

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	20 July 2021
Site Location:	3 Cotswold View Woodmancote Cheltenham Gloucestershire GL52 9UE
Application No:	21/00182/FUL
Ward:	Cleeve Hill
Parish:	Woodmancote
Proposal:	Erection of a rear dormer extension and installation of rooflights.
Report by:	Pippa Brown
Appendices:	Site location plan Proposed site location & block plan Existing ground/first floor & roof plan Proposed ground/first floor and roof plan Existing elevations Proposed elevations
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application relates to 3 Cotswold View, a two storey detached dwelling, located on a an estate road with a range of dwelling styles in Woodmancote. The dwelling is not located in any areas of restrictive designation.
- 1.2 The proposal seeks to increase the living space in the property by extending into the existing roof space, installing three skylights on the front facing roof slope and erecting a flat roofed dormer extension to the rear of the property.
- 1.3 A committee determination is required as the Parish Council are objecting to the proposal on the grounds that the installation of a dormer in this location would be out of keeping with the area and would represent overdevelopment of the site.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
91/96377/FUL	Alteration & extension to dwelling to provide playroom & garage.	PERMIT	

3.0 RELEVANT POLICY

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

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)

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

Policy SD4 (Design Requirements)

Policy SD14 (Health and Environmental Quality)

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

Policy HOU8 (Domestic Extensions)

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

Policy RES10 (Alteration and Extension of Existing Dwellings)

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 – Objection based on the scale and design of the proposed rear dormer and feel that the creation of a third storey would represent overdevelopment of the site and would be out of keeping with the character of the area. The Parish Council also commented on the potential impact on the residential amenity of neighbouring properties.
- 4.2 Woodmancote Parish Council refer to their Neighbourhood Development Plan, however as this has not yet been formally adopted, policies do not carry any weight in the decision making process.

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 have been 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 addition of three skylights on the front facing roof slope of the dwelling would not appear incongruous or visually prominent in the context. Other examples of skylights can be seen within the street scene, in particular on the adjacent dwelling to the West, meaning the feature would be in keeping with the character of the area.
- 7.3 The Parish Council have provided comments regarding the historical development of this part of the village and comment that the proposed dormer window would appear out of keeping with the area. Nevertheless, it is the view of officers that whilst the eastern side elevation would be partially visible from the street scene, the dormer would not appear highly visible in the context and would therefore not have an undue visual impact on the street scene.

- 7.4 It is noted that the dwelling does not presently comprise any flat roofed elements. However the proposed dormer extension, by virtue of its location at the rear of the property, would be considered an appropriate addition. The dormer would be set down from the ridge height of the dwelling by around 0.23m and would be set in from either side of the roof by around 1.2m, therefore appearing a subservient addition and not an over dominant feature of the dwelling.
- 7.5 The proposal, as revised would be of an appropriate scale and design and would not have an adverse impact on the character or appearance of the dwelling. The use of grey weatherboard tiles would assimilate well into the existing roof and would not appear incongruous when read against the existing roof.
- 7.6 The proposed extension 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 Whilst the rear garden of the existing dwelling is relatively small in scale, it is not considered that the proposed rear dormer, as revised would have an adversely harmful impact in terms of overbearing on users of the adjacent gardens.
- 7.10 The Parish Council's comments in relation to the potential impact on the amenity of neighbouring dwellings has been taken into account. Despite the fact that the dormer would effectively create a third storey to the dwelling, it would sit within the existing roof, and would not extend beyond the existing ridge height (set down by around 0.23m). By virtue of this, it is the view of officers that the dwelling and wider site is of an appropriate scale to accommodate the extension without adversely harming the amenity of neighbouring dwellings.
- 7.11 The proposed additional windows at second floor level, on the rear of the property would serve a bedroom and ensuite bathroom. The bathroom window, closest to the adjacent property would be obscure glazed, therefore would provide minimal outlook. It is the view of officers that, whilst there may be an overlooking impact as a result of the proposed dormer, this would not be unduly harmful, nor would it be significantly greater than the existing situation, where windows at first floor level provide a similar outlook into neighbouring gardens. It is therefore considered that the proposed extension would not have an unacceptable impact on residential amenity of neighbouring dwellings.
- 7.12 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 PL01 REV A – Site location plan @A4 (received 11.02.2021)
- Drawing PL02 REV A – Proposed site location & block plan @A4 (received 11.02.2021)
- Drawing PL05 REV B – Proposed ground floor/roof plan @A3 (received 11.04.2021)
- Drawing PL06 REV B – Proposed elevations @A3 (received 11.04.2021)

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 otherwise specified in the approved plans.

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.