

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	20 July 2021
Site Location:	4 Whitehouse Way Woodmancote Cheltenham Gloucestershire GL52 9PR
Application No:	21/00189/FUL
Ward:	Cleeve Hill
Parish:	Woodmancote
Proposal:	Erection of two storey side extension and front porch and retention of single storey rear extension as built.
Report by:	Pippa Brown
Appendices:	Site location plan Existing ground/first floor & block plan Proposed ground/first floor & block plan Existing elevations Proposed elevations
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

The application relates to 4 Whitehouse Way, a two-storey detached dwelling, located on an estate road with similar dwelling styles, in Woodmancote. The site does not lie in any areas of restrictive designation.

The proposal seeks to regularise an existing single storey rear extension, as built. A single storey rear extension was permitted at the site (20/00096/FUL) at the end of March 2020, however the extension was not built in accordance with the approved plans, with differences to fenestration and materials used. The proposal also seeks to add a first-floor side and front extension with gable feature and a single storey front porch extension.

A committee determination is required as the Parish Council are objecting to the proposal on the grounds that the use of timber cladding on the rear extension would be out of keeping with the area and the side extension would close important gaps in the street scene which would affect the open and green character of the area.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
20/00096/FUL	Demolition of existing conservatory and erection of a single storey rear extension	PER	31.03.2020
20/00791/NMA	Non-material amendment for planning application 20/00096/FUL to allow for a pitched roof and amendments to the window arrangement to the rear elevation	REF (awaiting sign off)	

3.0 RELEVANT POLICY

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

3.2 National guidance

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

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

The First Protocol, Article 1 (Protection of Property)

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

Policy SD4 (Design Requirements)

Policy SD14 (Health and Environmental Quality)

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

Policy HOU8 (Domestic Extensions)

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

Policy RES10 (Alteration and Extension of Existing Dwellings)

3.6 Neighbourhood Plan

The proposal lies within the designated Woodmancote Neighbourhood Area. The Woodmancote Neighbourhood Development Plan is at an early stage, 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/>

- 4.1 **Woodmancote Parish Council** – Object to the proposal on the basis that it is part retrospective and the cedar cladding would not be in keeping with the area. Issues have also been raised relating to surface water drainage. These have been noted, however are not considered to be materially relevant to this application and the suggested mitigation measures, relating to landscaping not applicable in this instance.

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 no letters of representation were received.

Full copies of all the representations responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>

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'. 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).
- 6.4 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 side and front extensions, introduce front facing gable features to the property. Whilst these are not features currently seen on the dwelling, examples of front facing gables can be found elsewhere on Whitehouse Way, including on the neighbouring properties. Therefore it is considered that the proposed extensions would not appear wholly incongruous and are considered to be acceptable additions to the dwelling and wider street scene.

- 7.3 Woodmancote Parish Council have noted that adding an additional storey to the western side of the front elevation would impact the open and green character of the street scene by reducing an existing gap between the dwellings. However the space between dwellings on the street varies and in the context of the existing streetscene the proposal would not look out of place.
- 7.4 The proposed rear extension would consist of a single storey and be located solely in the rear garden of the dwelling. It would therefore have no impact on the character or appearance of the street scene and would appear a subservient addition to the dwelling.
- 7.5 Whilst the Parish Council have objected to the proposal on the basis that cedar cladding would appear out of keeping with the area, it is the view of officers that the use of this contrasting material would not have any adverse impact on the character of the area and would be an acceptable addition to the dwelling. Whilst it is noted that the rear extension would be visible from a public footpath to the South of the site, due to its scale and location, the proposed extension would not appear visually prominent or harmful to the character of the area.
- 7.6 The proposed extensions and alterations 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 surrounding area and complies with the requirements of Policy HOU8 of the Local Plan and Policy SD4 of the JCS.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.7 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.
- 7.8 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).
- 7.9 The proposed rear extension, by virtue of its scale and location would not have any impact on the amenity of neighbouring properties in terms of overlooking, overshadowing, or overbearing.
- 7.10 By virtue of the orientation of the adjacent dwelling to the West of the site, there would not be any adverse impact on the amenity of the neighbouring residents as a result of the proposed side extension. Whilst the proposed extension would take the first floor of the dwelling closer to the adjacent property (5 Whitehouse Way), a reasonable distance would be maintained between both dwellings of around 2m. The extension would not be any closer to the boundary than the existing garage.
- 7.11 The two windows on the East elevation of the neighbouring property (5 Whitehouse Way) appear to serve bathrooms and therefore any potential impact on the light entering these rooms, caused by proposed side extension would not be unduly harmful.
- 7.12 In addition the parking provision enjoyed by residents of Whitehouse Way would not be impacted by the proposed extensions.
- 7.13 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:

- Drawing 01 – Site location plan @A4 (received 12.02.2021)
- Drawing 05A – Proposed ground floor/first floor & block plan @A3 (received 24.02.2021)
- Drawing 04A – Proposed elevations @A3 (received 09.04.2021)

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. The materials to be used in the construction of the external surfaces of the proposed development shall match those used in the existing dwelling unless specified in the approved plans.

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