

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT CONTROL

Committee:	Planning
Date:	19 January 2021
Site Location:	51 Sandycroft Road Churchdown Gloucester Gloucestershire GL3 1JQ
Application No:	20/00446/FUL
Ward:	Churchdown St Johns
Parish:	Churchdown
Proposal:	Erection of a single storey side and rear extensions
Report by:	Mrs Sarah Barnes
Appendices:	Site location plan Block plan Elevations Floor plans
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The application site relates to 51 Sandycroft Road, a detached bungalow located on a housing estate in Churchdown (site plan attached).
- 1.2. The proposal is for a single storey side and rear extensions. The proposal would create an additional bedroom, utility room, garden room and two ensembles. Revised plans were submitted on 4 November 2020 changing the design of the rear extensions to have flat roofs with lanterns rather than pitched roofs to reduce the impact on the neighbouring dwellings (plans attached).
- 1.3. A Committee determination is required as the Parish Council is objecting to the proposal on the grounds of overdevelopment and the detrimental effect on the visual amenity of this area and existing neighbours.

2.0 RELEVANT PLANNING HISTORY

- 2.1. There is no recent / relevant planning history.

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. Parish Council – original plans – objects - the size of the proposed extension is detrimental to the street scene and is out of character to the other properties in this location.
4.2. Parish Council – revised plans – objects on grounds of overdevelopment and the detrimental effect on the visual amenity of this area and existing neighbours.

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.
5.2. No letters of objection have been received from any local residents.

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 Parish Council has raised objections on the grounds of overdevelopment of the site and the detrimental effect on the visual amenity of the area. The Parish Council's concerns are noted, however, in terms of overdevelopment there would be adequate garden area free from extensions / additions and there is no planning history for any previous extensions other than a rear conservatory constructed under permitted development. With regards to visual amenity, the proposed extensions would be of a suitable size / design and constructed from matching materials. There are other similar sized extensions on this estate.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.3. 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.
- 7.4. 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.
- 7.5. The Parish Council has raised concerns about the impact of the proposal on neighbouring dwellings. The Parish Council's concerns have been considered and the impact of the proposal (as revised) upon neighbouring properties has been carefully assessed. This is a detached bungalow located on the end of a row. There are dwellings to the rear of the site about 11 metres away and one dwelling to the side (no 53), however, given that the rear extensions would be single storey with a flat roof there would not be an adverse impact. Overall, it is considered that there would not be an undue impact upon the neighbour's residential amenity in accordance with Policy HOU8 of the Local Plan and Policy SD14 of the JCS.

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 dated 4 November 2020 and site plan / block plan dated 25 May 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 materials to be used in the construction of the external surfaces of the proposed development shall match those used in the existing dwelling.

Reason: To ensure that the proposed development is in keeping with the existing dwelling.

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.