

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	20 April 2021
Site Location:	4 Cranford Close Woodmancote Cheltenham Gloucestershire GL52 9QA
Application No:	20/01182/FUL
Ward:	Cleeve Hill
Parish:	Woodmancote
Proposal:	Erection of a single storey rear extension.
Report by:	Pippa Brown
Appendices:	Site location plan. Block plans.
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The application relates to 4 Cranford Close, a two storey detached dwelling, located on a cul de sac with similar dwelling styles in Woodmancote. The dwelling and others in the vicinity have been altered and extended previously. The site lies within 50m of a Grade II listed building (Poplar Farm) but is not in any other areas of restrictive designation.
- 1.2. The proposal seeks to add a single storey extension to the rear of the dwelling, to provide additional living space at ground floor level. The proposed extension would have a flat roof and would join the northern elevation of an existing extension, permitted in 2015. It would also be set in slightly from the neighbouring fence line to the North.
- 1.3. A committee determination is required as the Parish Council are objecting to the proposal on the grounds that the proposal would represent overdevelopment of the site, extending too close to the boundary with the neighbouring property which would be detrimental to the open character of the area.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
64/00185/FUL	38 detached dwellings with garages. Vehicular accesses on to estate roads.	APPROV	07.08.1964
15/00916/FUL	Two storey extensions to front and rear of dwelling	PER	09.10.2015
20/01182/FUL	Erection of a single storey rear extension		

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)
- 3.3. Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)
- 3.4. The First Protocol, Article 1 (Protection of Property)

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

- 3.5. Policy SD4 (Design Requirements)
- 3.6. Policy SD14 (Health and Environmental Quality)
- 3.7. Policy SD8 (Historic Environment)

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

- 3.8. Policy HOU8 (Domestic Extensions)

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

- 3.9. Policy RES10 (Alteration and Extension of Existing Dwellings)

Neighbourhood Plan

- 3.10. The proposal lies within the designated Woodmancote Neighbourhood Area. The Woodmancote Neighbourhood Development Plan is yet to be adopted, and as such, does not carry any weight in the decision-making process at this current time.

4.0 CONSULTATIONS

FULL COPIES OF ALL THE CONSULTATION RESPONSES ARE AVAILABLE ONLINE AT [HTTPS://PUBLICACCESS.TEWKESBURY.GOV.UK/ONLINE-APPLICATIONS/](https://publicaccess.tewkesbury.gov.uk/online-applications/)

- 4.1. Woodmancote Parish Council – Objection based on the proximity of the proposed extension to the boundary with the neighbouring dwelling, reducing the open plan nature of the area.
- 4.2. The parish council were re-consulted on the revised scheme and maintain their objection, adding further comment in relation to the slope of Cranford Close and the elevated position of 4 Cranford Close in relation to the neighbouring dwelling (5 Cranford Close). They also raised concerns over neighbouring amenity.

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 1 letter of representation was received, objecting to the proposal on amenity grounds. The main points of the objection relate to the elevated position of the dwelling and extension, causing potential overshadowing and loss of light to the patio area of 5 Cranford Close.
- 5.2. A revised site notice was posted for a period of 14 days and no additional letters of representation were received. However, an email was received from the original objector, maintaining their objection.

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 and is currently at 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 proposal would be single storey in nature and would be located solely in the rear garden of the dwelling appearing only slightly visible from the street. It would therefore have no adverse impact on the character or appearance of the street scene.
- 7.3. The proposal, as revised, would have a flat roof, appearing as a clear addition to the dwelling and subservient, by virtue of its single storey nature. The overall scale of the revised proposal would be acceptable, due to the reduction in height of the roof, reducing the overall bulk of the structure.
- 7.4. The proposal would use a combination of render and larch cladding on the external walls of the extension. This would not match the materials used in the existing dwelling, however it is not considered that this would cause any adverse harm to the character or appearance of the dwelling and would therefore be acceptable.
- 7.5. The proposal, as revised would be set in from the boundary fence shared with the adjacent property. Whilst the Parish Council have objected to the proposal on the grounds that the extension would be too close to the boundary to the North, it is considered that an adequate gap would remain between the proposed extension and the fence. It is considered that the angle at which the extension would protrude from the dwelling, would not have a harmful impact in terms of openness of the area, as side access to the dwelling would be maintained to the South.
- 7.6. The application site lies within 50m of Grade II listed, Poplar Farm. Despite its relative proximity to the listed building, the dwelling itself is located on a housing estate of 1960s design and is well screened to the rear by established planting, therefore having no impact on the character of the listed building.

- 7.7. It is therefore considered that the proposal would comply with the requirements of Local Plan Policy HOU8.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.8. 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. A site visit was conducted on 26.02.2021, where both the gardens of numbers 4 and 5 Cranford Close were visited.
- 7.9. Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2019 and the Tewkesbury Borough Plan 2011-2031 Pre-Submission Version (October 2019).
- 7.10. The topography of Cranford Close, means that the application site sits at an elevated level, compared to 5 Cranford Close, adjacent to the dwelling to the North. Whilst there would likely be an impact on the garden of 5 Cranford Close, in terms of loss of light to the patio area closest to the boundary, this would not be considered adversely harmful, or much greater than the existing situation.
- 7.11. The proposal, as revised would have a lower overall height than the original scheme. It is the view of officers that this reduction in height would sufficiently reduce the impacts on the amenity of 5 Cranford Close, to an acceptable level.
- 7.12. By virtue of its lower roof height, than the original scheme and location in relation to the neighbouring boundary, the proposed extension would not have a harmful overbearing impact on the neighbouring dwelling.
- 7.13. It is therefore considered that the revised proposal would comply with the requirements of Local Plan Policy HOU8 and JCS Policy SD14.

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 0001 – Site location plan @A4 (Received 30.11.2020)
 - Drawing 003 – Proposed block plan @A2 (Received 25.01.2021)
 - Drawing 1244-HBA-XX-ZZ-A-DR-9175_S3- - WIP – Revised plan – Proposed elevations (Received 09.02.2021)
 - Drawing 1244-HBA-XX-GF-A-DR-9025_S3- - WIP – Revised plan – ground floor plan (Received 09.02.2021)
 - Drawing 1244-HBA-XX-01-A-DR-9026_S3- - WIP – Revised plan – first floor plan (Received 09.02.2021)

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 their installation, details of the proposed render (including colour and texture) and timber cladding should be submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area.

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.