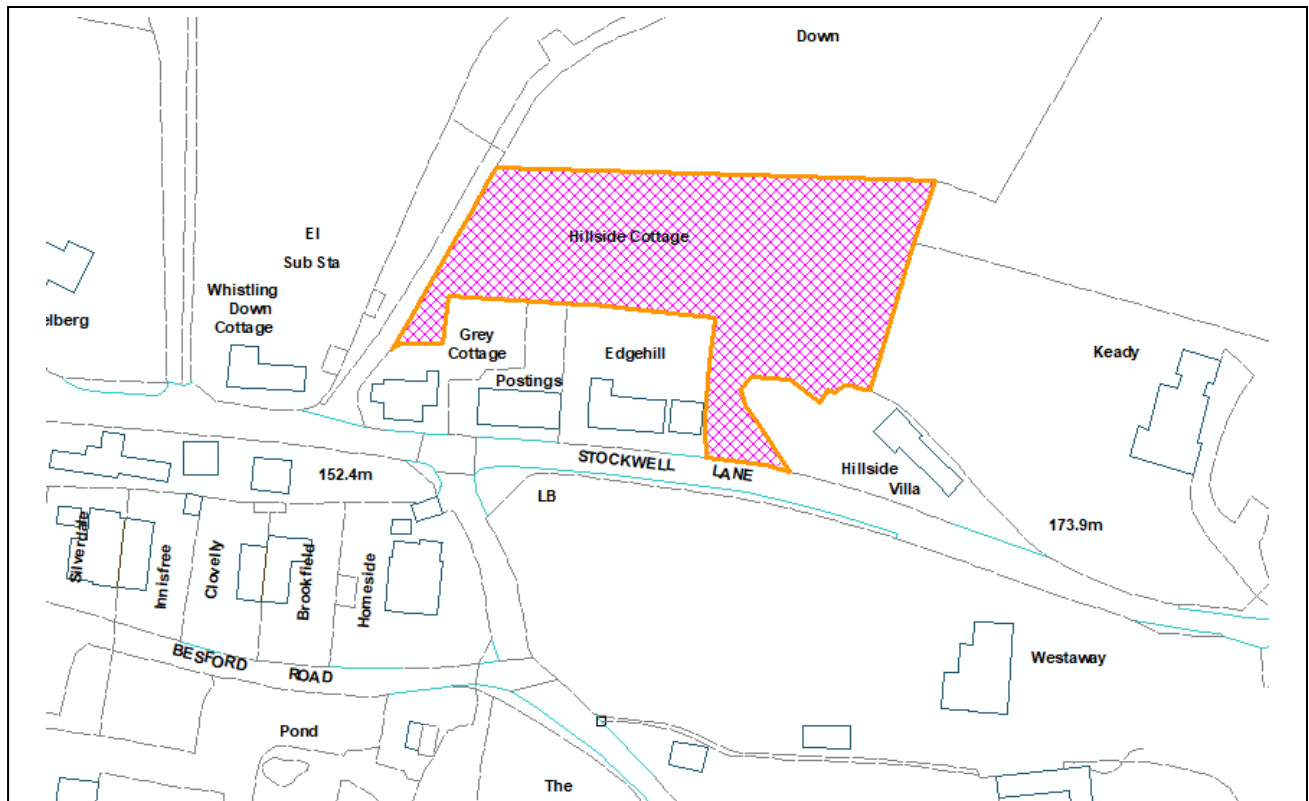


## Planning Committee

<b>Date</b>	20 December 2022
<b>Case Officer</b>	Sarah Barnes
<b>Application No.</b>	22/00621/FUL
<b>Site Location</b>	Hillside Cottage, Stockwell Lane, Cleeve Hill
<b>Proposal</b>	Demolition of existing orangery and replacement with two storey extension. Alterations to existing detached garage
<b>Ward</b>	Cleeve Hill
<b>Parish</b>	Woodmancote
<b>Appendices</b>	<p>Site location plan                      Existing and proposed block plan                      Existing elevations (front and side)                      Existing elevations (rear and side)                      Existing elevations (garage)                      Revised plans proposed front and side elevations                      Revised plans proposed rear and side elevations                      Revised plans garage elevations                      Revised plans ground floor plans                      Revised plans proposed first floor plans</p>
<b>Reason for Referral to Committee</b>	The Parish Council have raised strong objections for various reasons including overdevelopment of the site, the impact on the AONB and the impact on the immediate neighbours.
<b>Recommendation</b>	Permit

### Site Location



## 1. The Proposal

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Full application details are available to view online at:

<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RCC431QDKBD00>

- 1.1 The proposal is for the demolition of the existing orangery and the replacement with a two storey side / rear extension. The proposal also includes alterations to the existing detached garage, specifically adding a pitched roof to enable the first floor to be used as a storage area (**See existing and proposed plans**)

## 2. Site Description

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- 2.1 The application site relates to Hillside Cottage, a detached dwelling with a varied character which has been constructed from a variety of materials such as stone and render and is located along Stockwell Lane.
- 2.2 The application site comprises a large plot which is well screened from the lane by mature trees/hedging and is located within the Cotswolds Area of Outstanding Natural Beauty.

## 3. Relevant Planning History

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Application Number	Proposal	Decision	Decision Date
84/00500/FUL	Erection of a detached dwelling. Retention of part of existing dwelling to provide a domestic workroom with store over. Construction of a new vehicular and pedestrian access.	PER	20.03.1984
12/01022/FUL	Two storey side extension	PER	27.11.2012
15/00680/FUL	Proposed detached double garage.	PER	25.11.2015
15/01186/FUL	Retrospective application for erection of side extension to main dwelling and landscaping works, including the erection of retaining walls, terraced areas and pond	WDN	14.03.2016
16/00669/FUL	Retention of Retaining Wall, Patio and Garden Pond	PER	19.08.2016
16/00730/FUL	Front Porch and Conservatory to Side Elevation.	PER	19.08.2016

## 4. Consultation Responses

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

- 4.1** Parish Council – original plans – objects. The reasons have been summarised as follows:
- the site is located in a prominent position in the AONB.
  - It was originally a two bedroomed cottage. Subsequent permissions were granted to build a side extension, an orangery, a double garage with storage above.
  - Further development would be out of proportion with the original dwelling.
  - The proposed garage accommodation could potentially be a separate dwelling.
  - Adverse impact on the AONB
  - There is no water management statement
- 4.2** Parish Council – revised plans dated – 5th October:
- the original two bedroomed cottage would be completely lost and this would clearly be overdevelopment.
  - Adversely affects the residential amenity of Edgehill – loss of privacy etc
  - The garage would no longer be a garage but clearly designed to be even more accommodation space. The increased height would be harmful to the AONB
  - There is no water management statement nor a landscape impact assessment
  - The proposal would have a significant adverse impact on the AONB (a landscape assessment was submitted to demonstrate the harm)
- 4.3** Parish Council - revised plans dated – 14th November - response awaited

## **5. Third Party Comments/Observations**

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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 occupiers of adjoining properties were also re-notified of the receipt of revised drawings.
- 5.2** Seven letters of objection have been received to the originally submitted plans. Four further letters were received in response to the revised plans dated 5th October and one further objection to the latest revised plans dated 14th November.

The reasons for objection are summarised as follows:

- Lots of previous applications – overdevelopment of the site
- Loss of privacy to Hillside Villa and Edgehill. Edgehill – the proposed huge windows will look down into their garden and bedrooms. Due to the topography of the site (Hillside Cottage is several metres above Edgehill) so there would be an overbearing impact.
- Increase in noise levels.
- Loss of view
- The changes to the garage could create a separate dwelling
- Harmful impact on the AONB and light pollution. The proposed extension would be visible from Cleeve Hill and some parts of Woodmancote.
- The design is out of keeping with the rest of the building

## **6. Relevant Planning Policies and Considerations**

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### **6.1 Statutory Duty**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

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

### **6.2 National guidance**

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

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

- Policy SD4 – Design Requirements
- Policy SD7 – Cotswolds Area of Outstanding Natural Beauty
- Policy SD14 – Health & Environmental Quality

### **6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022**

- Policy RES10 – Alteration and extension of existing dwellings

### **6.5 Neighbourhood Plan**

None

## **7. Policy Context**

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**7.1** 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.

**7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), the Adopted Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.

**7.3** The relevant policies are set out in the appropriate sections of this report.

**7.4** 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.

## **8. Evaluation**

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### **Design and Visual amenity**

**8.1** Policy SD4 of the Joint Core Strategy sets out requirements for high quality design while Local Plan Policy RES10 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development.

- 8.2** Policy SD7 (The Cotswolds Area of Outstanding Natural Beauty) of the JCS specifies that all development proposals within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities.
- 8.3** The original proposal was for a two storey flat roofed side extension and the addition of a first floor flat roof to the existing detached garage to create first floor space. Following discussions, revised plans were requested to improve the design of the proposal as a flat roof design would not be acceptable given the AONB setting and character of the area. Revised plans were subsequently submitted on the 5<sup>th</sup> October 2022 changing the roof on the proposed extension from a flat roof to a pitched roof.
- 8.4** Further revisions were sought and amended plans submitted (which are subject of this report) on the 14<sup>th</sup> November 2022, revising the garage roof to a pitched roof and changing the external finish to Cotswold stone. This would allow the elevations where visible from publicly accessible land to be more in keeping with the local vernacular.
- 8.5** With regard to the changes to the main house extension, the windows have been moved and altered in size to be more in-keeping with the size of the existing openings. The front facing gable has been increased in pitch to match the more prominent gable in the main section of the house. This has also been moved across to provide symmetry to the front elevation. On balance, the proposal as amended is now considered to be of an acceptable size and design which would be in keeping with the character and appearance of the property.
- 8.6** The Parish Council have raised concerns on the grounds that the proposed extensions would represent an overdevelopment of the site and would have a harmful impact on the surrounding AONB.
- 8.7** The Parish Council's concerns have been noted, however, the plot and dwelling are of a substantial size and considered capable of accommodating the proposed works and would not result in an overdevelopment of the site. With regards to the impact on the surrounding AONB, there is a considerable mix of housing types / styles along this road and the dwelling is barely visible when walking / travelling along Stockwell Lane. There are some distant views of the dwelling from Cleeve Hill and Woodmancote, however, given that the proposed extensions / alterations would be of a suitable size and design, it's considered that the proposal would conserve the character and appearance of the AONB.
- 8.8** Overall and on balance, the proposal as revised would be of an appropriate size and design which would be in keeping with the character and appearance of the property. Therefore, the proposal would conserve the character of the surrounding AONB and would comply with the requirements of Policy RES10 of the Local Plan and Policies SD4 and SD7 of the JCS.

### **Residential amenity**

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

- 8.10** The neighbours to the west (Edgehill) and the Parish Council have raised concerns about overlooking and loss of privacy. Edgehill is at a lower level than Hillside Cottage. The nearest part of the proposed extension would be about 22 metres from the closest aspect of this property. Similarly, there would be a distance of about 24 metres between the closest part of the proposed extension and the dwelling to the east (Hillside). Whilst there would be some increased overlooking, given the distances and existing vegetation, it is considered that the proposal would not result in demonstrable harm to the living conditions of the occupiers of these properties.
- 8.11** Overall, the impact of the proposal upon the nearest neighbouring properties has been carefully assessed and it is considered that there would not be an undue impact upon their living conditions and the proposal would accord with Policy RES10 of the Local Plan and Policy SD14 of the JCS.

### **Other Issues**

- 8.12** The Parish Council have raised concerns that no water management statement has been submitted with the application nor a full landscape assessment. The Parish Council's concerns have been noted, however, the site falls within flood zone 1 (the lowest risk of flooding) and the proposal is for a domestic extension to an existing property accordingly the risk of flooding within the site or elsewhere is negligible. Furthermore, technical details regarding foul and surface drainage would be subject to Building Regulations approval.
- 8.13** Similarly, it is considered that a full landscape assessment is not required due to the nature and scale of the proposed development which has been fully assessed on site.

## **9. Conclusion**

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- 9.1** It is considered that on balance, the proposal as amended would be of an acceptable design and scale, would not be unduly harmful to the appearance of the existing dwelling nor the surrounding AONB and would not adversely impact the living conditions of neighbouring occupiers.

## **10. Recommendation**

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- 10.1** The proposal as revised accords with relevant policies as outlined above, it is therefore recommended the application be **permitted**.

## **11. Conditions**

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- 1** The works hereby permitted shall be begun before the expiration of three 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:

- Revised plans 22-0406-S11P7, 22-0406-S12P6, 22-0406-S13P2 and 22-0406-S15P7 dated 14<sup>th</sup> November 2022 and Plans A01 and A02 dated 23<sup>rd</sup> May 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 proposed external stonework shall match as near as possible the stone used on the existing dwelling.

Reason: To ensure that the proposed development is in keeping with the exiting dwelling.

## **12. Informatives**

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- 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.