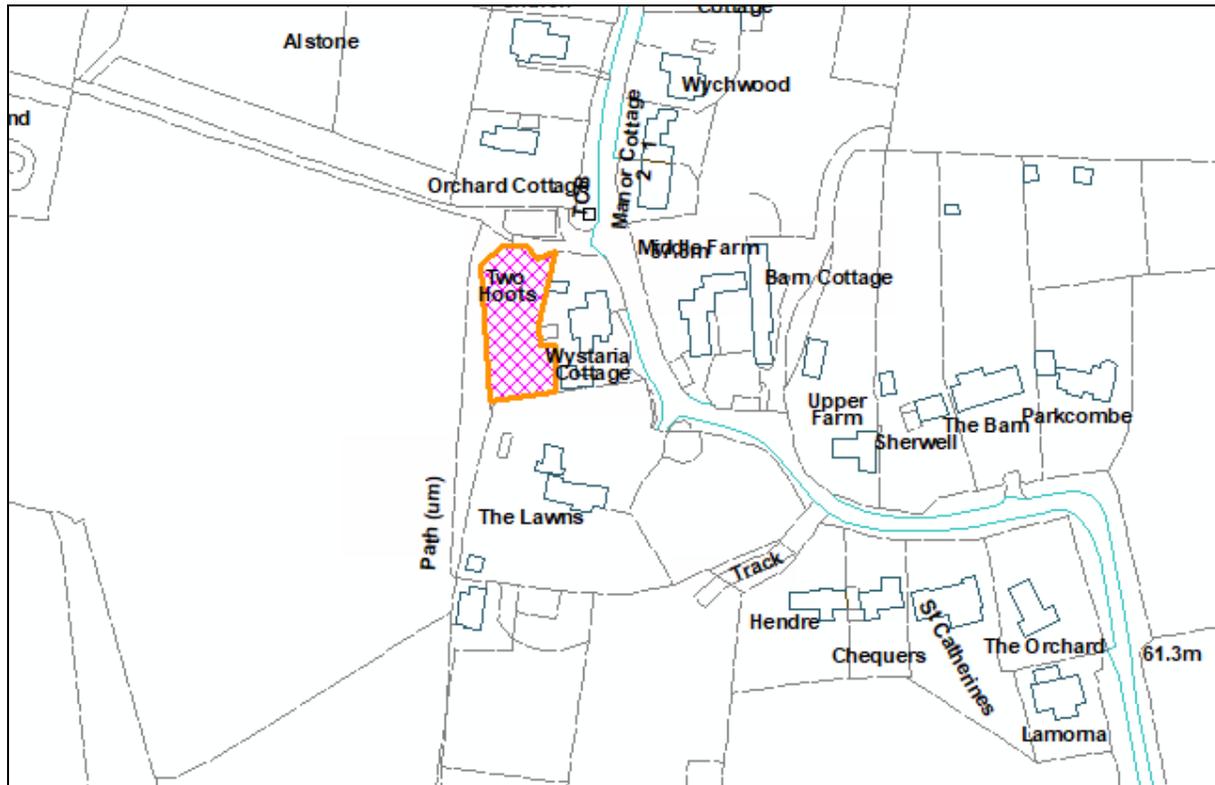


Planning Committee

Date	21 February 2023
Case Officer	Sarah Barnes
Application No.	22/00979/FUL
Site Location	Two Hoots, Alstone, Tewkesbury
Proposal	Conversion and extension of an existing single storey double garage and replacement of an existing conservatory with a two storey side extension and alterations to the existing house.
Ward	Isbourne
Parish	Teddington
Appendices	Site Location Plan Proposed Block Plan Existing Elevations and Floor Plans Proposed Elevations (north-west and north) Proposed Elevations (south-east and south-west) Proposed Floor Plans
Reason for Referral to Committee	The Parish Council has raised objections / concerns about the impact on the adjacent listed buildings and on the surrounding AONB.
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHQ3E6QDLKK00>

- 1.1 The proposal is for the conversion and extension of an existing single storey double garage and replacement of an existing conservatory with a two storey side extension and alterations to the existing house (see plans). The existing attached garage (once extended) would be converted into an open plan kitchen / dining room and a store / utility room. The two storey side extension would create a garden room at ground floor level and a master bedroom / ensuite at first floor level.

2. Site Description

- 2.1 The application site relates to Two Hoots, a detached modern house in a style that vaguely references the Cotswold Vernacular. The property is located directly adjacent to and within the setting of Wysteria Cottage and Manor Cottage which are both Grade II Listed Buildings. The site also falls within the AONB.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
78/00606/APP	Erection of a detached dwelling house with double private car garage.	PER	28.02.1978

4. Consultation Responses

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

- 4.1 Parish Council – Objects. The reasons why have been summarised as follows:
- It should be noted that all of Alstone village is within the Cotswold AONB.
 - Wysteria cottage is erroneously represented as one large dwelling when, in fact, it is two semi-detached cottages, Manor cottage and Wysteria cottage.
 - The proposal does not respect policy HER2.
 - Wysteria Cottage to the south of Two Hoots will be particularly impacted by the second storey extension that will be close to the boundary and because of the proposed height it will be further enclosed and severed from its original setting in the Cotswold AONB.
 - Although not shown on the plans, the applicant proposes to change an existing opaque glazed upper window for a clear glazed window that will overlook Wysteria Cottage. The proposed new patio doors on this elevation are also close to and facing this neighbour.
 - All of Alstone village is within the Cotswold AONB. The property should therefore have a sympathetic relationship to its environment. The proposed very modern development with its extensive use of glazing does not fit these criteria.
 - The Winchcombe Way, a significant PROW, approaches from the northwest and

runs along the complete western boundary of the property. Any development of this property should reflect its position in the AONB, its proximity and impact on properties of historical significance and its visibility from a popular national walking way.

- 4.2** Conservation Officer - It is considered in this instance that the proposed alterations to the house would not generate a negative visual impact upon the setting of the adjacent Listed Buildings nor the historic character of the village in general. This is wholly due to the lack of intervisibility and visually discrete nature of this plot concealing contemporary details that could otherwise be considered contentious and unsympathetic.

5. Third Party Comments/Observations

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.
- 5.2** Local residents – four letters of objection have been received from local residents. The reasons for objection are summarised as follows:
- The close proximity of the existing house must already have a negative impact on the Grade II Listed Cottages, so a two storey extension will only make it worse and will overwhelm the listed dwellings.
 - The impact on the nearby footpaths e.g. Winchcombe Way
 - Impact on AONB setting.
 - Overdevelopment
 - The side extension should be reduced in size and made subservient
 - A native hedgerow to the west boundary would help to soften the proposal
 - It wouldn't adhere to Policy HER2 of the Local Plan
 - Insensitive design
 - The plot is already constricted
 - Loss of privacy / overlooking and loss of light to the immediate neighbours

6. Relevant Planning Policies and Considerations

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
- Policy SD7
- Policy SD8
- Policy SD14

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

- Policy RES10
- Policy HER2

6.5 Neighbourhood Plan

None

7. Policy Context

- 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), saved policies of the 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

Design, Visual Amenity, Landscape and Listed Buildings

- 8.1** JCS 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 of the Joint Core Strategy advises that all development proposals in or 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** Two Hoots is a modern house in a style that vaguely references the Cotswold Vernacular. The property is located directly adjacent to and within the setting of Wysteria Cottage and Manor Cottage which are both Grade II Listed Buildings. As such when determining planning applications this authority has a duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have regard to the desirability of preserving listed buildings and their settings.
- 8.4** The village of Alstone is a linear settlement with a historic core to the south, a manor farm and medieval church. The settlement is not within a Conservation Area but is generally characterised by its rural nature with a mix of historic dwellings from stone, timber framed to brick and some render with a predominance of traditional clay tiled roofs. There are also a number of more modern post war houses which don't all make a positive contribution albeit generally taking a traditional form. As such the historic character of this village is very strong and worthy of preservation.
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- 8.5** Given the proximity to the neighbouring Listed Buildings, the Conservation Officer was consulted. He has advised that in this instance, the proposed alterations to the house would not generate a negative visual impact upon the setting of the adjacent Listed Buildings nor the historic character of the village in general. This is wholly due to the lack of intervisibility and visually discrete nature of this plot concealing contemporary details that could otherwise be considered contentious and unsympathetic.
- 8.6** On balance, it is considered that the two storey extension would not have sufficient visual impact to cause harm to the setting of the listed cottages to a degree that a refusal could be sustained.
- 8.7** Overall, it's 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 surrounding AONB and complies with the requirements of Policies RES10 and HER2 of the Local Plan and Policies SD4 and SD7 of the JCS.

Effect on the Living Conditions of Neighbouring Dwellings

- 8.8** 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.
- 8.9** Objections have been received from the immediate neighbours on the grounds of overlooking and loss of light. The gardens to the rear of the Listed cottages are already reasonably enclosed by their own outbuildings. The current impact of Two Hoots is reasonably close and already creates a feeling of enclosure. The location of the two storey side extension is to the southwest, not directly behind the gardens of the listed properties (extending away from them), and would not therefore result in any overbearing impact. There are existing views of the distant wooded hill to the southwest which would be partly closed off by the extension and which would likely alter the outlook from the rear of neighbouring properties, but not substantially.
- 8.10** The proposed southwest two storey side elevation would replace an existing glass conservatory. The proposed side elevation windows are a considerable distance from the site boundary and the neighbouring property and would not give rise to overlooking issues. Two new rear-facing first floor windows would serve bathrooms and would towards the boundary with neighbouring gardens to the east, but they would be sited at some distance and obscure glazed.
- 8.11** Overall, the impact of the proposal upon the immediate 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.

Other Issues

- 8.12** The Parish Council have raised concerns about the impact of the proposal on the AONB and a public right of way (The Winchcombe Way), which approaches from the northwest and runs along the complete western boundary of the property.

- 8.13** The concerns of the Parish Council are noted, however, it's considered that the proposal would be of a suitable size / design and would enhance the immediate context by the use of sympathetic materials. The proposed design reflects and is proportionate to the design of the existing dwelling house and replaces elements such as the main entrance porch with a more sympathetic design. The garage extension would only extend minimally to the front. The proposed two storey extension replaces a single storey poorly insulated conservatory and replaces with a two storey extension that would enhance the continuation of the existing building and would be built with materials that link to the wider landscape and the existing building. The increased glazing is mainly at ground floor level, whereas at first floor its impact is mitigated by the set back behind a balcony and use of timber louvres. Therefore, even if the proposal would be visible from the surrounding AONB and nearby public footpaths / rights of way, given the appropriate size, design and materials, the impact on the surrounding AONB is not considered to be adverse.

9. Conclusion

- 9.1** It is considered that the proposal would be an acceptable size and design, which would not be unduly harmful to the appearance of the existing dwelling nor the surrounding AONB, and it would not result in an unacceptable loss of residential amenity to neighbouring dwellings.

10. Recommendation

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

11. Conditions

- 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:

Plans (00) 001, (00) 005, (00) 006, (00) 007 and (00) 009 dated 5th September 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** No work above floor plate level shall be carried out until samples of the roofing and walling materials proposed to be used 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 the proposed development is in keeping with the existing dwelling.

12. 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.