

# TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

<b>Committee:</b>	Planning
<b>Date:</b>	20 July 2021
<b>Site Location:</b>	5 Greenacres Twyning Tewkesbury Gloucestershire GL20 6JD
<b>Application No:</b>	21/00510/FUL
<b>Ward:</b>	Tewkesbury North And Twyning
<b>Parish:</b>	Twyning
<b>Proposal:</b>	Erection of a single storey side and rear extension and a two storey rear extension
<b>Report by:</b>	James Lloyd
<b>Appendices:</b>	Site Location Plan, Block Plan, Elevations Existing Floor Plans Proposed Elevations & Section Plan Proposed Floor Plans
<b>Recommendation:</b>	Permit

## 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The application site relates to 5 Greenacres, detached dwelling located in Twyning (**site plan attached**). There are no landscape designations associated with this site.
- 1.2. The proposal is for the erection of a two storey rear extension and single storey side extension (**plans attached**). It would create an enlarged dining room / kitchen plus extended utility at ground floor level and an additional bedroom plus at first floor level. Materials would match the existing dwelling.
- 1.3. A committee determination is required as the applicant is an employee of Tewkesbury Borough Council Parish Council.

## 2.0 RELEVANT PLANNING HISTORY

- 2.1. **94/0728/1136/FUL** - Erection of a detached dwelling unit with integral garage (revised design plot 3) – Permitted 1994

## 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. Twynning Neighbourhood Development Plan 2011- 2031
- 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** – No comments received at the time of writing the report.
- 4.2. **Building Control** – Building regulations would be required

#### **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. No letters of representation have been received.

#### **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 Tewkesbury Borough Plan (TBP) has reached an advanced stage. The Examination in Public was held in February/March 2021 and the Inspector's post hearings Main Modifications letter was received on 16th June 2021. In this letter the Inspector provided his current view as to what modifications are required to make the Plan 'sound'.
- 6.4. Those policies in the Pre-submission version of the TBP which are not listed as requiring main modifications may now attract more weight in the consideration of applications, with those policies which do in the Inspector's view require main modifications attracting less weight depending on the extent of the changes required. The TBP remains an emerging

plan and the weight that may be attributed to individual policies will still 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 the degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).

6.5. 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 application proposes a two storey rear and single storey rear extension, along with an extension to an existing single storey element on the side elevation. The design of the proposal is akin to those commonly found on estate style housing. The two storey extension would have a gable facing towards the rear garden with a tiled pitch roof, the single storey element would be flat roof with a roof lantern. The extensions would be constructed using materials that would match the existing building. There would also be an acceptable amount of garden space left free from extensions / additions. It should also be noted that this property has not been previously extended. It is therefore considered that the proposal would not represent overdevelopment.

7.3. Overall, it is considered that the proposal would be of an appropriate size and design in keeping with the character and appearance of the property. Therefore, the proposal would have an acceptable impact on the character of the existing street scene and would comply with the requirements of Policy HOU8 of the Local Plan and Policy SD4 of the JCS.

### **Effect on the Living Conditions of Neighbouring Dwellings**

7.4. 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.

7.5. 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).

7.6. The nearest dwelling to the south would be over 7 metres away from the closest aspect of the extension. Given the distance and the orientation, there would not be an adverse loss of light or outlook to this property.

7.7. There are new windows proposed on the southern elevation (side) of the two storey extension, however, these are at ground floor and roof level (Velux style roof lights). Whilst these face towards the neighbouring property it is not considered that they would give rise to an unacceptable level of overlooking towards this property. Similarly, there are new window openings proposed on the southern elevation (side) of the original building. These windows could be completed under permitted development rights, however, notwithstanding this it is not considered that these windows would cause an unacceptable level of overlooking towards the neighbouring property.

- 7.8. Overall, the impact of the proposal upon neighbouring properties has carefully been assessed and it is considered that there would not be an undue impact upon their 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 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:

- 5.GA.T.PR.02 REV C - Site plan, block plan, proposed elevations & sections
- 5.GA.T.PR.01 REV C - Proposed floor plans

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.

4. The first-floor window in the southern (side) elevation of the existing house extension serving the ensuite shall be glazed in obscure glass to level 4 Pilkington or equivalent and fitted with 'DGS Egress Friction Stays with inbuilt child restrictors' to restrict the opening of the windows to a maximum of 200mm. 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.