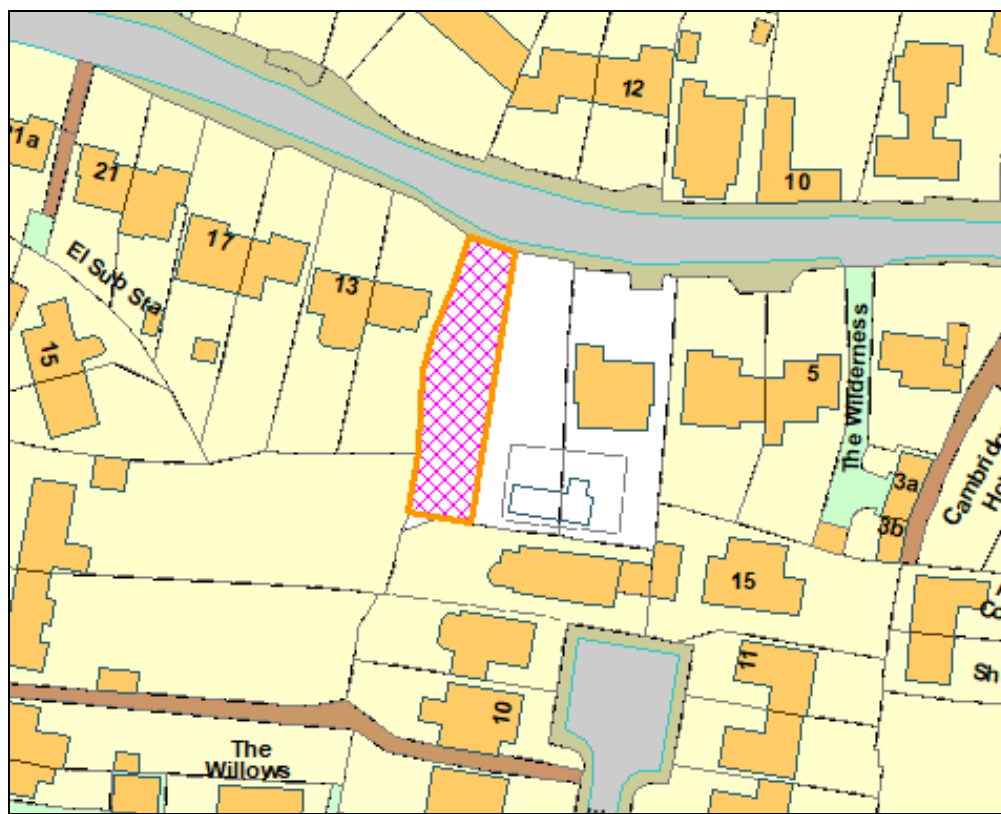


Planning Committee

Date	20 June 2023
Case Officer	James Stanley
Application No.	23/00240/FUL
Site Location	9B Beckford Road, Alderton
Proposal	Erection of a first floor rear extension and installation of a rear roof dormer
Ward	Winchcombe
Parish	Alderton
Appendices	Site location plan Existing and Proposed Block Plan Existing Elevations Proposed Elevations
Reason for Referral to Committee	Objection from Alderton Parish Council
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=RR8UAIQDG7L00>

- 1.1 This application seeks to erect a first-floor rear extension to be constructed out of matching materials and install a rear dormer window.

This application was deferred for a site visit at the May Planning Committee meeting.

2. Site Description

- 2.1 This application relates to 9b Beckford Road, a two-storey, detached dwelling constructed out of stone. The dwelling is located within the village of Alderton on a road consisting of buildings which vary in design, use, and construction materials. The site is located within the Special Landscape Area and is within 50 metres of a listed building.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
19/00590/FUL	Demolition of existing bungalow and erection of replacement two storey dwelling with attached single garage, and provision of associated hard and soft landscaping.	PER	09.10.2019
19/01009/FUL	Erection of 2 No. two storey semi-detached dwellings and provision of associated vehicular access and parking areas and hard and soft landscaping	PER	22.04.2020
20/01282/FUL	Erection of 2 No. two storey detached dwellings and provision of associated vehicular access and parking areas and hard and soft landscaping (revised application following approval of application reference 19/01009/FUL).	PER	07.05.2021

4. Consultation Responses

Full copies of all the consultation responses are available online at

<https://publicaccess.tewkesbury.gov.uk/online-applications/>.

4.1 Alderton Parish Council – Objection on the following grounds:

- The proposal is an inappropriate and appalling design, and which affectively creates visually a three-storey building to the rear.
- Out of character with the village vernacular.
- Materials proposed are not in keeping with surrounding properties.
- The proposed rear extension will be overbearing on neighbouring properties; especially No.11 Beckford Road and the bungalow No.14 Ellenor Drive.
- The existing dwelling has already removed the previously proposed garage and thereby reducing parking. Leaving a maximum of 2 parking spaces which we consider insufficient for a 4-bedroom property particularly given the awkward shape and shared nature of the drive. As Alderton is an increasingly car dependant

- community.
- The design and mass of the proposal is bulky and awkward creating a dominant and unsympathetic addition to the dwelling.

4.2 Conservation Officer – No objection.

4.3 Building Control – The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

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 site notices and neighbour notification letters for a period of 21 days.

5.2 8 letters of representation have been received, all of which are letters of objection on the following grounds:

- Loss of amenity to neighbouring gardens and habitable rooms
- Proposal is out of keeping with the other houses in the village.
- The rear dormer would be a blot on the landscape and does not respect the appearance of the surrounding area.
- It would set a precedent for other properties.
- The extra bedroom would increase the likelihood of more occupants owning cars and the application makes no provision for more parking as it does not have the capability to sustain this.
- Would block the views of the church tower clock and the early morning sunrise.
- Unsympathetic to the original building.
- Would detract from the property value of surrounding dwellings.

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

Planning (Listed Buildings and Conservation Areas) Act 1990 – Sections 66 of the Act prescribes a general duty that, in considering whether to grant planning permission, special attention be given to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

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 SD6 (Landscape)
- Policy SD8 (Historic Environment)
- Policy SD14 (Health and Environmental Quality)

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

- Policy RES10 (Alteration and Extension of Existing Dwellings)
- Policy HER2 (Listed Buildings)
- Policy LAN1 (Special Landscape Areas)
- Policy TRAC9 (Parking Provision)

6.5 Neighbourhood Plan

Alderton Neighbourhood Development Plan – 2011-2031

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), 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 and Visual Amenity

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

- 8.2** The proposal consists of a two-storey extension that would be constructed over the existing single storey rear area of the dwelling. The proposed extension would have a part catslide roof which would accommodate the box dormer extension. The second-floor extension would be constructed from coursed stone to match the existing building, the box dormer would be clad in standing seam metal cladding. The design of the extension is utilitarian in appearance and due to the limited space on the existing roof slope would create an awkward relationship between the box dormer and the roof of the proposed second floor extension. Whilst this relationship is not ideal in design terms the extension would be viewed from a limited number of public vantage points, the majority of which being within private residential gardens and dwellings.
- 8.3** Officers have sought to negotiate the design with the applicant, differing approaches have been explored, such as a flat roof extension. Whilst the current proposal is not ideal in design terms any harm to the existing building, and to the wider area, is tempered given its lack of prominence and location on the rear of the property.
- 8.4** It is therefore judged that, on balance, the visual amenity of the area and the character and appearance of the street scene would not be unduly harmed, and the proposal would comply with the requirements of Policy RES10 of the TBLP and Policy SD4 of the JCS in this instance.

Effect on the Living Conditions of Neighbouring Dwellings

- 8.5** Policy SD14 of the JCS requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Policy RES10 of the TBLP provides that extensions to existing dwellings should not have an unacceptable impact on adjacent property and residential amenity.
- 8.6** The proposed extension would not breach the 45-degree code from either of the neighbouring dwellings nearest habitable rooms. Due to this, there would be no undue harm to the neighbouring dwellings with special regard to loss of light or overbearing impacts.
- 8.7** The first-floor rear windows would be moved approximately 2 metres towards the rear of the site. This would result in the distance to the rear of the curtilage of the dwelling being approximately 22 metres from these windows. From the proposed dormer windows the distance would be approximately 25 metres to this boundary.
- 8.8** Due to the distance to the dwelling of 14 Ellenor Drive at the rear of the dwelling, there would be no undue harm in regard to overlooking and loss of privacy.
- 8.9** There is already a degree of overlooking of the rear gardens of the neighbouring dwellings of 9a and 11 Beckford Road. The new windows would not intensify this to an unacceptable level where undue harm would be caused.
- 8.10** 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 TBLP and Policy SD14 of the JCS.

Effect on the Surrounding Landscape

- 8.11** TBLP Policy LAN1 requires that any development within the Special Landscape Area must not adversely affect the quality of the natural and built environment or cause harm to the features of the landscape character which are of significance and JCS Policy SD6 seeks to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.
- 8.12** The effects that the proposed works would have on the Special Landscape Area have been carefully assessed and it is considered that it would not adversely affect the landscape that is found within and surrounding the Special landscape Area and complies with the requirements of Policy LAN1 of the TBLP and Policy SD6 of the JCS.

Parking Provision

- 8.13** TRAC9 of the TBLP states that proposals that generate demand for car parking spaces should be accompanied by appropriate evidence which demonstrates that the level of parking provided will be sufficient.
- 8.14** The proposal seeks to increase the number of bedrooms from 3 to 4. As set out in the Gloucestershire Manual for Streets October 2021 Addendum, a 4 bedroom dwelling must be able to provide at least 2 external car parking spaces.
- 8.15** When the dwelling was originally permitted through application 20/01282/FUL, it was demonstrated that the dwelling could accommodate for at least 2 external car parking spaces.
- 8.16** As there are no proposed changes to the external parking, it is deemed that there is a sufficient level of parking at the dwelling for the proposed number of bedrooms. Therefore, the proposal complies with Policy TRAC9 of the TBLP.

Impact upon the Heritage Asset

- 8.17** Policy SD8 of the JCS and Policy HER2 of the TBLP state that any development within the setting of a Listed Building must not have an adverse impact upon those elements which contribute to their special architectural or historic interest, including their settings.
- 8.18** Due to the proposed being sited to the rear of the dwelling, there would be no harm caused to the setting of 10 Beckford Road, a Grade II Listed Building. The Council's Conservation Officer has been consulted and raises no objection to the proposal in terms of impact upon any designated assets. Therefore, the proposal would comply with Policy SD8 of the JCS and Policy HER2 of the TBLP.

Other Matters

- 8.19** The comments received through the letters of representation have been noted, however, the impact the proposal may have on the value of neighbouring dwelling and the views that it may block are not material planning considerations.

9. Conclusion

- 9.1 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. Adequate parking would also be provided. In reaching this conclusion the general duty prescribed in Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act has also been taken into account and discharged with regard to giving special attention to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

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:

- Drawing Numbers 1191/PL01 (Site Location Plan), 1191/PL02 (Existing & Proposed Block Plans), 1191/PL06 (Proposed First Floor Plan), 1191/PL07 (Proposed Second Floor Plan), and 1191/PL08 (Proposed Elevations) received by the Local Planning Authority on 09.03.2023.

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 stated on the hereby approved documents.

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