

# TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

<b>Committee:</b>	Planning
<b>Date:</b>	21 June 2022
<b>Site Location:</b>	5 Haycroft Close Bishops Cleeve
<b>Application No:</b>	22/00511/FUL
<b>Ward:</b>	Cleeve West
<b>Parish:</b>	Bishops Cleeve
<b>Proposal:</b>	Proposed side extension over the existing garage.
<b>Report by:</b>	Sarah Barnes
<b>Appendices:</b>	Existing plans Proposed plans
<b>Recommendation:</b>	Permit
<b>Reason for referral to committee:</b>	The applicant is a Councillor of Tewkesbury Borough Council

## 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site relates to 5 Haycroft Close, a semi-detached dwelling located in Bishops Cleeve (site plan attached).
- 1.2 The proposal is for the erection of a first floor side extension over the existing garage (plans attached). It would create a bedroom and an en-suite.

## 2.0 RELEVANT PLANNING HISTORY

- 2.1 There is no recent / relevant planning history.

## 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 SD14 (Health and Environment Quality)

### **3.3 Tewkesbury Borough Plan 2011-2031**

- Policy RES10 (Alteration and Extension of Existing Dwellings)

### **3.4 Neighbourhood Plan**

None

### **3.5 Other relevant policies/legislation**

- 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** Bishops Cleeve Parish Council – support

## **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 neighbour notification letters for a period of 21 days.

- 5.2** There have been no letters from any local residents .

## **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 2011-2031 (TBP) was adopted at a special meeting of full Council on 8 June 2022. It is therefore now part of the Development Plan.
- 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 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

## 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 RES10 provides that the detailed design reflects or complements the design and materials of the existing dwelling. The scale of the proposal needs to be appropriate to the character and appearance of the existing dwelling and its surrounding area.
- 7.2 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 RES10 of the Local Plan and Policy SD4 of the JCS.

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

- 7.3 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 RES10 provides that extensions to existing dwellings should not have an unacceptable impact on adjacent property and residential amenity.
- 7.4 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 RES10 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 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:

Proposed plans dated 28<sup>th</sup> April 2022 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.

**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.