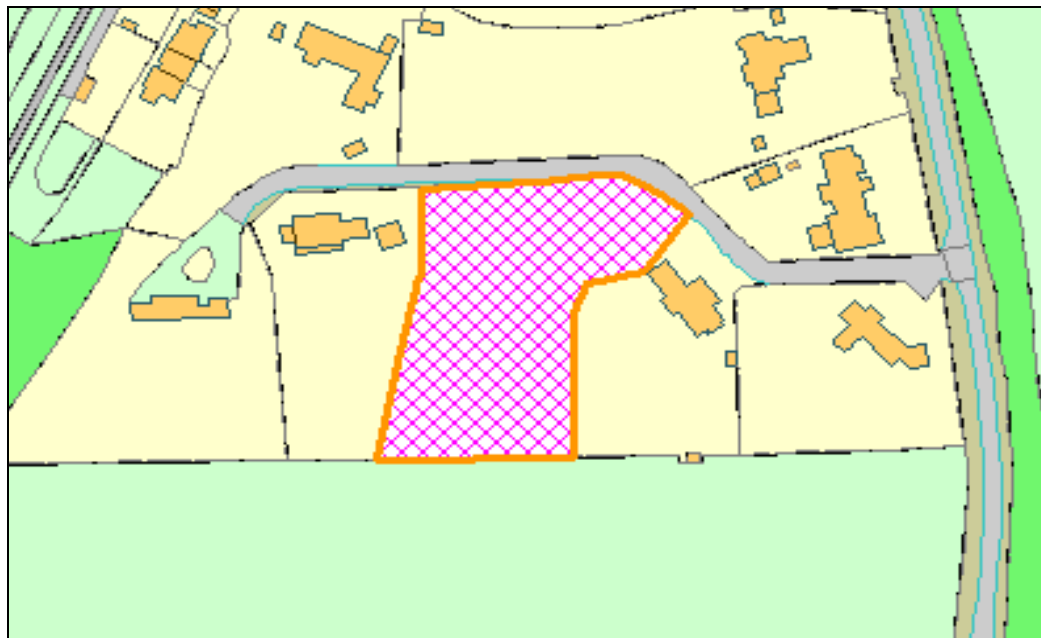


Planning Committee

Date	18 July 2023
Case Officer	Sarah Barnes
Application No.	22/00505/FUL
Site Location	Appledore, Corndean Lane, Winchcombe
Proposal	Reconfiguration and extension of existing dwelling.
Ward	Winchcombe
Parish	Winchcombe
Appendices	Site location plan Existing block plan Existing elevations north and south Existing elevations east and west Existing ground floor plan Existing first floor plan Existing second floor plan Proposed pool house elevations 1 Proposed pool house elevations 2 Landscape masterplan Revised site plan Revised floor plans, roof plan and elevations x 8 Revised proposed block plan Revised site access strategy plan
Reason for Referral to Committee	Parish Council Objection
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=RAQMRRQDJYL00>

- 1.1 The current application is for the reconfiguration and extensions of the main house. It would create additional living accommodation.
- 1.2 The proposal would also include a new pool house, a pool and extensive landscaping in the rear garden.
- 1.3 Revised plans were submitted on the 3rd of February 2023 reducing the overall size / bulk of the extensions, particularly on the north and south elevations.

2. Site Description

- 2.1 This application relates to Appledore, a large detached contemporary style dwelling with a separate double garage located to the south-west of the market town of Winchcombe. The site sits within a small cluster of residential development accessed from Corndean Lane. To the east and west of the site are existing residential properties and to the north of the site is a private road which provides access to the residential dwellings, and residential properties beyond. South of the site is open agricultural fields.
- 2.2 The site is located within the Cotswolds Area of Outstanding Natural Beauty. The Cotswold Way (PROW) runs along Corndean Lane to the east, but is separated from the site by intervening domestic properties and tall hedgerows either side of the lane.
- 2.3 The site is located within Flood Zone 1 as defined by the Environment Agency, indicating the lowest probability of risk for surface water flooding.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
T.2170/C	Lean-to extension of existing dwelling to provide bathroom and bedroom.	PERMIT	22.09.1965
11/00337/FUL	Replacement dwelling	PER	07.07.2011
12/00653/FUL	Reduction in size and amendments to design of approved replacement dwelling 11/00337/FUL	PER	22.08.2012
14/01186/FUL	Replacement Dwelling	PER	07.04.2015

15/00590/FUL	Proposed erection of new dwelling and garage.	PER	08.07.2015
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4. Consultation Responses

Full copies of all the consultation responses are available online at

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

4.1 Winchcombe Town Council – Objection on the following grounds;

- Appreciate that the applicant has addressed some of the concerns they had raised. In particular, the revised design envisaged a greater setback from the service road.
- The committee still had concerns regarding the scale and design of the South front of the proposals.
- These would stand out incongruously in views of the town enjoyed by Cotswolds Way walkers approaching down the hill from Belas Knap.
- While recognising that the existing building is pretty brutal, the Committee considered that more could be done to reduce its visual impact.
- The committee appreciated that the latest design proposed increased space between building and service road that would reduce the impact of the development.
- The proposed building would still be very much out of line with the neighbouring properties.

4.2 Landscape Officer – No objections subject to landscaping conditions being attached to the decision.

4.3 Gloucestershire Highways Officer – No objections.

4.4 Drainage Officer – no objections to the proposals in principle. However, the applicant has not submitted any surface water proposals. The scale of the proposed changes requires an appropriate drainage strategy. Furthermore, there is considerable local knowledge of springs in the area. A report which assesses the likelihood of flood risk to third parties being exacerbated by the disruption of these springs is required.

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 a site notice for a period of 21 days. Seven letters of objection have been received from local residents plus one letter with general comment to the original plans. The planning reasons have been summarised as follows:

- Objections to the proposed basement construction. Such an excavation would result in unavoidable disruption during the development period (noise, dust, heavy vehicles) along with the disruption of traffic along this narrow private road.
- Flood risk as the property is sited on impermeable lower lias clay.
- Drainage will be impacted on by the new swimming pool, underground garage etc
- The proposal would increase the floorspace by some 50%
- Concerns over the stability of the very old stone bridge if it's used.

- Overlooking from the enlarged top storey onto the staircase / door of Brook House Annexe
- The design of the dwelling and its location along the shared private driveway is already close to the boundary and is overbearing to the neighbouring dwelling to the west (Innisfree).
- Further additions to this house would make it disproportionate to the other houses in the vicinity.
- The north face of the dwelling would be about 60% larger in area and 12.5% taller than at present. The sheer scale of the proposal would be overwhelming.
- The proposed size / design is out of character / scale with the neighbouring dwellings.
- The increased mass / bulk would make the house an oppressive presence along this lane.
- Utterly disproportionate, unsympathetic and out of keeping with the scale of the neighbours.
- Overbearing to the neighbours
- Impact / intrusion on the AONB and PROW
- Disruption / damage that may be caused to the private road.

5.2 Four letters of objection and one letter with general comments have been received from local residents to the revised plans dated 3rd February 2023. The planning reasons have been summarised as follows:

- Even without the proposed basement, the revised scheme would still increase the bulk of the dwelling by about 50%
- Harm to the AONB – the house is clearly visible from Belas Knap and the Cotswold Way, and the revised plans don't mitigate this.
- The overall height of the proposal should be reduced.
- All of the proposed bulk would be at the front of the dwelling which would further accentuate the oppressive bulk for all those walking along this private road.
- The revisions don't address their original objections.
- Increased overlooking to Brookfurlongs
- Totally out of scale / out of keeping with the existing neighbouring dwellings. The neighbouring dwellings are all of a traditional style. This would be a modernist boxy design.
- This dwelling already breaches the height limit and towers over neighbouring dwellings. This proposal would increase the height even further.
- The lane would feel even more overlooked / enclosed

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

SD4 (Design Requirements)
SD6 (Landscape)
SD7 (Cotswolds AONB)
SD10 (Residential Development)
SD14 (Health and Environmental Quality)
INF1 (Transport Network)

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

RES10 (Alteration and Extension of Existing Dwellings)

6.5 Neighbourhood Plan

Winchcombe and Sudeley Neighbourhood Development Plan – 2011-2031

1.1 Protecting the Distinctive Character of the Area
5.1 New Development
5.5 Extensions and alterations to existing buildings

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), 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 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 5.1 of the Winchcombe & Sudeley Neighbourhood Plan states that ‘New development should reflect the character of its surroundings. Where appropriate, planning applications will need to demonstrate an understanding of those qualities and features that make up this character and show how their proposals will respect and complement what is already there. The design of new development will be expected to:
- a. Complement and enhance, where appropriate, the prevailing size, height, scale, materials, layout, density and access of any surrounding development;
 - b. Demonstrate that the amenities of neighbouring residential occupiers are not unduly affected through overlooking, loss of light, over-dominance or disturbance; and
 - c. Provide landscaping, where necessary, to complement and enhance the characteristics of the surrounding area.
- 8.3** Policy 5.5 of the Winchcombe & Sudeley Neighbourhood Plan advises that “Proposed extensions and alterations should normally be:
- a. subservient in size and scale to the existing “host” building;
 - b. constructed of complementary materials; and
 - c. while possibly innovative or modern, nevertheless reasonably accord with the character and appearance of nearby existing buildings.
- 8.4** This policy goes on to advise that *“New roofs are to be pitched unless this is out of character with the existing roofscape of the immediate area, or where a flat roof would complement or enhance the character of the original or nearby building.”*
- 8.5** Appledore is a detached replacement dwelling that was built in 2015 (in accordance with 15/00590/FUL).
- 8.6** The latest proposal seeks to provide significant improvements to enhance the aesthetics and appearance of the dwelling. The existing dwelling would be reconfigured and extended to provide the applicant with more useable living space. Whilst the existing dwelling is a substantial size, there are flaws in its design. This includes a confused hierarchy and the south facing elevation is considered to be overly bulky and dominant. The applicant’s aim with this proposal is to obtain additional living space and also to rationalise the form / massing of the dwelling.
- 8.7** Revised plans were requested to reduce the bulk of the proposal, particularly on the north and south elevations. Revised plans were subsequently submitted on the 3rd February 2023, reducing the overall size / bulk of the extensions, on the north and south elevations. The proposed basement has also been omitted from the proposal.
- 8.8** Objections have been received from local residents and the Town Council on the grounds that the proposal as revised would still be overly large and out of keeping with the neighbouring dwellings along this road.
- 8.9** Whilst the proposal as revised would still substantially increase the size of the dwelling, it would however result in improvements to the design and appearance of the building. The proposed alterations / extensions would be of a contemporary design which would be appropriate given that the design of the existing dwelling.

- 8.10** In relation to materials, the existing dwelling has extensive use of stone, metal and glass, which have been proposed for the new extensions. Additional timber cladding and bronze alloy cladding and a brown sedum roof have been introduced to help address the dominance of the existing south facing elevation.
- 8.11** The dwellings along Corndean Lane are nearly all large detached dwellings set within large gardens so the proposal would be in-keeping with the scale of the other dwellings within the vicinity. Given the size of the plot, it's considered that extensions of this scale could be supported without being harmful to the character of the dwelling itself and the immediate area.
- 8.12** With regards to the proposed pool house and pool, they are considered to be of a suitable size and design and would integrate well into the rear garden.
- 8.13** Overall, it's considered that the proposal as revised would be of an acceptable 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 Local Plan, Policy SD4 of the JCS and Policies 5.1 and 5.5 of the Winchcombe & Sudeley Neighbourhood Plan.

Effect on the living conditions of neighbouring dwellings

- 8.14** 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.
- 8.15** Policy 5.1 of the Winchcombe & Sudeley Neighbourhood Plan states that "The design of new development will be expected to:
- Demonstrate that the amenities of neighbouring residential occupiers are not unduly affected through overlooking, loss of light, over-dominance or disturbance."
- 8.16** Objections have been received from the immediate neighbours on the grounds of overlooking and being overbearing.
- 8.17** Appledore is sited between two dwellings 'Innisfree' to the west and 'Brook House' to the east. The concerns raised by the neighbours have been taken into consideration, however, this dwelling is set within large grounds and the distance between the dwellings would still be substantial. The 'window to window' distance between the dwelling once extended and the neighbouring dwelling to the east and to the west would be more than the required 21 metres so the overlooking would not be adverse / harmful. There is also planting being proposed along the eastern boundary which would increase the privacy for both dwellings.
- 8.18** Overall, the impact on the neighbouring dwellings has been fully assessed and it's considered that there would not be an adverse impact on their residential amenity.

Landscape (AONB)

- 8.19** Policy SD7 of the JCS advises that the Cotswolds AONB is nationally designated for its landscape importance. Each local authority has a statutory duty under the Countryside and Rights of Way Act 2000 (Section 85) to 'have regard to the purpose of conserving and enhancing the natural beauty of the AONB' Proposals will be required to be consistent with the policies set out in the Cotswolds AONB Management Plan.

- 8.20** Policy 1.1 of the Winchcombe and Sudeley Neighbourhood Plan advises the following; “Development should respect local character and where relevant, must protect and enhance the Cotswolds AONB. Development should protect areas of ecological importance and proposals to enhance biodiversity are encouraged.”
- 8.21** The site falls within the Cotswolds AONB where priority is given to conserving the landscape. The existing garden can be seen at a distance from some parts of the Cotswold Way which is directly to the south. Trees do however provide a role in terms of helping to screen this dwelling.
- 8.22** In terms of the impact of the proposal on the setting of the AONB, the impact needs to be considered against the current position, which is the existing, fairly recently built dwelling. It was considered that the current dwelling was acceptable in the context of the location and setting, including the impact on the character and appearance of the AONB, and therefore consideration of the current planning application must be made against this baseline.
- 8.23** The Landscape Officer has been consulted on the submitted landscape visual appraisal and considers that “there is no doubt that the dwelling (once extended), although somewhat larger in size than the existing (including a small increase in height), would have a minor or negligible additional impact on the existing setting, including the character and appearance of the AONB. The main public views of the building would be from the PROWs to the south, and views of the property would mostly be distant, as part of a much wider landscape panorama, glimpsed for only a short distance (within the setting of the other dwellings and set on the development edge of Winchcombe) or screened by intervening vegetation.”
- 8.24** The Landscape Officer continues by stating that “It is encouraging to see that the proposed cladding of the upper levels of the altered dwelling would be of more natural tones, which would help with visual softening of the building’s massing, although there is also a large proportion of glazed elements to this elevation. The change in cladding materials to the upper levels, along with the revised indicative landscape masterplan showing additional tree, shrub and hedgerow planting to the southern boundary of the garden, would provide a small level of mitigation to offset the increased bulk of the dwelling. Should consent be granted, fully detailed hard and soft landscape plans would need to be submitted for approval in due course.”
- 8.25** On balance, it’s considered that the impact on the surrounding AONB would not be harmful and the proposal would therefore accord with the relevant policies in this regard.

Highways

- 8.26** Policy INF1 ‘Transport Network’ states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.
- 8.27** The existing access to the north would be blocked off. The main access would now be through the existing entrance to the east of the dwelling. The driveway in this location would provide space for manoeuvring with a 12 metre diameter turning circle. A total of 4 car parking spaces would be provided.

8.28 The Gloucestershire Highways officer has been consulted and considers that the proposed reconfigurations would not affect the public highway set away from the junction and would potentially improve movement and safety on the private lane with gates set back and an apparent increase in private parking and turning space relocating the garage internally within the expanded house.

Drainage

8.29 JCS Policy INF2 sets out that development proposals must avoid areas at risk of flooding. Proposals must not increase the level of risk to the safety or occupiers of a site, the local community or the wider environment either on the site or elsewhere.

8.30 The site falls within Flood Zone 1 as shown on the Environment Agency's indicative flood map indicating that it has a low probability of river or sea flooding. The EA's updated Flood Map for Surface Water identifies part of the site as having either a very low or low risk of surface water flooding.

8.31 The Drainage Officer has been consulted and has advised that he does not object to the proposals in principle, however, the applicant has not submitted any surface water proposals. The scale of the proposed changes requires an appropriate drainage strategy. Furthermore, there is considerable local knowledge of springs in the area. A report which assesses the likelihood of flood risk to third parties being exacerbated by the disruption of these springs is therefore required.

8.32 The applicant has confirmed that the site currently drains partly to soakaways and partly to the mains drain. However, when comparing the existing situation versus what has been proposed, there is actually a reduction in impermeable areas: 563 square metres of existing impermeable compared to 440 square metres of proposed impermeable which is a betterment on the existing. This is based on the following information confirmed the architect/landscape architect:

- Existing rear paving has been deemed impermeable. Existing paths within garden have been deemed permeable.
- Proposed paving is permeable, with drainage through gaps between pavers.
- Proposed green roofs are permeable, with any overflow going into water butts and any overflow of that going to permeable areas
- Swimming pools have been counted as impermeable
- Resin bound surface has been counted as permeable.

8.33 On this basis, the proposed development would not result in a greater impact when compared with the existing, which is the key planning policy test. At the time of writing this report a further response from the drainage officer has not been received. In the meantime, a suitable drainage condition has been added and the drainage details / information would be required to be submitted prior to the development commencing. **A further update will be provided at committee.**

Other Issues

8.34 With regards to other issues that have been raised by local residents such as noise and disturbance from the building works, if this did become a problem, then it could be reported to our Environmental Health team who would investigate and then take appropriate action.

8.35 With regards to the concerns raised by local residents about where builders would park they may block the road, there is a decent amount of off-road parking at the site and if works vehicles did block the access to this road then that would be a criminal offence and a matter therefore for the police.

9. Conclusion

9.1 It is considered that the proposal as revised 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. The proposal would also be of an acceptable size and design.

10. Recommendation

10.1 The proposal as revised accords with relevant policies as outlined above, it is therefore recommended the application be **PERMITTED** subject to the following conditions:

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:

Site location plan dated 22nd April 2022, Pool house elevations 1 and 2 dated 22nd April 2022, revised plans 633_DO_PL_011 dated 3rd February 2023, landscape visual appraisal and landscape masterplan (1073800) dated 22nd April 2023, revised site access strategy plan dated 28th April 2023 and proposed revised block plan dated 30th June 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 No work above floor plate level shall be carried out until samples or where appropriate details of the walling and roofing 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 of a satisfactory appearance in the interest of visual amenity.

4 No works hereby permitted shall be implemented until full details of the landscaping scheme for the development has first been submitted to and approved in writing by the Local Planning Authority. The details shall include location, species and sizes, planting specifications, maintenance schedule, provision for guards or other protective measures. The details shall also include the design and location, type and materials to be used for hard landscaping including specifications.

Reason: To ensure suitable landscaping at the site.

- 5 All planting shall be carried out in accordance with the approved details in the first planting season following the completion or first occupation/use of the development, whichever is the sooner. The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure adequate provision for trees/hedgerows, in the interests of visual amenity and the character and appearance of the area.

- 6 No development shall start until a detailed design, maintenance and management strategy and timetable of implementation for a surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate the technical feasibility and viability of the proposed drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put in to use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

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.