

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	19 October 2021
Site Location:	Beech Cottage Stockwell Lane Woodmancote
Application No:	21/00247/FUL
Ward:	Cleeve Hill
Parish:	Woodmancote
Proposal:	Erection of a two storey side extension, front porch, demolition of existing garage and rebuild and alterations to existing dwelling
Report by:	Pippa Brown
Appendices:	Site location plan Topographical plan (existing site) Proposed street elevation and garage plan Proposed floor plans and elevations Existing elevations and floor plans
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application relates to Beech Cottage, a two storey detached dwelling, located on the northern side of Stockwell Lane, in Woodmancote. The site lies within the Cotswolds AONB and is within 50 metres of a grade II listed building (The Wooltons).
- 1.2 This application seeks to redevelop the site by removing the existing garage and rebuilding a new garage, set further into the plot than the existing, adding a two-storey side extension to the dwelling, adding a porch to the front of the dwelling and altering fenestration and materials used in the dwelling.
- 1.3 Numerous revisions have been made to the original scheme, resulting in the final design, considered in this application.
- 1.4 **A Committee determination is required as Woodmancote Parish Council has objected to the scheme, on the basis of its concerns around highway safety, resulting from the proposal and the potential impact the proposal would have on surface water flooding further down Stockwell Lane, in Woodmancote and potentially elsewhere in the Borough.**

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
T.5024	Garage and vehicular access.	PERMIT	27.07.1966
T.5024/A	Kitchen extension on ground floor and bedroom over on first floor.	PERMIT	17.07.1968
T.5024/B	Erection of a double garage. New vehicular access.	PERMIT	22.09.1971

3.0 RELEVANT POLICY

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

3.1 National guidance

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

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

- Policy SD4 (Design Requirements)
- Policy SD7 (The Cotswolds Area of Outstanding Natural Beauty (AONB))
- Policy SD8 (Historic Environment)
- Policy SD14 (Health and Environment Quality)
- Policy INF1 (Transport Network)
- Policy INF2 (Flood Risk Management)

3.3 Tewkesbury Borough Local Plan to 2011 – March 2006 (TBPL)

- Policy HOU8 (Domestic Extensions)

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

- Policy RES10 (Alteration and Extension of Existing Dwellings)
- Policy TRAC9 (Parking Provision)

3.5 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.

3.6 Other relevant policy

- 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

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 application on two grounds:

- The potential impact of the proposed development on surface water flooding further down Stockwell lane, within Woodmancote and potentially in other parts of the borough.
- Concerns over the highway safety on this part of Stockwell Lane, caused by the potential increase in vehicle movements on the road and potential for on street parking. In addition, the visibility of vehicles pulling out of the driveway has been raised as a potential issue.

4.2 Woodmancote Parish Council were reconsulted on the revised scheme for a period of 14 days and did not offer any further comment on the scheme, during the time. Therefore, their original objection would still apply.

4.3 Gloucestershire County Council Highways – No objection.

4.4 Conservation Officer – No objection

5.0 PUBLICITY AND REPRESENTATIONS

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

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.

5.2 Following the submission of revised drawings, a revised site notice was posted for a period of 14 days and no letters of representation were 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 16 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.
- 6.5** 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).

7.0 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** Whilst the detached dwelling, as existing is modest in scale and is not of any architectural significance, the proposed side extension, as revised, would be of an appropriate size and design which, by virtue of its design, would be in keeping with the character of the existing dwelling.
- 7.3** The proposed side extension would continue the ridge line of the existing dwelling and would not protrude further forward than the existing front building line. Therefore, whilst not appearing subservient, it would not appear a dominant feature of the dwelling and would not appear incongruous in the setting.
- 7.4** The proposed porch would be minimal in scale and would be of a style in keeping with the character and appearance of the dwelling. It would be a subservient addition to the dwelling.

- 7.5** The proposed extensions would use materials to match the existing dwelling, with some rendered elements. The rendered elevations would not be highly visible from the street scene, aside from the proposed front porch and therefore would have minimal impact on the character or appearance of the street scene. Notwithstanding this, a range of materials can be seen on Stockwell Lane, meaning it would not appear incongruous in the setting.
- 7.6** As part of the proposal, the existing garage would be demolished and a replacement erected, set slightly further back into the plot. The existing garage is set into the bank, upon which the dwelling is located (see topographical plan). The proposed garage would be set further into the bank, involving some excavation in this location. By virtue of the set back and the location and design of the existing garage, the proposed would not have an adverse impact on the character or appearance of the dwelling and would not appear visually prominent within the street scene.
- 7.7** The associated landscaping and retaining wall, included in the proposal would be of a style appropriate to the context of the dwelling and topography of the land, using materials, sympathetic to the location of the site within the Cotswolds AONB.
- 7.8** Overall, it is considered that the proposed extensions and alterations, as revised, would be appropriate in the site context and would not have a detrimental impact on the character or appearance of the area. Therefore, it is considered that the proposal would conform with the requirements of the relevant policies outlined above.

Effect on the Living Conditions of Neighbouring Dwellings

- 7.9** 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.
- 7.10** Beech Cottage sits within a spacious plot, with neighbouring dwellings located sporadically on this part of Stockwell Lane. As such, there would not be any adverse impact on the amenity of neighbouring residents in terms of overbearing or overshadowing.
- 7.11** The proposed side extension would include the addition of a Juliette Balcony to the rear and an additional window on the front elevation at first floor level. Despite the elevated position of the dwelling, there would not be any issues of overlooking that would affect the amenity of nearby properties.

Highways Impacts

- 7.12** Concerns have been raised by Woodmancote Parish Council over the potential highway safety of the area. These concerns have been noted, however officers consider that the impacts on highway safety resulting from the proposed development would be less than substantial, since the proposal seeks to extend the existing parking area, therefore lessening the likelihood of the need for parking on the street, where it is noted that this could cause issues.
- 7.13** In addition, Gloucestershire County Council Highways have raised no objections to the proposal, demonstrating that there would not be any adverse impacts on the safety of pedestrians and road users on this part of Stockwell Lane.

Landscape Impacts

- 7.14** JCS Policy SD7 outlines how development proposals within the Cotswolds AONB should conserve and where appropriate, enhance its landscape, scenic beauty and other qualities.
- 7.15** Whilst Beech Cottage lies within the Cotswolds AONB and at an elevated position, in relation to Stockwell Lane, the proposed alterations and extensions, by virtue of their scale and use of materials would not be visually prominent in the context or have an adversely harmful impact on the Cotswolds AONB.

Other matters

- 7.16** Woodmancote Parish Council have raised concerns over the potential impacts on surface water flooding, resulting from the proposed development. This has been considered by officers. However, it is considered that the proposed extensions and replacement garage would not cause a significant adverse impact on surface water flooding over and above the existing situation.
- 7.17** The site lies within 50 metres of a listed building (The Wooltons, located to the east), however by virtue of the nature of the proposals and the relative location of the dwellings, there would not be any harm to its setting. The Conservation Officer was consulted and raised no objection to the proposed development.

8.0 CONCLUSION AND RECOMMENDATION

- 8.1** It is considered that the proposal would not be unduly 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 documents:
 - Drawing 200 – Proposed floor plans & elevations @A1 (received 16.09.2021)
 - Drawing 210 – Proposed street elevation & garage plan @A1 (received 16.09.2021)
 - Site location plan @A4 (received 01.03.2021)

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.

4. The development hereby permitted shall not be first occupied until the proposed dwelling/garage has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and Manual for Gloucestershire Streets. The electric vehicle charging point shall be retained for the lifetime of the development unless it needs to be replaced, in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities.

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 the 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.