

Planning Committee

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| Date | 19 March 2024 |
| Case Officer | Mrs Emily McKenzie |
| Application No. | 23/01132/FUL |
| Site Location | 12A Beverley Gardens, Woodmancote |
| Proposal | First floor extension and single storey rear and side extension. |
| Ward | Cleeve Hill |
| Parish | Woodmancote |
| Appendices | Existing and proposed site plan Existing floor plans Proposed floor plans Existing elevations and roof plan Proposed elevations and roof plan |
| Reason for Referral to Committee | Objection from the Parish Council |
| Recommendation | Permit |

Site Location



1. The Proposal

- 1.1 Full application details are available to view online at:
<https://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S58PIZQDMTR00>
- 1.2 The development subject of this application seeks two elements as follows:
1. First storey extension to the north-eastern part of the dwelling comprising two parts; a connecting flat roofed element adjacent to the existing first storey protrusion, and a further mono pitched roof mimicking the style of the existing dwelling. Both of which would be finished in timber cladding (walls) and metal sheeting (roof) to match existing; and
 2. Single storey mono pitched extension to the north-eastern part of the dwelling which would be finished in brick colour matched to the Cotswold stone façade.
- 1.3 Seemingly, no changes are proposed to the boundary treatments and as such the eastern boundary would remain as a post and rail, and close boarded fence.

2. Site Description

- 2.1 This application relates to 12A Beverley Gardens, a recently constructed dwelling finished in a contemporary style. To facilitate its construction, the curtilage of No.12 was subdivided and No.12A occupies the eastern segment of that land. Both No.12 and No.12A share the same access via Beverley Gardens.
- 2.2 The dwelling is bordered to the east by open agricultural fields and in all other directions by residential neighbours.
- 2.3 The site itself is located within the residential settlement boundary however is not directly affected by any further constraints or designations. Notwithstanding this, it is noteworthy that the eastern border forms a boundary with the Cotswolds National Landscape, and just beyond the southern border lies the Woodmancote Conservation Area.
- 2.4 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 |
|--------------------|--|----------|---------------|
| 15/00981/FUL | Demolition of ancillary buildings and erection of a new two storey dwelling in the subdivided existing curtilage. Minor alterations to the existing bungalow to be retained and associated external works. | PERMIT | 25.11.2015 |
| 16/00363/FUL | Erection of a new two storey dwelling within existing curtilage and minor alterations to the existing bungalow (amendment to previously approval - 15/00981/FUL). | PERMIT | 06.07.2016 |

4. Consultation Responses

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

4.2 Woodmancote Parish Council – Objection on the following grounds:

- The original house is incongruous
- The cladding and balcony of the original house do not assimilate well with the surrounds
- The original house is unwarranted suburban design
- The scheme is contrary to RES5
- The roof line of the original house is out of keeping with existing bungalows in the area
- Adding to the design of the original house would make the house look even more out of place
- The WNDP says that 2 storey dwellings are out of character in this area
- Large windows and glazed balconies are contrary to RES5 and would be visible from the footpath
- Further alterations would erode the character of the area even further
- This would set a precedent
- Unacceptable intrusion into the countryside contrary to Policy RES5
- More accommodation will result in a need for more parking which is already overstretched in this area
- The boundary treatment of a close boarded fence would be replaced with a wall which should be Cotswold stone
- The scheme is contrary to Policy 1 of the WNDP because it does not conserve or enhance the AONB

4.3 Conservation Officer – No objection.

4.4 Highways Officer – No objection.

5. Third Party Comments/Observations

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

5.2 The application has been publicised through the neighbour notification letters and two letters of representation have been received (one in support and one in objection) Comments are summarised below:

- The development would encourage on street parking, on an already busy road
- The roof extension is out of keeping with other properties in the area
- The extension would overshadow and result in a loss of light to the gardens of No's 14 and 16

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)
National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

Policy SD4 (Design Requirements)
Policy SD7 (AONB)
Policy SD8 (Historic Environment)
Policy SD14 (Health and Environmental Quality)
Policy INF1 (Transport Network)

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

Policy RES10 (Extensions and Alterations to Existing Dwellings)
Policy LAN2 (Landscape Character)
Policy ENV2 (Flood Risk and Water Management)
Policy TRAC9 (Parking Provision)
Policy HER1 (Conservation Areas)

6.5 Woodmancote Neighbourhood Development Plan 2020-2031 – Adopted 20 June 2023

Policy 1 (Cotswolds Area of Outstanding Natural Beauty)
Policy 5 (Water Management Statements)
Policy 6 (Design of SUDS)
Policy 7 (Natural Flood Management)
Policy 8 (Flooding on roads in the AONB)
Policy 9 (Design)

6.6 Cotswold National Landscape Management Plan 2023-2025

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 Local Plan Policy RES10 provides that development must respect the character, scale and proportion of the existing dwelling and the surrounding development. Policy 9 of the WNDP echoes the same requirements.
- 8.2** The existing dwelling is of a contemporary design, which is generally a departure from the character and appearance of dwellings within the local area which typically features bungalows and other traditional-style homes.
- 8.3** The ground floor extension would assimilate well with the layout and design of the dwelling, marginally increasing the internal floor space and creating a utility room, as well as changing the covered parking area into a formal garage. The extension is proposed to be stepped in from the boundary and thus the eastern boundary fence would remain intact, and the elevations are proposed to be finished in a buff coloured brick. Whilst this is a departure from the materials exhibited on the remainder of the dwelling, given the position of the extension which would be concealed from views by virtue of its scale, orientation and boundary treatments, this is considered to be acceptable.
- 8.4** Turning to the first storey extension, this would be constructed in two main parts; a flat roofed connecting feature which would be a landing, and a mono-pitched addition – both of which would be constructed within the envelope of the existing building. The extension would be in keeping with the style and form of the existing dwelling, and its proportions would create sufficient balance and dimension which would respect the character and appearance of the existing dwelling. Furthermore, the use of materials would match that of the existing dwelling and thus the extension would assimilate well within this context.
- 8.5** As referenced above, the extensions would be in keeping with the existing dwelling and would thus accord with Policies SD4, RES10 and Policy 9 of the NDP in this regard.

Impact on the Cotswold National Landscape

- 8.6** JCS Policy SD7 of the Joint Core Strategy sets out that developments are required to conserve and, where appropriate, enhance the landscape, scenic beauty, cultural heritage and other special qualities in an AONB.
- 8.7** Whilst the site is not located within the Cotswold National Landscape, the eastern boundary directly abuts its extents and thus the development has the potential to affect its setting. In any event, when viewed within the context of the existing dwelling it is considered that the extensions would appropriately conserve the special qualities of the National Landscape in accordance with Policy SD7 and Policy 1 of the NDP.

Impact on Heritage Assets (Listed Building and Conservation Area)

- 8.8** Whilst the site is not located within Woodmancote Conservation Area, it is in close proximity to it. In determining planning applications, Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Council to have regard to the desirability of preserving listed buildings and their features of special architectural or historic interest and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposal must also be assessed against section 16 of the NPPF, JCS Policy SD8 and Policy HER1 of the Local Plan.

- 8.9** When viewed within the context of the existing modern dwelling, it is not considered that the extensions would result in any harm to the setting of the nearby Conservation Area thereby safeguarding its historic significance in accordance with Policies SD8 and HER1 The Councils Conservation Officer has been consulted and raises no objection to the proposals.

Residential Amenity

- 8.10** 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.
- 8.11** The site is surrounded to the south, west and north by residential neighbours and as such the impact of the development upon their amenity has been carefully considered. By virtue of the scale of the single storey extension, it is not considered that this would result in any adverse impact to any nearby neighbours.
- 8.12** Likewise, the first storey extension which would be built within the envelope of the existing building would not overshadow nor result in a loss of light to neighbouring properties or their gardens and neither would there be any further concerns in terms of bulk, scale, massing (overbearing), loss of privacy or overlooking.
- 8.13** As referenced above, it is considered that the development would appropriately safeguard the amenities of nearby neighbours in accordance with Policies SD14 and RES10.

Highways Impact

- 8.14** Policy INF1 of the JCS sets out that permission shall only be granted where the impact of development is not considered to be severe. It further states that safe and efficient access to the highway network should be provided for all transport means.
- 8.15** Whilst the development would result in the reconfiguration of the existing parking arrangement, by changing the covered parking area into a formal garage, there would still be sufficient space for the applicant to park vehicles within their property.
- 8.16** Furthermore, although the extension would result in the creation of an additional ensuite bedroom resulting in a 4-bedroom dwelling, it is not considered that the use would intensify to such a degree to warrant justification for additional parking. The Local Highway Authority have been consulted who raise no objection to the development as proposed; and likewise, no conditions have been proposed.
- 8.17** As referenced above, it is considered that the impact of the development upon the highway network would not be severe in accordance with Policy INF1.

9. Conclusion

- 9.1** Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70 (2) of the Act 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.
- 9.2** This report finds that the development would be acceptable and in accordance with the relevant policies of the Development Plan.

10. Recommendation

- 10.1** Given the above, the recommendation is to **PERMIT** the application subject to the below 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 approved documents:

- Existing and proposed site plan: 813-05, received 6th December 2023
 - Proposed floor plans: A668P-813-03, received 6th December 2023
 - Proposed elevations and roof plan: A668P-813-04, received 6th December 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 first floor extension shall match those used in the existing dwelling.

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

- 4.** The brick colour to be used in the external elevations of the ground floor extension shall match in colour to the stones used in the façade of the main dwelling.

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

- 5.** The first floor ensuite window on the eastern elevation shall be fitted with, and retained in, obscure glazing (Pilkington Level 4 or equivalent).

Reason: To protect the privacy of host 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 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.