

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	20 July 2021
Site Location:	34 Priory Lane Bishops Cleeve Cheltenham Gloucestershire GL52 8JL
Application No:	21/00533/FUL
Ward:	Cleeve St Michaels
Parish:	Bishops Cleeve
Proposal:	Erection of a two story, gable-fronted extension to the front of the property and a single story extension to the rear.
Report by:	Dawn Lloyd
Appendices:	Site location plan Site layout plan Elevations and Floor Plan Site layout plan Elevations and Floor Plan
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 Number 34 Prior Lane is a detached dwelling on a large plot sited towards the east of Priory Lane toward the junction with Longlands Road in Bishops Cleeve. The site is set back from the road on a large plot.
- 1.2 The proposal is for a two-story, gable-fronted extension to the front of the property and a single-story extension to the rear.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
T.3959	Outline application for the erection of a pair of semi-detached bungalows. (Garden at rear)	REFUSE	18.09.1962
T.3959/A	Outline application for the erection of a detached bungalow. Construction of a new vehicular access. (Garden at rear)	REFUSE	22.03.1972
T.3959/C	Outline application for the erection of two bungalows with detached private car garage. Alteration of existing vehicular and pedestrian access.	REFUSE	22.12.1983
T.3959/B	Outline application for the erection of two bungalows. Construction of a new vehicular and pedestrian access.	REFUSE	14.06.1983
T.1384	Proposed dwelling house.	PERMIT	16.12.1952
T.1384/AP	Proposed erection of dwelling house.	PERMIT	17.02.1953
T.1384/A	Extension to existing dwelling to form extra room and hall.	PERMIT	20.01.1959
21/00534/FU L	Erection of a detached dwelling, garage and new access.		

3.0 RELEVANT POLICY

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)

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)

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

The First Protocol, Article 1 (Protection of Property)

4.0 CONSULTATIONS

Bishops Cleeve Parish Council- Objection consider the proposal poor design particularly the windows in the gable end.

Highway Authority- No objection

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

5.0 PUBLICITY AND REPRESENTATIONS

The application has been publicised through the posting of a site notice for a period of 21 days no public representations were received.

Full copies of all the representations responses are available online at Insert text <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 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'.

6.3 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 proposal is for a two-storey front gable extension, a new link to the garage, a single storey rear extension, alterations to the side bay window and new windows and doors. The dwelling has an existing single storey front extension and rear conservatory. The property is being updated with a more contemporary design and choice of materials proposed.
- 7.3 The dwelling is set back from road which is well screened by planting. There is a variety of properties within the streetscene, with a range of designs and materials which results in no uniform character. The extensions respect the scale and proportions of the host property. It is considered that the alterations and extensions proposed integrate with the host dwelling. The proposed materials of off-white render, dark grey zinc cladding, grey fenestration and slate roof are considered appropriate in his location given the range of materials evident in the streetscene and would not cause any harm to the visual quality of the area. A condition for samples of the materials will be required to maintain quality in the design. Therefore, it is considered that the proposed extensions and alterations to the dwellings to provide additional accommodation complies with JCS Policy SD4.
- 7.4 The comments of the Parish Council are noted however the off-set windows are not considered inappropriate to the design approach proposed and do not cause harm to the character of dwelling or visual quality of the area.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.5 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.
- 7.6 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).
- 7.7 The dwelling is set back from the road with a separation distance of over 24 metres from the windows of the property opposite. There would be a high-level window in the side elevation facing the rear amenity area of number 30. The west side elevation would be 11m from the side boundary of the rear amenity space of number 30. The high-level window would be a secondary window to a bedroom, the existing bedrooms have windows on the side elevation and therefore overlooking would not be considered substantially more harmful than the existing situation. The bathroom window of the ensuite would be on the east side elevation, 8.3m from the boundary with number 15 Longlands Road a condition will be require for the glazing to be obscure for privacy and minimise perceived overlooking. No neighbour objections have been received. Therefore, 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.

Highway Safety

- 7.8 Policy INF 1 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Policy INF1 'Transport Network' of the JCS states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.

- 7.9 The second access onto Prior Lane is proposed and parking would be provided for three vehicles. The Highways Authority have been consulted and have no objection to the proposal in terms of highway safety.

Other Matters

- 7.10 The plans show details of solar panels to be installed on the rear elevation, this can be implemented under Part 14 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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:

- Location Plan Site
- Proposed Site Plan Drawing Number 2036 AL(0) 05 A
- Proposed elevations and Floor Plan 2036 AL(0) 06 B

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. No work above floor plate level shall be carried out until samples of the render, cladding, roof tiles and fenestration proposed have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that materials are in keeping with the surrounding area and to provide for high quality design

4. The window of the first floor ensuite on the east side elevation of the front extension hereby permitted, shall be constructed so that no part of the framework less than 1.7 metres above finished floor level shall be openable. Any part of the window below that level shall be fitted with, and retained in, obscure glazing (Pilkington Level 4 or equivalent).

Reason: To protect the privacy of adjacent properties.

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.