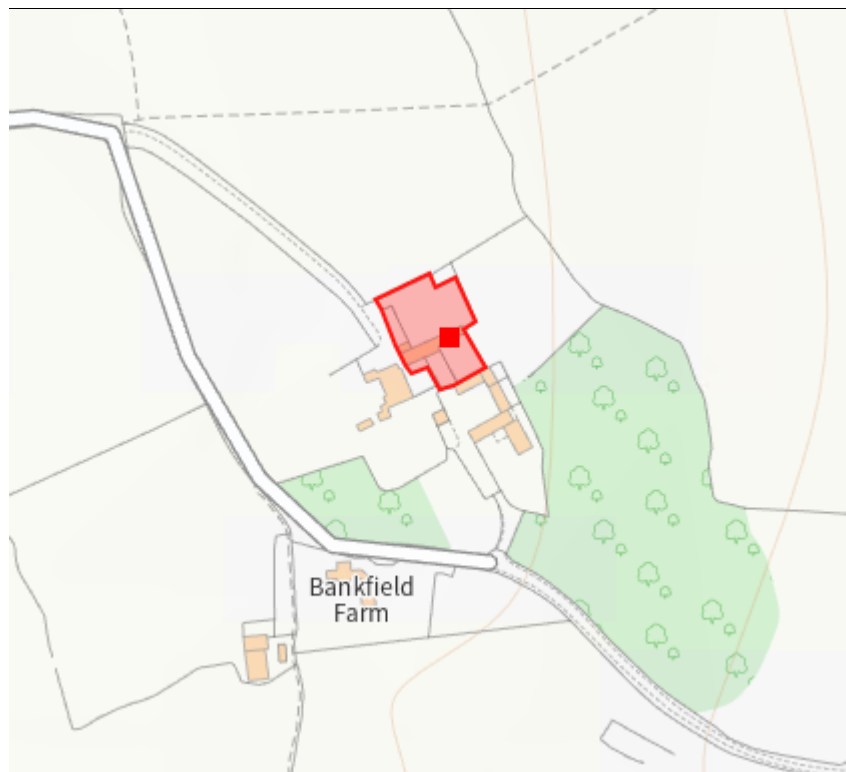


## Planning Committee

<b>Date</b>	23rd May 2024
<b>Case Officer</b>	Chloe Buckingham
<b>Application No.</b>	23/00954/FUL
<b>Site Location</b>	Coach House Woodend Farm, Woodend Lane, Shuthonger, Tewkesbury
<b>Proposal</b>	Erection of a two-storey rear extension.
<b>Ward</b>	Tewkesbury North and Twyning
<b>Parish</b>	Twyning
<b>Appendices</b>	Site location Plan Existing Site Plan Proposed Site Plan Existing Floor Plans Proposed Floor Plans Existing Elevations Proposed Elevations
<b>Reason for Referral to Committee</b>	Councillor owns the building
<b>Recommendation</b>	Permit

### Site Location



## 1. The Proposal

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Full application details are available to view online at:

<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S2U4L4QDLDR00>

- 1.1 The erection of a two-storey rear extension.

## 2. Site Description

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- 2.1 The Coach House is situated in part of a complex of buildings that has historically been known as Woodend Farm. The Coach House is situated between the A38 and the river Avon, being accessed via Woodend Lane a no through road to the east of the A38.
- 2.2 The main farmhouse, Woodend Farm is a Grade II Listed Building and is situated adjacent to the application property. Historically the application building would appear to have been associated with Woodend Farm and as such the Coach House is curtilage listed.

## 3. Relevant Planning History

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Application Number	Proposal	Decision	Decision Date
20/01142/CLE	Use of the Coach House as a separate residential dwelling, garden and ancillary parking.	CLECER	17.03.2021

## 4. Consultation Responses

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Full copies of all the consultation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 **Twynning Parish Council** - Consulted but no response received at the time of writing.

**Conservation Officer** - No objection subject to conditions.

**Building Control** - The application will require Building Regulations approval.

## 5. Third Party Comments/Observations

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Full copies of all the representation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1 The application has been publicised through the posting of a site notice for a period of 21 days.

**5.2** Third Party Comments: The application has been publicised through the posting of a site notice for a period of 21 days and one objection comment was received on the previous application. The main points being:

- The proposed plans not subservient to the main dwelling
- Loss of privacy
- Loss of light
- Loss of view
- Design not in keeping with the area.
- Access and turning space for both the builders and builder's merchant's deliveries throughout the build and post the build. Damage to property that this will cause.
- The boundary line on the submitted plans is incorrect.
- The proposed plans will mean increased doors and increased foot traffic past the front of the neighbouring house.

## **6. Relevant Planning Policies and Considerations**

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### **6.1 Statutory Duty**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

### **6.2 National guidance**

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG).

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

### **6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017**

Policy SP1 (The Need for New Development)  
Policy SP2 (The Distribution of New Development)  
Policy SD4 (Design Requirements)  
Policy SD6 (Landscape)  
Policy SD8 (Historic Environment)  
Policy SD9 (Biodiversity and Geodiversity)  
Policy SD10 (Residential Amenity)  
Policy SD14 (Health and Environmental Quality)  
Policy INF1 (Transport Network)  
Policy INF2 (Flood Risk Management)

#### **6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022**

Policy RES10 (Alteration and Extension of Existing Dwellings)  
Policy HER2 (Listed Buildings)  
Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)  
Policy ENV2 (Flood Risk and Water Management)  
Policy TRAC9 (Parking Provision)

#### **Neighbourhood Plan**

#### **Twynning Neighbourhood Development Plan 2011- 2031**

Policy GD3 (Development Principles)  
Policy GD6 (Effect on Neighbouring Properties)  
Policy H4 (Residential Extensions)

### **7. Policy Context**

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**7.1** 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.

**7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.

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

**7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

### **8. Evaluation**

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#### **8.1 Design and Visual Amenity Including Heritage Impacts**

**8.2** Woodend Farm is a Grade II Listed building, and The Coach House is considered to be curtilage listed. As such when determining planning applications this authority has a duty under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving listed buildings and their features of special architectural or historic interest.

**8.3** Paragraph 199 of the NPPF states that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 8.4** Paragraph 200 of the NPPF states that: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 8.5** JCS Policy SD4 provides 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.
- 8.6** Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 8.7** Policy SD8 states that: Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment. The policy also states that: Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place.
- 8.8** Policy HER2 of the emerging Local Plan states that: Alterations, extensions or changes of use to Listed Buildings, or development within their setting, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings.
- 8.9** Policy RES10 of the TBLP states that proposals for the extension and alteration of existing dwellings, and the erection of domestic outbuildings and annexes, will be permitted providing that (amongst other criteria):
1. The detailed design reflects or complements the design and materials of the existing dwelling
  2. The scale of the proposal is appropriate to the character and appearance of the existing dwelling and its surrounding area
  5. The proposal respects the character and appearance of surrounding development
- 8.10** Twynning Neighbourhood Development Plan Policies GD3 and H4 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development.
- 8.11** The Coach House is an ancillary building to Woodend Farmhouse. The farmhouse is set within a former farmstead including a range of historic brick barns and shelter sheds which are also separately Grade II Listed. The Farmhouse is a formal 19th Century red brick house with a symmetrical façade overlooking the river valley via a narrow aspect confined between outbuildings, including the Coach House and shelter shed. The Coach House is a narrow two storey red brick building with brick dentil cornice and hipped clay tiled roof. There are tallet steps up to the first floor and an attached shelter shed to the East and a single storey element on the North Elevation. The building has previously been converted to residential use.

- 8.12** The revised plans show a change to a narrower pitched roof design which has been set in from the side elevation by 1.8m (1m more than the original), and reduced in width by around 1m to be 5.6m wide, and also the rear projection has increased by 2m to 10m. It is also noted that the scheme now proposes brick to match instead of the timber cladding. Officers agree that the amended plans are acceptable except for the design of the new front door which is unnecessarily contemporary in its design and would appear incongruous on this listed building.
- 8.13** Therefore, conditions shall be attached to ensure that all new windows and doors should be recessed by a minimum of 75mm. Prior to installation details of new windows and external doors, as well as details of sills and heads of new window and door openings shall also be agreed. Prior to installation, details of the new roof tiles, rainwater goods and weatherboarding also be agreed. Furthermore, prior to construction above DPC level a sample panel of new external brickwork to be constructed on site (1m x 1m) showing the bond and pointing to match the existing building. The sample is to be agreed, after which should remain on site for comparison until the construction is completed.
- 8.14** Subject to these conditions the scheme is compliant with policies SD4 and SD14 of the JCS, policy RES10 of the TBLP and policies GD3 and H4 of the NDP.
- 8.15** The proposal would have a neutral impact on the significance of the Curtilage Listed Building and to the setting of the Grade II Listed Farmhouse. As such the proposal is compliant with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF, Policy SD8 of the JCS and Policy HER2 of the Local Plan.

### **Residential amenity**

- 8.16** JCS policies SD4 and SD14 require development to 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.
- 8.17** Policy RES10 of the TBLP states that proposals for the extension and alteration of existing dwellings, and the erection of domestic outbuildings and annexes, will be permitted providing that (amongst other criteria):
4. The proposal does not have an unacceptable impact on the amenity of neighbouring properties.
- 8.18** Policy GD6 of the Twynning Neighbourhood Development Plan provides that extensions to existing dwellings should not have an unacceptable impact on adjacent property and residential amenity.
- 8.19** Objection comments have been received to explain that the proposal would result in a loss of privacy and a loss of light for the neighbouring property.
- 8.20** Revised plans have been received showing removal of the windows serving the master bedroom on the West side elevation as they are unnecessary. The windows in the rear and East elevation offer sufficient light for this room. Whilst these windows are shown as being obscurely glazed on the plans, their removal shall lessen any perceived impact in terms of over-looking and loss of privacy for the neighbour.

- 8.21** It is agreed that there shall be some perceived loss of privacy impacts for the neighbour as a result of the extension, however, considering that the extension has been stepped in to the side by approx. 1m and also considering that the first-floor windows shall be obscurely glazed, the residential amenity impacts are not considered to be significant. Furthermore, whilst the large, proposed projection shall have some loss of light impacts for the neighbouring property, due to the spacing between the extension and the neighbouring property (approx. 6m), the loss of light impact is considered unlikely to be significant. Furthermore, it must also be noted that the windows on the west over-look a shared drive and there are no direct views into the neighbouring property from this elevation.
- 8.22** The objection comments also explain that there will be a loss of view. However, the loss of a view is not a material planning consideration and as such this does not have any bearing on the planning assessment.
- 8.23** The scheme is compliant with policies SD4 and SD14 of the JCS, policy RES10 of the TBLP and policy GD6 of the NDP.

### **Highway Matters**

- 8.24** Policy INF1 of the JCS sets out that permission shall only be granted where the impact of development is not considered to be severe. It further states that safe and efficient access to the highway network should be provided for all transport means.
- 8.25** Policy TRAC9 of the TBLP states that proposals for new development that generate a demand for car parking space should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient. The appropriate level of parking required should be considered on the basis of the following:
- 1) the accessibility of the development;
  - 2) the type, mix and use of development;
  - 3) the availability of and opportunities for public transport;
  - 4) local car ownership levels;
  - 5) an overall need to reduce the use of high emission vehicles; and
  - 6) a comparison of the forecast trip generation and resultant accumulation with the proposed parking provision.
- 8.26** The number of bedrooms at the property shall increase from 2 to 5 and there is considered to be sufficient off-street parking space to the rear of the property in compliance with policy INF1 of the JCS and policy TRAC9 of the TBLP.

### **Other issues**

- 8.27** It must be noted that the red line plan does not appear to match the legal boundary between the Coach House and Farmhouse (currently indicated by a line of laurel bushes). The applicants were made aware of this, but no revised plans were received.
- 8.28** Objection comments have explained that there is concern that the access and turning space for both the builders and builder's merchant's deliveries throughout the build and post the build will cause damage to property. However, any damage to neighbouring property is a civil matter and would be dealt with outside of the planning process.

## 9. Conclusion

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- 9.1 It is considered that the proposed development is acceptable in principle and compliant with all other policies subject to the conditions as set out above.

## 10. Recommendation

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- 10.1 The proposal accords with relevant policies as outlined above; it is therefore recommended the application be **permitted** subject to the following conditions:

## 11. Conditions

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- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following plan references:

- 4528 P(0)103 REV A received 20th October 2023.
- 4528 P(0)101 B, 4528 P(0)102 C, 4528 P(0)100 B and 4528 P(0)301 B received 8th April 2024.
- 4528 P(0)302 C and 4528 P(0)303 B received 8th May 2024.

except where these may be modified by any other conditions attached to this permission.

**Reason:** To ensure that the development is carried out in accordance with the approved plans.

- 3 Prior to installation, details (including scaled cross sections) of new windows and external doors and details of sills and heads of new window and door openings shall be submitted to and agreed in writing by the Council.

**Reason:** To ensure the historic integrity of the grade II listed building is preserved.

- 4 All new windows and doors shall be recessed by a minimum of 75mm.

**Reason:** To ensure the historic integrity of the grade II listed building is preserved.

- 5 Prior to installation, details of the new roof tiles, rainwater goods and weatherboarding shall be submitted to and agreed in writing by the Council.

**Reason:** To ensure the historic integrity of the grade II listed building is preserved.

- 6 Prior to construction above DPC level a sample panel of new external brickwork shall be constructed on site (1m x 1m) showing the bond and pointing to match the existing building. The sample is to be agreed in writing by the Council, after which it shall remain on site for comparison until the construction is completed.



**Reason:** To ensure the historic integrity of the grade II listed building is preserved.

- 7 The windows serving the first floor on the west elevation of the extension hereby permitted shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part of the window below that level shall be fitted with, and retained in, obscure glazing (Pilkington Level 4 or equivalent).

**Reason:** To protect the privacy of the adjacent property.

## **12. Informatives**

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- 1 In accordance with the requirements of the NPPF 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.
- 2 The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.