

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT CONTROL

Committee:	Planning
Date:	17 November 2020
Site Location:	1 Wood Stanway Drive Bishops Cleeve Cheltenham Gloucestershire GL52 8TL
Application No:	20/00847/FUL
Ward:	Cleeve West
Parish:	Bishops Cleeve
Proposal:	Erection of a single storey rear and side extensions.
Report by:	Pippa Brown
Appendices:	Site location plan Proposed block plan Proposed elevations Proposed ground floor plan Proposed first floor plan
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The relates to 1 Wood Stanway Drive, a 2 1/2-storey detached property, situated in a cul-de-sac with similar dwelling styles on an estate in Bishops Cleeve. The site lies within 50m of a grade II listed building (Woodbine Cottage) but not within any other areas of restrictive designation. The existing dwelling benefits from a detached double garage and driveway, and a significant rear garden, due to its position within the street. Previous permission was granted on the site to erect a single storey orangery in 2018, however this was not implemented.
- 1.2. The proposal seeks to provide a single storey rear extension, which would extend as far as the rear building line of the existing property, spanning the width of the existing house and incorporating a protruding section of the original dwelling. The proposal would use charred vertical wooden cladding, on the roof and walls of the extension and incorporating several roof windows at ground floor level. The side extension would connect the house to the garage, using a timber frame and panel structure, with a corrugated metal roof. The proposed extensions would lie within the rear garden of the property. The rear extension would not be visible from the street scene, however the side extension (potting shed) would be partially visible
- 1.3. **A committee determination is required as the Parish Council are objecting to the proposal on the grounds of the proposed choice of materials being inappropriate and out-of-keeping with the area.**

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
18/00324/FUL	Erection of a single storey rear extension (orangery).	PER	04.06.2018

3.0 RELEVANT POLICY

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

National guidance

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

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) - Adopted 11 December 2017

- 3.3. Policy SD4 (Design Requirements)
3.4. Policy SD14 (Health and Environmental Quality)

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

- 3.5. Policy HOU8 (Domestic Extensions)

Tewkesbury Borough Plan 2011-2031 Pre-Submission Version (October 2019)

- 3.6. Policy RES10 (Alteration and Extension of Existing Dwellings)
3.7. Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
3.8. The First Protocol, Article 1 (Protection of Property)

4.0 CONSULTATIONS

- 4.1. Bishops Cleeve Parish Council – The Parish Council Objects to the application on the basis that the choice of materials is inappropriate and out-of-keeping with the area.

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1. The application has been publicised through the posting of a site notice for a period of 21 days and the neighbour notification scheme. 1 letter of representation was made, providing a neutral stance on the proposal but in agreement with the Parish council's comment on the use of materials being unusual and out-of-keeping with the area.
- 5.2. The application was publicised through the posting of a site notice for a further 12 days, following the submission of a revised description and more detailed plan regarding the side extension (potting shed).

6.0 POLICY CONTEXT

- 6.1. 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.
- 6.2. The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 6.3. The Pre-Submission Tewkesbury Borough Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 18 May 2020 for examination. On the basis of the stage of preparation it has reached it is considered that the plan can be afforded at least moderate weight. However, the weight to be attributed to individual policies will be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and their degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).
- 6.4. The relevant policies are set out in the appropriate sections of this report.

7.0 ANALYSIS

Design and Visual Amenity

- 7.1. JCS Policy SD4 of the Joint Core Strategy sets out requirements for high quality design while Local Plan Policy HOU8 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development.
- 7.2. The proposed rear extension would lie within the rear garden of 1 Wood Stanway drive and as such would not be visible from the street, having no impact on the character of the existing street scene. The principle of extending the property to the rear is acceptable as can be evidenced through the grant of planning permission in 2018 for a single storey rear extension significantly larger than that which is proposed in this application.
- 7.3. The garden of the existing property is substantial considering its position in a residential estate and therefore would be sufficient in size to accommodate the proposed extensions which would not extend beyond the rear building line of an existing protruding section of the dwelling and would connect the existing garage with the house, filling in a gap. It is therefore considered that the proposed extensions, consisting of a single storey, would be in proportion with the existing dwelling and represent appropriate additions in terms of bulk and scale.
- 7.4. The proposed used of charred vertical wooden cladding, does not match the existing brick and tiles of the dwelling, as highlighted by the Parish Council and a local resident, and would be an unusual addition in the local context. However, the impact of this on the character of the dwelling is considered minimal, due to the location of the proposed extension to the rear of the dwelling. As noted in paragraph 7.2 above, the proposed extension would not be visible from the street and therefore any impacts on the character and appearance of the property, would not cause adverse harm to the character of the area, and would be considered an acceptable design.

- 7.5. The proposed side extension to act as a potting shed, is minimal in its design, using wooden batons and panels and a corrugated metal roof. This would reflect the form of a garden shed, despite the fact it would be connected to the house and garage and would represent a subservient addition to the dwelling. Whilst this would be visible from the street, its visual impact would not be considered significant or detrimental to the character of the street scene or property, due to its small scale.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.6. Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Local Plan Policy HOU8 provides that extensions to existing dwellings should not have an unacceptable impact on adjacent property and residential amenity.
- 7.7. The proposed extensions would be single storey in nature and would therefore cause no adverse impacts of overlooking or overshadowing, affecting the amenity of neighbouring properties. Similarly, whilst the extensions would be visible from the rear of several properties, their scale means they would not be considered overbearing in the context.
- 7.8. Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2019 and the emerging Tewkesbury Borough Local Plan (Preferred Options Consultation) 2011-2031.

8.0 CONCLUSION AND RECOMMENDATION

- 8.1. It is considered that the proposal would not be harmful to the appearance of the existing dwelling nor the surrounding area and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings. The proposal would also be of an acceptable size and design. It would therefore accord with relevant policies as outlined above. Therefore, it is recommended the application be permitted.

CONDITIONS:

1. The works hereby permitted shall be begun before the expiration of five 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 approved documents:

- Drawing 0003 - Proposed Block Plan @A2 (Received 10.09.2020)
- Drawing 9025 REV A - Proposed Ground Floor Plan @A2 (Received 28.10.2020)
- Drawing 9026 - Proposed First Floor Plan @A2 (Received 10.09.2020)
- Drawing 9175 - Proposed Elevations @A1 (Received 10.09.2020)

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.

INFORMATIVES:

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.