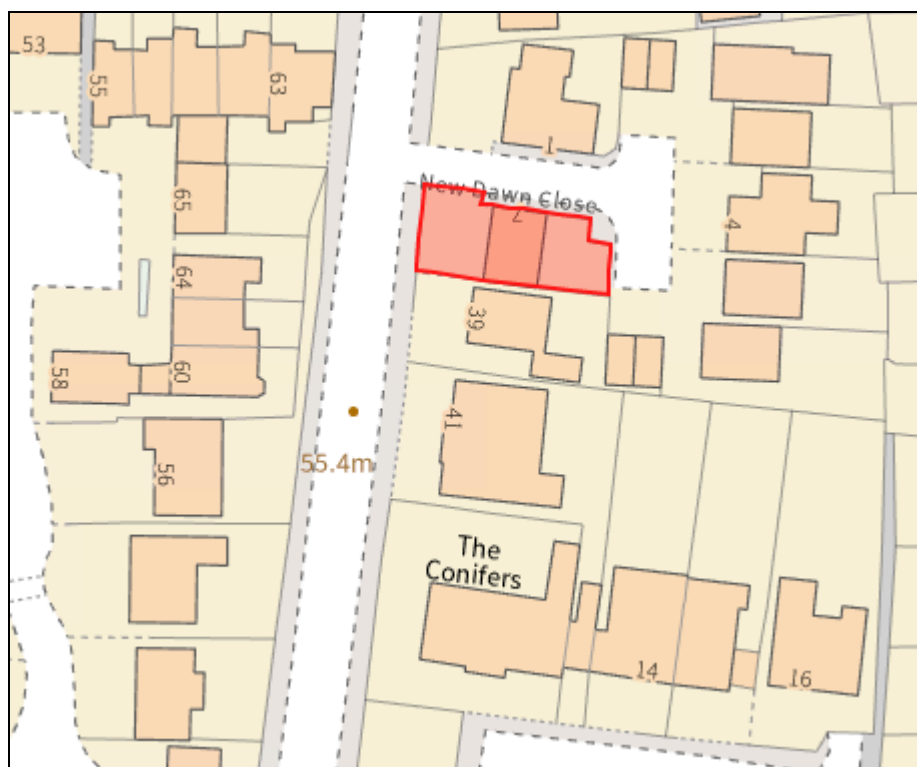


Planning Committee

Date	19 September 2023
Case Officer	Joe Gibbons
Application No.	23/00212/FUL
Site Location	Station House, 7 Newdawn Close, Bishops Cleeve
Proposal	Raised ridge height and installation of rear roof dormer and front rooflights.
Ward	Cleeve West
Parish	Bishops Cleeve
Appendices	Site Location Plan (A1200P-640-04) Existing & Proposed Block Plan (A1200P-640-03A) Plans and Elevations as Existing (A1200P-640-01) Plans and Elevations as Proposed (A1200-640-02C)
Reason for Referral to Committee	Objection received from Bishops Cleeve 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=RQQ8TOQDG1K00>

- 1.1 The applications seeks planning permission for a roof alteration comprising the raising of the ridge height, the installation of a rear roof dormer and front rooflights.
- 1.2 The initial application did not include in the description, the proposal to raise the ridge height of the roof. The description of development was subsequently amended, and Neighbours and consultees re-notified on the revised description.

2. Site Description

- 2.1 Station House is a two-storey detached property located within Bishops Cleeve. The dwelling was formally a redundant Police station building prior to its conversion following the grant of planning permission (ref 12/00616/FUL) which included 5 new dwellings which have since been constructed to the rear of the application property.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
02/00109/OUT	Outline application for a replacement police station and three detached houses	PER	19.03.2002
T.1865	Erection of police station.	NOOBJE	15.06.1954
T.1865/A	Erection of Police Station and 2 houses. Construction of vehicular and 2 pedestrian accesses onto a lay-by.	PERMIT	28.02.1955
12/00616/FUL	Part demolition, conversion & extension of redundant Police Station buildings into 2 dwellings and the construction of 6 new dwellings. Associated garages, road and sewers.	PER	31.10.2012
13/00005/MINOR	Non-material minor amendment (12/00616/FUL)	GRANT	11.01.2013
13/00035/MINOR	Non material amendment to reduce the width of the garage serving Plot 8 to 2.8m external. (Amendment to application 12/00616/FUL).	GRANT	12.08.2013

4. Consultation Responses

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

4.1 Bishops Cleeve Parish Council – Object,

- Rear dormer is out of proportion to the size of the property,
- Intrusive and will negatively affect the amenity of their neighbours by invading their privacy.

4.2 Building Control – No objection

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 No representations have been received.

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 (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

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), Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), 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 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 proposals is appropriate to the character and appearance of the existing dwelling and its surrounding area.
- 8.2 The existing dwelling forms one of two previous police buildings which have very similar frontages, both are finished in cream render with a central chimney stack. The properties are therefore relatively uniform with one another, however Gate House, No.1 Newdown Close, has been extended to the rear with a two-storey extension and features an attached garage.
- 8.3 This proposal would see the ridge-line of the host dwelling increased in height from 7.1m to 7.85m, an increase of approximately 0.75m. This increase would alter the pitch of the roof slope from 34 degrees to 41 degrees.
- 8.4 This change would alter the relationship between the host dwelling and the Gate House, however the chimney stack would be retained and the new concrete roof tiles would match the existing, softening the impact that the proposal would have upon the appearance of the host dwelling when viewed from the street.
- 8.5 The surrounding residential development differs in design and scale. To the south of the application site is a white rendered bungalow, to the east (behind) are redbrick two and two and a half storey dwellings and to the west are redbrick and mock Tudor two storey dwellings which all vary from one another in design height and scale.
- 8.6 There is an existing lack of unity and rhythm within the street scene. Whilst the roof height increase would result in a ridge which is above those of neighbouring dwellings, the increase is not considered to be significant or incongruous in the context of existing and surrounding development and it is therefore considered that the proposal would result in negligible harm to the character and appearance of the street scene.
- 8.7 Whilst the rear dormer would be large, the appearance would be softened due to the proposed hanging tiles which would match those of the existing roof, allowing the works to assimilate with the property.
- 8.8 The proposed works would provide two additional bedrooms and a bathroom, taking the total number of bedrooms to 5. The applicant has confirmed that 3 parking spaces are available for the property and is in-line with the advice set out within the Manual for Gloucestershire Streets (July 2020) Addendum - October 2021.

- 8.9** It is considered that the proposal would be of an appropriate size and design and would be in keeping with the character and appearance of the property and wider street scene. The proposal would therefore have an acceptable impact on the character of the surrounding area and complies with the requirements of Policy RES10 of the TBP and Policy SD4 of the JCS.

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 application property is set broadly in line with the adjoining properties at 'The Gate House' and 'Orchard House'. Given this relationship it is considered that the increased ridge height and proposed dormer would not result in any unacceptable overbearing impacts, loss of light or overlooking to these adjoining properties.
- 8.12** The properties to the rear, Nos. 2, 3, 4 & 5 Newdawn Close are set in a cul-de-sac which front towards the rear elevation of the application property.
- 8.13** The proposed dormer would be set approximately 20 metres from Nos. 4 & 5 New Dawn Close which are located directly to the rear of the application property. While the proposed dormer would result in two additional bedroom windows facing towards the front elevations of these properties, these windows would be no closer than those within the rear elevation of the existing property. Considering this relationship and separation, it is concluded that there would not be any demonstrable harm to the living conditions of the occupiers of properties at Newdawn Close from overlooking, loss of light or overbearing effects.
- 8.14** 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 TBP and Policy SD14 of the JCS

9. Conclusion

- 9.1** It is considered that the proposal would be of an acceptable design and scale which would not result in any demonstrable harm to the appearance of the existing dwelling or the surrounding area. Furthermore given the relationship to adjacent properties, the proposal would not result in an unacceptable loss of residential amenity to the occupiers of 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:

- Drawing number A1200P-640-04 (Location Plan as Existing) received by the Local Planning Authority on 27.02.2023
- Drawing numbers A1200P-640-03A (Site Plan & Block Plans As Existing & Proposed) and A1200P-640-02C (Plans and Elevations as Proposed) received by the Local Planning Authority on 05.09.2023.

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 approved drawings.

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