

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	19 July 2022
Site Location:	40 Wellbrook Road, Bishops Cleeve
Application No:	22/00617/FUL
Ward:	Cleeve St Michaels
Parish:	Bishops Cleeve
Proposal:	Single storey side and rear extension.
Report by:	Joe Gibbons
Appendices:	Site location plan & Block Plan Existing Plans & Elevations Proposed Plans & Elevations Photos
Recommendation:	Permit
Reason for referral to committee:	The applicant is an employee of Tewkesbury Borough Council

1.0	SITE DESCRIPTION AND PROPOSAL
1.1	The application relates to 40 Wellbrook Road, Churchdown, a semi-detached bungalow finished externally in white render and facing red brickwork. This application seeks planning permission for erection of single storey side and rear extension.
2.0	RELEVANT PLANNING – No relevant recent 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
	<ul style="list-style-type: none"> - Policy SD4 (Design Requirements) - Policy SD14 (Health and Environment Quality)
3.3	Tewkesbury Borough Plan 2011-2031
	<ul style="list-style-type: none"> - Policy RES10 (Alteration and Extension of Existing Dwellings)
3.4	Neighbourhood Plan
	None
3.5	Other relevant policies/legislation
	<ul style="list-style-type: none"> - 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 – No comments received.
4.2	Building Control - The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.
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 neighbour notification letters for a period of 28 days. The reply by date is 05.07.2022. At the time of writing the officer's report, no letters of representation have been received. Any representations received by this Council after the date of this report will be considered through the late representation process.
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), Tewkesbury Borough Plan 2011-2031 and a number of 'made' Neighbourhood Development Plans.
6.3	The relevant policies are set out in the appropriate sections of this report.
6.4	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
	<i>Design and Visual Amenity</i>
7.1	JCS Policy SD4 of the Joint Core Strategy sets out requirements for high quality design while Policy RES10 of the TBP requires that the scale of the proposal is appropriate to the character and appearance of the existing dwelling and its surrounding area.
7.2	The proposal includes a single storey side extension and single storey rear extension which will replace an existing conservatory. The existing single storey garage is proposed to be removed.
7.3	The proposed external materials are to match those on the existing dwelling with painted smooth render proposed for the external walls.
7.4	The proposed side extension is of a pitched roof design and is set in from the principal elevation, respecting the scale of the existing dwelling, appearing as a subservient addition.
7.5	The roof of the proposed rear extension will sit above the eaves of the host dwelling and extend 3.9m from the rear wall of the existing dwelling, measuring 2.9m in height.
7.6	The existing single storey rear extension of the neighbouring attached dwelling is of a smaller scale but of a similar design and due to the siting of the proposed extension, it is not considered to result in undue harm to the character and appearance of the street scene.
7.7	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 surrounding area and complies with the requirements of Policy RES10 of the TBP and Policy SD4 of the JCS.
	<i>Effect on the Living Conditions of Neighbouring Dwellings</i>
7.8	Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighboring occupants. Policy RES10 of the TBP provides that extensions to existing dwellings should not have an unacceptable impact on the amenity of neighbouring properties.
7.9	The proposed side extension will bring the eastern wall of the existing dwelling nearer to No.38. Whilst this will result in some loss of light, sales history of No.38 demonstrates that the window serves an entrance hall / utility area.

7.10	The single storey rear extension extends past the existing rear extension of the adjoining property by 90cm. Due to the scale of the proposed development and the orientation and layout of the site, the proposed development is not considered to result in undue harm to the amenity enjoyed by the neighbouring occupants.
7.11	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 TBP 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:

- Site Location Plan & Site Block Plan and Proposed Floor Plan & Proposed Elevations received by the Local Planning Authority on 13.05.2022.

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 exiting 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.
2. Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Building Control Team on Buildingcontrol@cheltenham.gov.uk