

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT CONTROL

Committee:	Planning
Date:	17 November 2020
Site Location:	4 Bushcombe Close Woodmancote Cheltenham Gloucestershire GL52 9HX
Application No:	20/00375/FUL
Ward:	Cleeve Hill
Parish:	Woodmancote
Proposal:	Erection of a two storey side extension, front / rear dormers and a garage
Report by:	Mrs Sarah Barnes
Appendices:	Site location plan Block plan Elevations Floor plans
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. This application relates to 4 Bushcombe Close, a detached bungalow located in a cul-de-sac in Woodmancote (site plan attached).
- 1.2. The proposal is for a two storey side extension, front / rear dormers and a garage. Revised plans were submitted on the 15th September 2020 altering the design / size of the proposal (plans attached).
- 1.3. A committee determination is required as the Parish Council are objecting to the revised plans on the grounds of the size of the extension being too large for the plot and out of keeping with the street scene.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
74/02928/FUL	Extension to existing dwelling house to provide car port, W.C. and store.	PERMIT	17.10.1974

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)

Neighbourhood Plan

3.7. Woodmancote Neighbourhood plan – emerging - not adopted as yet

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

3.9. The First Protocol, Article 1 (Protection of Property)

4.0 CONSULTATIONS

4.1. Parish Council – original plans – object. The reasons for objection are summarised as follows;

- The area of Bushcombe Close, Aesops Orchard and Beverley Gardens has been the subject of a recent character assessment for the emerging neighbourhood development plan for Woodmancote. Of particular relevance to this case is that the character, not just of this street, but the 3 streets collectively is one of widely spaced low profile bungalows which are usually 2-3 bedrooms.
- 4 Bushcombe Close has already been extended into the roof. When taken together with the previous extensions, the cumulative extension is disproportionate to the original dwelling.
- There is no precedent for an extension over the garage in the close.
- The proposal would close the space dramatically and the whole character of the street would change. Therefore a cramped / overdeveloped feel would result.
- It would become the largest property on the close and its position is prominent on an elevated corner.

4.2. Parish Council – revised plans – object. The reasons for objection are summarised as follows:

- Disproportionate size of the enlarged dwelling. The plot is too small for an extension of this size.
- A precedent could be set and the street scene would change dramatically.
- This is a prominent corner plot location and the proposal would dominate the street scene.
- The current gapping between the dwellings is a key feature of Bushcombe Close.
- The proposed garage would be brought forward to the existing building line thereby reducing the existing off street parking.

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.

5.2. Four letters of objection and one letter of support has been received from local residents. The reasons for objection are summarised as follows:

- Out of keeping with the street scene.
- Overdevelopment of the plot.
- Overlooking from the rear dormer / loss of privacy to the bungalows in Aesops Orchard.

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. Revised plans were submitted on the 15th September improving the design of the proposal. The proposal would now have a gable on the front and rear elevations, two smaller dormer windows on the front and a rear dormer. The dormer windows on the proposed front elevation would be an improvement on the existing out-dated, overly large dormer.
- 7.3. The Parish Council and local residents have objected on the grounds that the proposal would be too large for the plot and would change the street scene. The areas of Bushcombe Close, Aesops Orchard and Beverley Gardens has been the subject of a recent character assessment for the emerging neighbourhood development plan for Woodmancote. Of particular relevance to this case is that the character, not just of this street, but the 3 streets collectively is one of widely spaced low profile bungalows which are usually 2-3 bedrooms.
- 7.4. Local residents also consider that the proposal would be out of keeping with the existing street scene and would be overdevelopment.
- 7.5. The concerns raised are noted, however, there are several other properties in the Close that have been extended and have dormer windows at the front. For example, 10 Bushcombe Close has been extensively developed (extensions permitted under 07/00218/FUL). A similar proposal was also permitted at no 11 Bushcombe Close in 2016 (16/01271/FUL). Indeed, there are a variety of different styles of dwellings in the Close and thirteen out of the existing twenty-one bungalows have gables at the front. With regards to the design, the front dormers would be set well down in the roof space. The extensions would all be constructed from materials to match those used on the existing bungalow apart from a small amount of render on the front elevation.
- 7.6. The proposal would result in a 4 bedroom dormer style bungalow and there are several bungalows in the close that now have 4 bedrooms. The proposal is not therefore considered to be excessive / overdevelopment.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.7. 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. In this regard, Policy 5.1 states that the amenities of neighbouring residential occupiers should not be unduly affected by overlooking, loss of light, over-dominance or disturbance.
- 7.8. Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2018 and the emerging Tewkesbury Borough Local Plan (Preferred Options Consultation) 2011-2031.
- 7.9. Objections have been received from 2 and 6 Aesops Orchard on the grounds that the rear dormer window would result in the loss of privacy. With regards to overlooking, the outlook would be an oblique angled view and the window to window distance would be over 21 metres so the overlooking is not considered to be harmful / unacceptable. Three of the first floor rear windows would also serve an ensuite, a landing and a dressing room so would be conditioned to be obscure glazed.

- 7.10. In relation to the potential overlooking to no 5 Bushcombe Close, the proposed rear master bedroom window would look directly onto the neighbour's conservatory. In order to address this issue, a condition would be attached to the permission requiring the rear master bedroom window to be obscure glazed and permanently fixed shut.
- 7.11. Overall, after careful consideration and subject to conditions, it is not considered that the proposal would cause demonstrable harm to the amenities of the neighbouring properties in line with Policy HOU8.

Parking

- 7.12. The Parish Council have raised concerns about the reduction in off street parking from the proposal. There would however still be space for two cars to be parked which is considered to be adequate. This is also an unclassified cul-de-sac where cars can also safely park on the road.

Other Issues

- 7.13. In relation to the parish council's concerns about a precedent being set, each application is assessed on its own merits.

8.0 CONCLUSION AND RECOMMENDATION

- 8.1. It is considered that the proposal as revised 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:

- Revised plans NP002 dated 15th September 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.

3. The first floor windows in the rear dormer window serving the ensuite, landing and dressing room shall be glazed in obscure glass to level 4 Pilkington or equivalent. The windows shall thereafter be retained as such and not altered without the prior consent of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality.

4. The first floor rear window serving the master bedroom shall be glazed in obscure glass to level 4 Pilkington or equivalent and shall be fixed permanently shut. The window shall thereafter be retained as such and not altered without the prior consent of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality.

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.