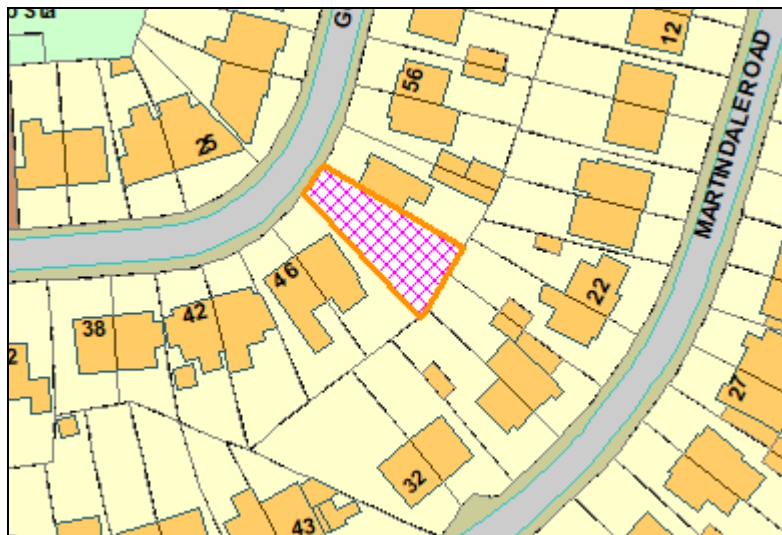


## Planning Committee

<b>Date</b>	15 August 2023
<b>Case Officer</b>	Joe Gibbons
<b>Application No.</b>	23/00524/FUL
<b>Site Location</b>	50 Goodmoor Crescent, Churchdown
<b>Proposal</b>	Erection of a two storey front extension, single storey front extension, single storey side extension, single storey rear extension and loft conversion with rear-facing dormer roof.
<b>Ward</b>	Churchdown St Johns
<b>Parish</b>	Churchdown
<b>Appendices</b>	23-012-E-SLP01 (Site Location Plan) 23-012-F-SP01 (Proposed Site Plan) 23-012-P-GF01 (Proposed Ground Floor Plan) 23-012-P-FF-01 (Proposed First Floor Plan) 23-012-P-SF01 (Proposed Second Floor Plan) 23-012-P-E01 Rev A(Proposed Elevations) 23-012-E-SP01 (Existing Site Plan) 23-012-E-E01 (Existing Elevations) 23-012-E-GF01 (Existing Ground Floor Plan) 23-012-E-FF01 (Existing First Floor Plan)
<b>Reason for Referral to Committee</b>	Churchdown Parish Council objection regarding overdevelopment and out of character for the area.
<b>Recommendation</b>	Permit

### Site Location



## 1. The Proposal

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Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RVM3E4QDHXR00>

- 1.1 This application seeks planning permission for erection of a two storey front extension, single storey front extension, single storey side extension, single storey rear extension, loft conversion with rear-facing dormer roof.

## 2. Site Description

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- 2.1 This application concerns 50 Goodmoor Crescent, a semi-detached two storey dwelling located within Churchdown. The property has not been extended and also has a detached garage.

## 3. Relevant Planning History

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Application Number	Proposal	Decision	Decision Date
61/02485/FUL	Rev. scheme for dev. of a residential est. previously approved, providing for erection of diff. house types and variations to the est. layout and road construction. The work to be carried out in accord. with the applic. plan dated 9.10.1961.	PER	19.10.1961
58/00021/FUL	Development of a residential estate approximately 19.25 acres in area by the erection of detached and semi detached houses and two blocks of flats or maisonettes.	PER	17.04.1958
58/00022/FUL	Erection of 220 dwellings and 7 shops on a site of approx. 19.25 acres.	PER	21.10.1958

## 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 **Churchdown Parish Council** – Objection – Overdevelopment and out of character for the area.
- 4.2 **Building Control** - The application would require Building Regulations approval

## 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. One letter of objection has been received;
- Rear facing dormer - loss of privacy and not in keeping with any existing buildings.

## **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 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)

### **6.5 Neighbourhood Plan**

Churchdown and Innsworth Neighbourhood Development Plan – 2011-2031

Policy CHIN2 (Layout and Appearance of Residential Development)

## **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), 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**

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### ***Design and Visual Amenity***

- 8.1** 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.
- 8.2** The existing dwelling is finished externally with red brick, located on a corner plot along Goodmoor Crescent. The proposed two storey front extension would infill a section of the dwelling which is recessed within the existing elevations, allowing for a larger hallway and enlarged bathroom at first floor level. The part of the proposal would squaring off the plan form of the existing property and would be finished in matching brick.
- 8.3** This element of the extension is considered to be minor in scale and would not represent a disproportionate addition, respecting the character of the dwelling, preventing the development unbalancing the pair of semi-detached properties that includes the host dwelling and the adjoining property.
- 8.4** The single storey front extension is proposed to have a lean-to roof, providing a porch and snug. The fenestration of this extension would share the appearance of existing windows on the front elevation. The extension would extend across most the width of the front elevation with a slight set back on the boundary with the adjoining dwelling at No. 52. The extension would be narrow, measuring approximately 1m beyond front elevation of the host dwelling.
- 8.5** The proposed side extension would be set back from the front elevation, with a lean-to roof. This extension would wrap around to the rear elevation, joining to a pitched roof. The single storey side and rear extensions are to be finished in coloured render which, whilst being of a different finish and colour to that of the host dwelling, are small in scale and set back from the principal elevation, and are considered acceptable, having limited impact on the appearance of the dwelling and street scene.
- 8.6** The dormer is located on the rear elevation, level with the ridge but set away from the eaves of the dwelling and in from the roof edges. It is proposed to clad the dormer with PVCu cladding and white windows to match the existing. The dormer could be viewed from Goodmoor Crescent but views would be extremely limited with only the southern cheek visible. The main views would be present from dwellings on Martindale Road, located to the east. There are existing dormers on Goodmoor Crescent, both to the front and rear of properties, as well as dormers on other neighbour streets. As such, whilst the dormer would change the appearance of the rear elevation, due to the scale and design of the dormer and the varying design of properties within the immediate locality, the dormer would not result in unacceptable harm to character of the host dwelling or the street scene.
- 8.7** It is noted that a section of the detached garage may need to be demolished to implement the proposed single storey extensions. Clarification on this will be provided through the update to planning committee, it would only involve the partial demolition of the existing garage, reducing the amount of development on site. Off-street parking would not be unacceptably impacted as a result of this alteration.

- 8.8** It is noted the Parish have objected on grounds of overdevelopment. The application site is located on a corner plot along Goodmoor Crescent. This results in the plot which features a garden to the front, side and rear elevations of the dwelling. Off-street parking space for two cars would still be available. Furthermore, the remaining outdoor amenity space is considered acceptable, preventing amenity harm to current and future owners of the site. The side extension is single storey and set back from the front elevation with limited views provided to the rear extension, preventing the plot from appearing cramped.
- 8.9** Having taken account of the above, the proposed extensions 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 TBLP, Policy SD4 of the JCS and Policy CHIN2 of the Churchdown and Innsworth Neighbourhood Development Plan – 2011-2031.

### ***Effect on the Living Conditions of Neighbouring Dwellings***

- 8.10** Policy SD14 of the JCS requires that new development must cause no unacceptable 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.
- 8.11** The proposed side extension would bring the built development of No.50 nearer to No.48 to the south. The side extension features low eaves and a lean-to roof which slopes away from No.48. Northern facing windows do exist on No.48 at ground floor levels, however a gap of over 2m would exist. The two properties are also orientated away from one another. As such the gap between the two properties widens further into the site.
- 8.12** No.52 would be on the boundary of the rear extension which would extend 3m from the rear wall of the host dwelling. This extension would also feature a pitched roof which slopes away from the neighbouring plot with eaves of approximately 2.6m. Whilst the proposal is directly on the boundary with No.52, the nearest window opening includes french doors to a lounge which is also served by a secondary source of light on the front elevation.
- 8.13** A single storey extension at No.52 serves a garden room which leads to the kitchen. This extension features more than one glazed elevation, providing secondary sources of light to the room. As such, although one of the windows would face the development, due to the scale of the development and the secondary light sources for both the garden room and the lounge, the proposed rear extension is not considered to result in undue harm to the residential amenity enjoyed by neighbouring occupants.
- 8.14** The rear dormer would provide raised views to the rear gardens of adjoining dwellings and toward the rear of dwellings located along Martindale Road. The rear of dwellings on Martindale Road are located in excess of 21m from the windows of the rear dormer and rear wall of the host dwelling.
- 8.15** The host dwelling was approved via planning consent in 1961 which did not restrict permitted development rights. As such, a rear roof dormer could be implemented without the benefit of planning permission through permitted development rights.
- 8.16** Notwithstanding this, the roof dormer is considered to be at a distance from the properties to the rear which, whilst providing further rear facing upper floor windows, are not considered to result in unacceptable harm to neighbour residential amenity through overlooking.

**8.17** 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 the amenity of neighbouring occupiers in accordance with Policy RES10 of the TBP and Policy SD14 of the JCS.

## **9. Conclusion**

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**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. The proposal would also be of an acceptable size and design.

## **10. Recommendation**

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**10.1** The proposal 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:

- Drawing numbers 23-012-E-SLP01 (Site Location Plan), 23-012-F-SP01 (Proposed Site Plan), 23-012-P-GF01 (Proposed Ground Floor Plan), 23-012-P-FF-01 (Proposed First Floor Plan) and 23-012-P-SF01 (Proposed Second Floor Plan) received by the Local Planning Authority on 02.06.2023.
- Drawing number 23-012-P-E01 Rev A (Proposed Elevations) received by the Local Planning Authority on 28.07.2023.

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 stated on the hereby approved drawings.

Reason: To ensure that the proposed development is in keeping with the existing 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.
  
- 2** The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.