
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18/00151/Fu

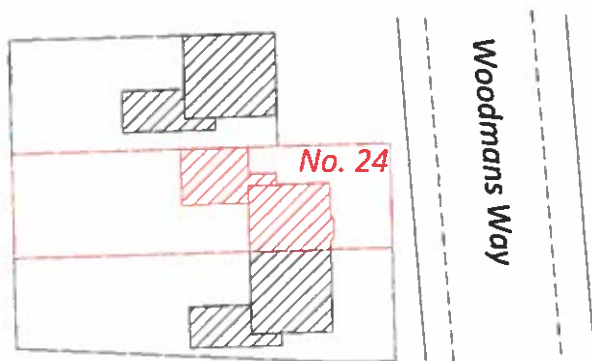
Proposed Block Plan 1:500



proposed extension



Existing Block Plan 1:500



H A Planning
 67 Cleevemount Road
 Cheltenham
 Gloucestershire
 GL52 3HD
 01242 22250
 07500555495

Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: Existing and Proposed Block Plans
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Drawn:	Job: 900165
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Scale @ A3:	1:500
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Date:	13.02.18
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Dwg No:	AE-05(900165) 001
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807b 52

18/00151/Fel



Existing front elevation



Existing rear elevation



Existing right elevation



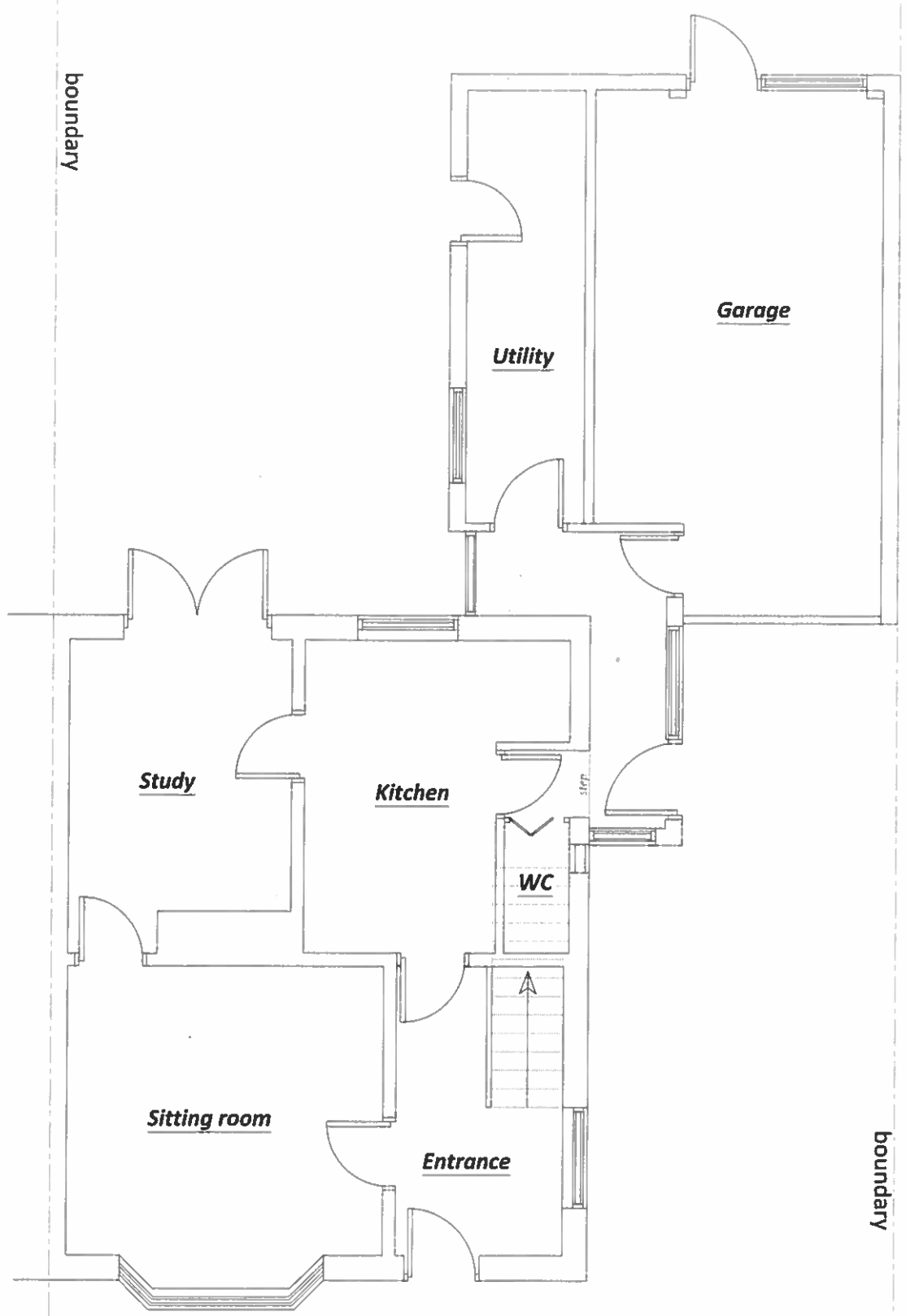
Existing left elevation

H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
01242 222250
07500555495

Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: Existing Elevations
Drawn:	Job: 900165
Scale @ A3:	1:50
Date:	12.01.18
Dwg No:	AE-02(900165) 001

80763

18/00151/fal



H A Planning
 67 Cleevemount Road
 Cheltenham
 Gloucestershire
 GL52 3HD
 01242 222250
 07500555495

Client:
 Andrea Wangnoo
 24 Woodmans Way
 Bishops Cleeve
 GL52 8DP

Description:
 Existing Ground Floor Plan

Drawn: AVB

Job: 900165

Scale @ A3: 1:50

Date: 11.01.18

Dwg No: AE-01(900165)001

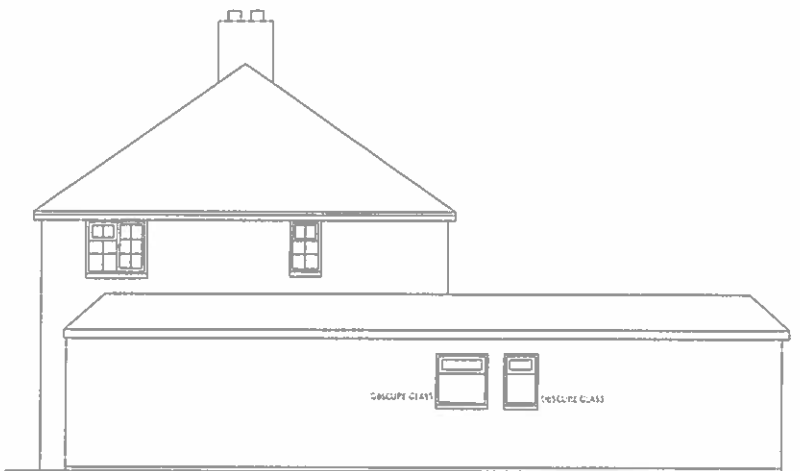
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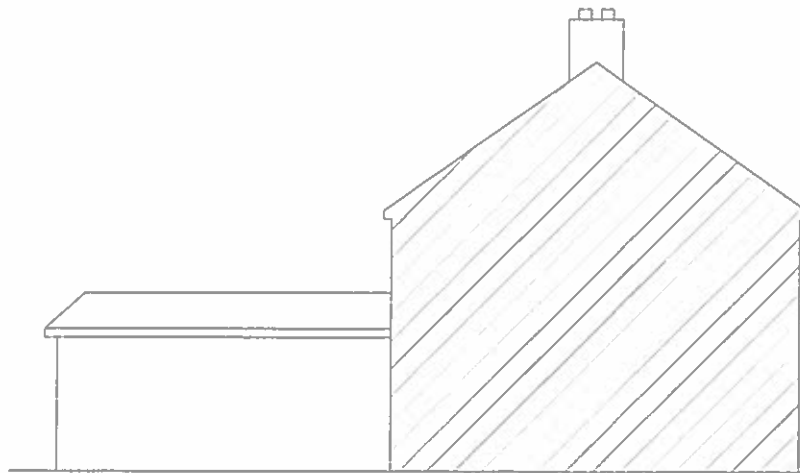
Proposed front elevation



Proposed rear elevation



Proposed right elevation

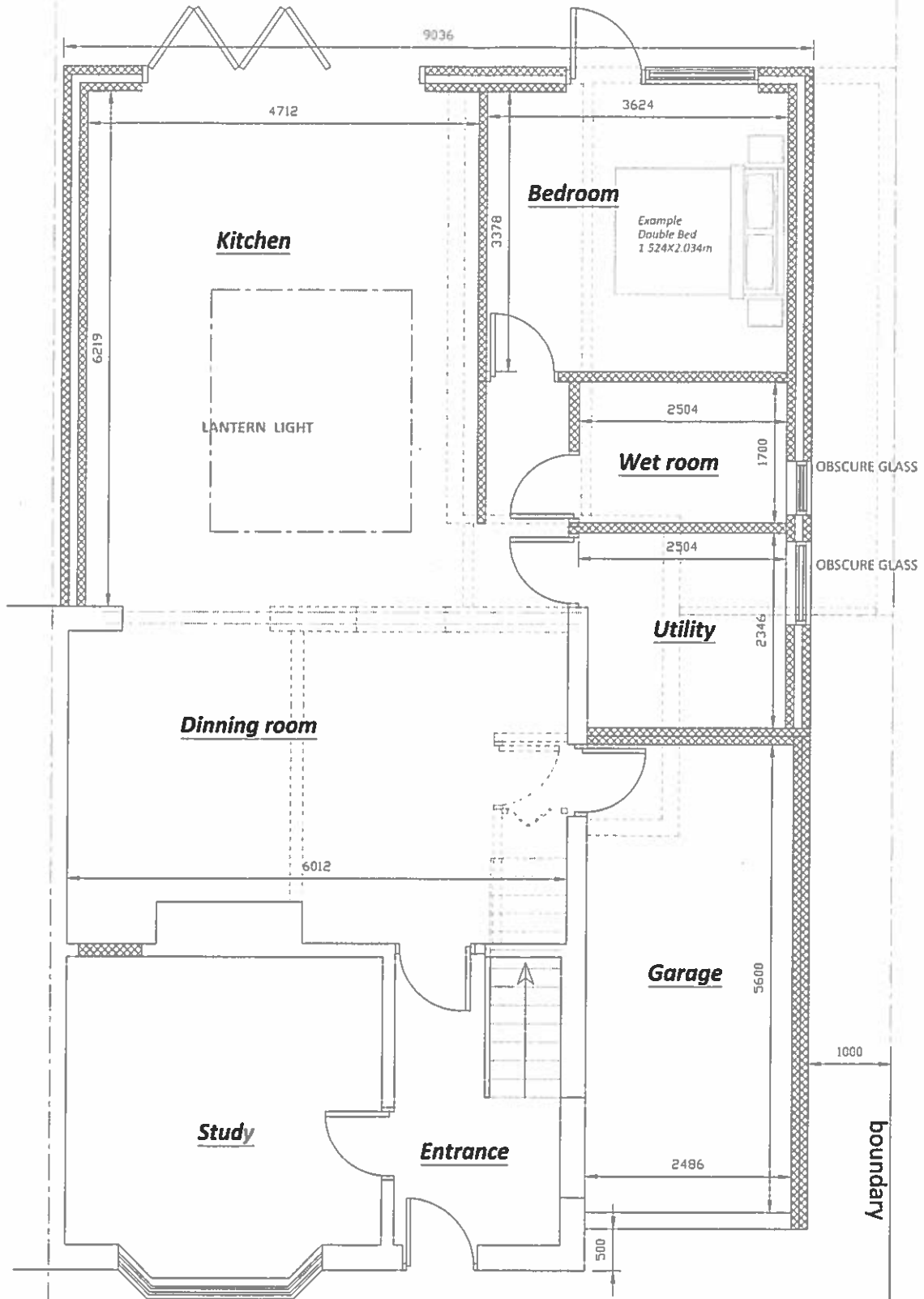



Proposed left elevation

H A Planning
67 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HD
01242 222250
07500555495


Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: Proposed Elevations
Drawn:	Job: 900165
Scale @ A3:	1:100
Date:	21.01.18
Dwg No:	AE-04(900165) 001

18/00/51/fel



 existing wall to be demolished shown in dotted lines

 new wall

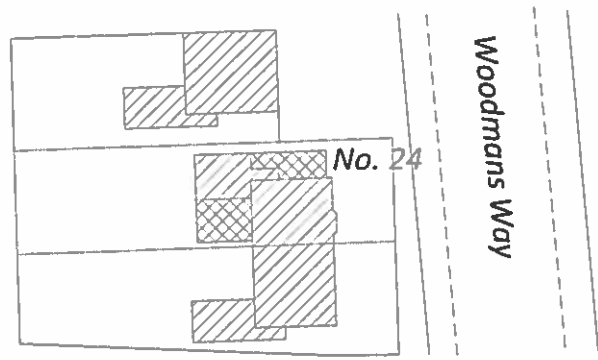
 NEW BEAMS subject to SE details

8076
56

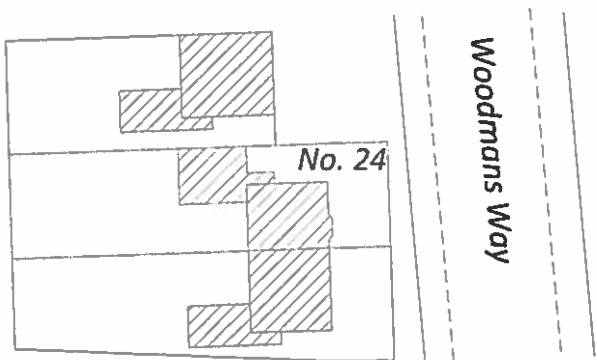
H A Planning 67 Cleevemount Road Cheltenham Gloucestershire GL52 3HD 01242 222250 07500555495	Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: 01 Proposed Ground Floor Plan
	Drawn: AVB	Job: 900165
	Scale @ A3:	1:50
	Date:	13.02.18
	Dwg No:	AE-03(900165) 002

Proposed Block Plan 1:500

 *proposed extension*



Existing Block Plan 1:500



H A Planning
 67 Cleevemount Road
 Cheltenham
 Gloucestershire
 GL52 3HD
 01242 222250
 07500555495

Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: revised Existing and Proposed Block Plans
Drawn:	Job: 900165
Scale @ A3:	1:500
Date:	24.03.18
Dwg No:	AE-05(900165) 001

803g
57g



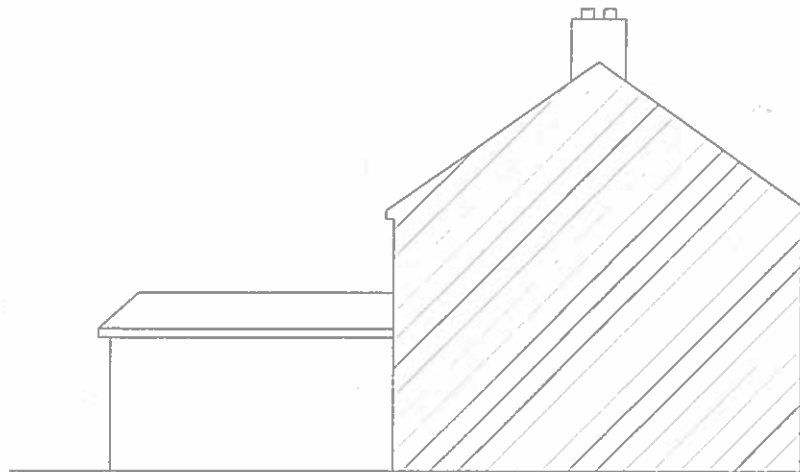
Proposed front elevation



Proposed rear elevation



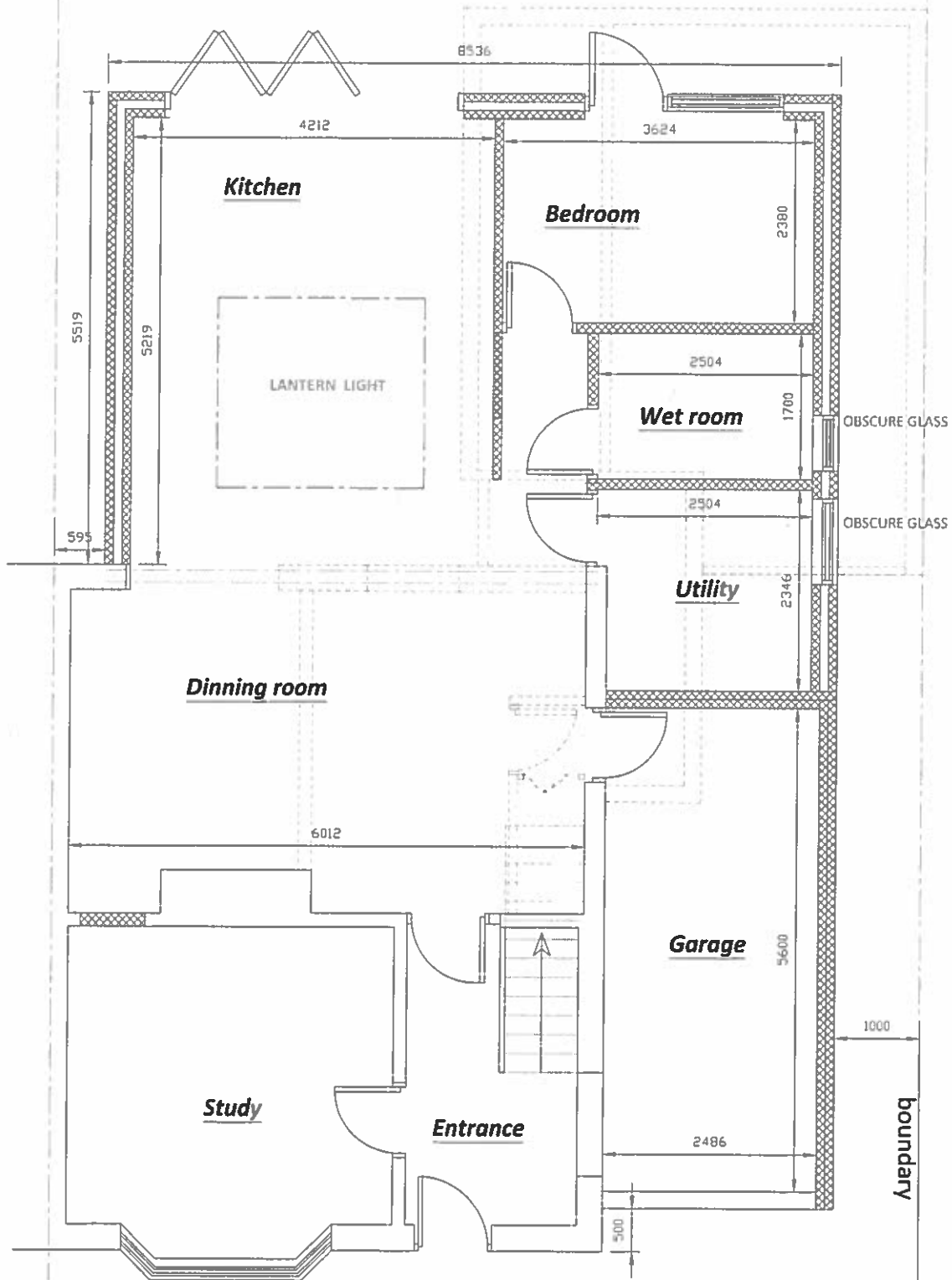
Proposed right elevation



Proposed left elevation

H A Planning
 67 Cleevemount Road
 Cheltenham
 Gloucestershire
 GL52 3HD
 01242 222250
 07500555495

Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: REVISED Proposed Elevations
Drawn:	Job: 900165
Scale @ A3:	1:100
Date:	24.03.18
Dwg No:	AE-04(900165) 001



-  existing wall to be demolished shown in dotted lines
-  new wall
-  NEW BEAMS subject to SE details

8071
59

H A Planning 67 Cleevemount Road Cheltenham Gloucestershire GL52 3HD 01242 222250 07500555495	Client: Andrea Wangnoo 24 Woodmans Way Bishops Cleeve GL52 8DP	Description: REVISED Proposed Ground Floor Plan
	Drawn: AVB	Job: 900165
	Scale @ A3:	1:50
	Date:	24.03.18
	Dwg No:	AE-03(900165) 002

BOROUGH COUNCILLORS FOR THE RESPECTIVE WARDS 2015-2019

Ward	Parishes or Wards of	Councillors	Ward	Parishes or Wards of	Councillors
Ashchurch with Walton Cardiff	Ashchurch Rural Wheatpieces	B C J Hesketh H C McLain	Hucclecote	Hucclecote	G F Blackwell
Badgeworth	Badgeworth Boddington Great Witcombe Staverton	R J E Vines	Innsworth with Down Hatherley	Down Hatherley Innsworth	G J Bocking
Brockworth	Glebe Ward Horsbere Ward Moorfield Ward Westfield Ward	R Furolo R M Hatton H A E Turbyfield	Isbourne	Buckland Dumbleton Snowhill Stanton Teddington Toddington	J H Evetts
Churchdown Brookfield	Brookfield Ward	R Bishop D T Foyle	Northway	Northway	P A Godwin E J MacTiernan
Churchdown St John's	St John's Ward	K J Berry A J Evans P E Stokes	Oxenton Hill	Gotherington Oxenton Stoke Orchard and Tredington	M A Gore
Cleeve Grange	Cleeve Grange	S E Hillier-Richardson	Shurdington	Shurdington	P D Surman
Cleeve Hill	Prescott Southam Woodmancote	M Dean A Hollaway	Tewkesbury Newtown	Tewkesbury Newtown	V D Smith
Cleeve St Michael's	Cleeve St Michael's	R D East A S Reece	Tewkesbury Prior's Park	Tewkesbury (Prior's Park) Ward	K J Cromwell J Greening
Cleeve West	Cleeve West	R A Bird R E Garnham	Tewkesbury Town with Mitton	Tewkesbury Town with Mitton Ward	M G Sztymiak P N Workman
Coombe Hill	Deerhurst Elmstone Hardwicke Leigh Longford Norton Sandhurst Twigworth Uckington	D J Waters M J Williams	Twyning	Tewkesbury (Mythe Ward) Twyning	T A Spencer
Highnam with Haw Bridge	Ashleworth Chaceley Forthampton Hasfield Highnam Maisemore Minsterworth Tirley	P W Awford D M M Davies	Winchcombe	Alderton Gretton Hawling Stanway Sudeley Winchcombe	R E Allen J E Day J R Mason

20 October 2017

Please destroy previous lists.