

GLOUCESTER CITY COUNCIL

COMMITTEE : PLANNING

DATE : 2ND DECEMBER 2014

ADDRESS/LOCATION : 11A WELLSPRINGS ROAD, GL2 0NL

APPLICATION NO. & WARD : 14/01124/FUL LONGLEVENS

EXPIRY DATE : 20TH NOVEMBER 2014

APPLICANT : MR I. SAINSBURY

PROPOSAL : ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

REPORT BY : CARLY HOLDER

NO. OF APPENDICES/ : SITE LOCATION PLAN
OBJECTION : 1 LETTER OF REPRESENTATION

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site comprises the facing right hand, two storey dwellinghouse in a pair of semi detached properties, set back from the highway by a pedestrian walkway and front garden laid to hardstanding to provide off road parking allocations for approximately 3 vehicles. The property is enclosed by a low brick and render finished wall. There is a car port to the side (north) elevation, and the rear of the property comprises an existing single storey 'lean to' element which is part of the original dwellinghouse, and a conservatory. There is also a timber shed in close proximity to the boundary with the neighbouring property of number 15 Wellsprings Road. The property is constructed of facing brickwork to the ground floor, and has a white finished render to the first floor. The hipped roof is of interlocking slate tiles, windows and doors are of brown uPVC and rainwater goods are black. The property also comprises many decorative features, including a bay window to both the ground and first floor, with a painted timber clad window gable to the first floor, chimney stack, and decorative brick dressings above the front door and circular window to the side (north) elevation.
- 1.2 The application seeks planning permission for the removal of the existing single storey element and conservatory, and the subsequent erection of a single storey side and rear 'wraparound' extension. The side element would measure approximately 2020mm in width, 10000mm in depth, whilst the rear element would comprise span the full width of the rear elevation, and would project forward of the principal rear elevation by approximately 3000mm. The extension would have an eaves height of approximately 2300mm and would measure approximately 3300mm in height to the ridge of the hipped roof. The

front elevation would be set back from the front elevation of the principal dwellinghouse by approximately 770mm. There would be a set of doors to the front (east) elevation serving cycle storage, a door and window to the facing left hand side of the rear (west) elevation serving a utility room, and a set of bi-folding doors and 2no velux roof lights to the facing right hand side of the rear (west) elevation serving an extended kitchen and dining area. There would also be a downstairs W.C within the side extension. All materials used would match those of the principal dwellinghouse.

- 1.3 This application has been referred to the planning committee for determination by Councillor Paul James (ward councillor).

2.0 RELEVANT PLANNING HISTORY

- 2.1 None

3.0 PLANNING POLICY

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development control purposes. The National Planning Policy Framework is also a material consideration.

- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policy in a Local Plan should not be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.

- 3.4 From the Second Stage Deposit Plan the following policies are relevant:

3.4.1 BE.20- Extensions

Planning permission will be granted for the extension of existing buildings provided that:

1. The design is sympathetic in scale, form and materials to the existing building, and;
2. It has no significant adverse effect on the amenity of nearby properties in terms of height, scale, overshadowing, proximity or loss of privacy; and
3. The design respects the character and appearance of the street scene, and;

4. It does not unreasonably detract from the existing open area o the site, including garden areas, landscaping, protected trees and areas for essential parking, and;
5. It does not create safety issues on any highway.

Development can have detrimental effects upon the amenity currently enjoyed by existing residents and occupiers of adjoining properties. It is important that enjoyment and amenity values are recognised and safeguarded.

3.4.2 BE.21 - Safeguarding of Amenity

Planning permission will not be granted for any new building, extension or change of use that would unreasonably affect the amenity of existing residents or adjoining occupiers

- 3.5 In terms of the emerging local plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils and published its Pre-Submission Document which will be submitted to the Planning Inspectorate in autumn 2014. Policies in the Pre-Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited by the fact that the Plan has not yet been the subject of independent scrutiny and do not have development plan status. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.6 On adoption, the Joint Core Strategy and City Plan will provide a revised planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
 - The stage of preparation of the emerging plan
 - The extent to which there are unresolved objections to relevant policies; and
 - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 None

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1 The occupiers of five neighbouring properties were notified of the original application by letter.
- 5.2 In response, one letter of representation was received. The comments raised are summarised below:

- 5.2.1 Size of Extension: the extension would run the full length of the existing property and also extends past the rear elevation. This will create an expanse of brick wall 10 metres long running alongside the shared boundary. This is grossly excessive and will have an overbearing, unreasonable and unduly dominant impact on our residential amenity. The proposed extension conflicts with the City Councils adopted planning policies.
- 5.2.2 Visual Impact: each pair of properties on Wellsprings Road have maintained the physical separation between each property- maintaining the space is an important aspect because this maintains the visual appearance of the street scene. The 'gaps' between each property are an important element of the street scene. No other properties along Wellsprings Road have been extended in such a way that if the proposed extension is granted it would set an unfortunate precedent. The City Council's Home Extension Guide makes clear that the characteristics of the street/road are an important element. In this case, the proposed extension would markedly and unacceptably impact on the character of the existing street scene and close the gap between the properties in a way which is unreasonable.
- 5.2.3 Negative Impact: the proposed extension would hem [us] in, block our light and be excessively dominant and overbearing. The extension does not represent a good example of 'neighbourliness' as it would have a wholly unacceptable adverse impact on our residential amenities.
- 5.2.4 Other comments made related to allowing access into the property during the construction phase, and the location of the public sewer. This is considered to be a matter to be dealt with by Building Control and the relevant utilities provider.
- 5.3 The full content of all correspondence on this application can be inspected at the Herbert Warehouse reception, The Docks, Gloucester, prior to the Committee meeting.

6.0 OFFICER OPINION

- 6.1 It is considered that the main issues with regard to this application are as follows:
- 6.2 Character and Appearance:
- 6.2.1 Wellsprings Road is primarily comprised of pairs of two storey semi detached properties, interspersed with a few detached properties. It is considered that there is a set character and appearance to Wellsprings Road as a result of property sizes, frontages, building lines and ridgeline heights. Many properties have been similarly extended, or comprise a car port or garage to their side elevations.

6.2.2 It is considered that the proposal would serve to 'close the gap' between the application site and its neighbouring property of number 15 Wellsprings Road at the ground floor level. However, there are a number of other properties along the length of Wellsprings Road which have undergone extensions to the side which close the gap between the neighbouring properties and are visible within the street scene.

6.2.3 Those most relevant with regard to the development type are listed as follows:

- 8 Wellsprings Road (to the south east): Planning permission granted in 2007 for a single storey side and rear extension, and therefore is of a similar appearance to that of the proposed.
- 19 Wellsprings Road (to the north): Planning permission granted in 2008 for the erection of a two and single storey side and rear extension. The two storey element is located towards the rear of the property, however projects forward of the side elevation and serves to partially close the gap between itself and its neighbour.
- 30 Wellsprings Road (to the north east): Planning permission granted in 2007 for the erection of a single storey extension to the side and rear. The side element is located towards the rear of the property; however it serves to partially close the gap between itself and its neighbour.
- Numbers 41, 43, 45 and 50 Wellsprings Road have all undergone single storey side extensions in 1998, 1993, 2004 and 1999 respectively. The front elevations of these extensions are in line with the front elevations of the principal dwellinghouses respectively and each have a width which either meets or projects towards the boundary with the neighbouring property. These are all of a similar appearance to that of the proposed.

6.2.4 There are also a number of properties which have undergone two storey side extensions and the addition of front porches, serving to unbalance their respective pairs of semi detached properties.

6.2.5 Considering the presence of other similar extensions throughout Wellsprings Road, it can be argued that there is already a precedent for side extensions of a design similar to the proposed, and there are a number of examples where the spacing between the properties has been compromised at both ground and first floor level, resulting in the 'closing of the gap' between the respective properties.

6.2.6 It is therefore not considered that the proposed single storey side and rear extension would have a significant adverse impact upon the character of the application property and wider area, nor on the appearance of the street scene.

6.3 Neighbouring Amenity:

- 6.3.1 It is not considered that the proposal would have any adverse impact upon the amenity of the occupiers of the properties to the front (east), rear (west) or side (south).
- 6.3.2 The neighbouring property of number 15 Wellsprings Road is located to the north of the application site. This property comprises a single storey rear extension, with its side elevation in line with the side (south) elevation of the principal dwellinghouse. This projects approximately 5 metres forward of the rear building line.
- 6.3.3 The proposed extension would be built alongside the boundary with number 15, and would have an eaves height of approximately 2300mm and a ridgeline height of approximately 3300mm. There would be a gap of approximately 2800mm between the new side elevation at number 11a, and the existing side elevation at number 15. There are 4no small windows within the side elevation of number 15, facing onto number 11a, and serving the hall, kitchen and a room within the extension.
- 6.3.4 There would be no new windows within the side (north) elevation of the extension, and therefore it is not considered to give rise to any loss of privacy or overlooking.
- 6.3.5 The proposed extension would be located to the south of number 15, and in relatively close proximity due to its location alongside the boundary. It is therefore considered reasonable to suggest that the occupiers of number 15 may experience an increase in the levels of overshadowing to the gap between the dwellinghouses, however this is not considered to be significant given the single storey nature of the proposal, and its location attached to the two storey elevation of the principal dwellinghouse, which already has an overshadowing impact.
- 6.3.6 Despite the proposed length of the extension and proximity with the boundary of number 15, by virtue of the single storey nature and hipped roof design, and in accordance with the Gloucester City Council's adopted Supplementary Planning Document entitled 'Home Extension Guide' (2008), it is not considered that the overall scale of the extension would be unduly dominant, nor would it have a significant adverse impact upon the windows present within the side elevation of number 15. It is consequently not considered that the proposed extension would have an unacceptable overbearing appearance.
- 6.3.7 It is therefore not considered that the proposed extension would have any adverse impact upon the amenity of the occupiers of any neighbouring properties with regard to loss of privacy, loss of light or by appearing overbearing.

6.4 Design:

- 6.4.1 The extension has been designed in a way which harmonises with the principal dwellinghouse through the use of matching materials and a

hipped roof design. The proposed rooms within the side (north) elevation adjacent to the boundary with the neighbouring property of number 15 Wellsprings Road would not be primary habitable rooms, and there would be no windows within this side elevation.

6.4.2 It is notable that a scheme not significantly dissimilar to this proposal could be undertaken using permitted development rights.

6.4.3 I therefore conclude that the proposed single storey side and rear extension would be of an appropriate and acceptable design.

7.0 CONCLUSION/REASON FOR APPROVAL

7.1 Taking into account all of the above, it is considered that the proposal would not have any significant adverse impact upon the character or appearance of the street scene, particularly considering the presence of other extensions of a similar design along Wellsprings Road, or upon the amenity of the neighbouring properties, and the design is considered to be acceptable. The proposal is therefore in accordance with policies BE.20 and BE.21 of the Gloucester City Council Second Stage Deposit Local Plan (2002), and accords with the guidance provided with the Gloucester City Council's adopted Supplementary Planning Document entitled 'Home Extension Guide' (2008).

8.0 RECOMMENDATIONS OF THE HEAD OF PLANNING

8.1 That planning permission is granted subject to the following conditions:

Condition 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

Condition 2

The development hereby permitted shall be carried out in accordance with the approved drawing entitled 'Proposed Elevations' and 'Proposed Floor Plan' received by the local planning authority on 22nd September 2014.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Second Deposit City of Gloucester Local Plan (2002).

Condition 3

The external facing materials to the development hereby permitted shall match in colour, form and texture to those of the existing building.

Reason

To ensure the satisfactory appearance of the development in accordance with policy BE.20 of the Second Deposit City of Gloucester Local Plan (2002).

Condition 4

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the side (north) elevation of the property.

Reason

In order to protect the residential amenity of adjacent properties in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

Decision:

Notes:

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Person to contact: Carly Holder (Tel: 01452 396361)

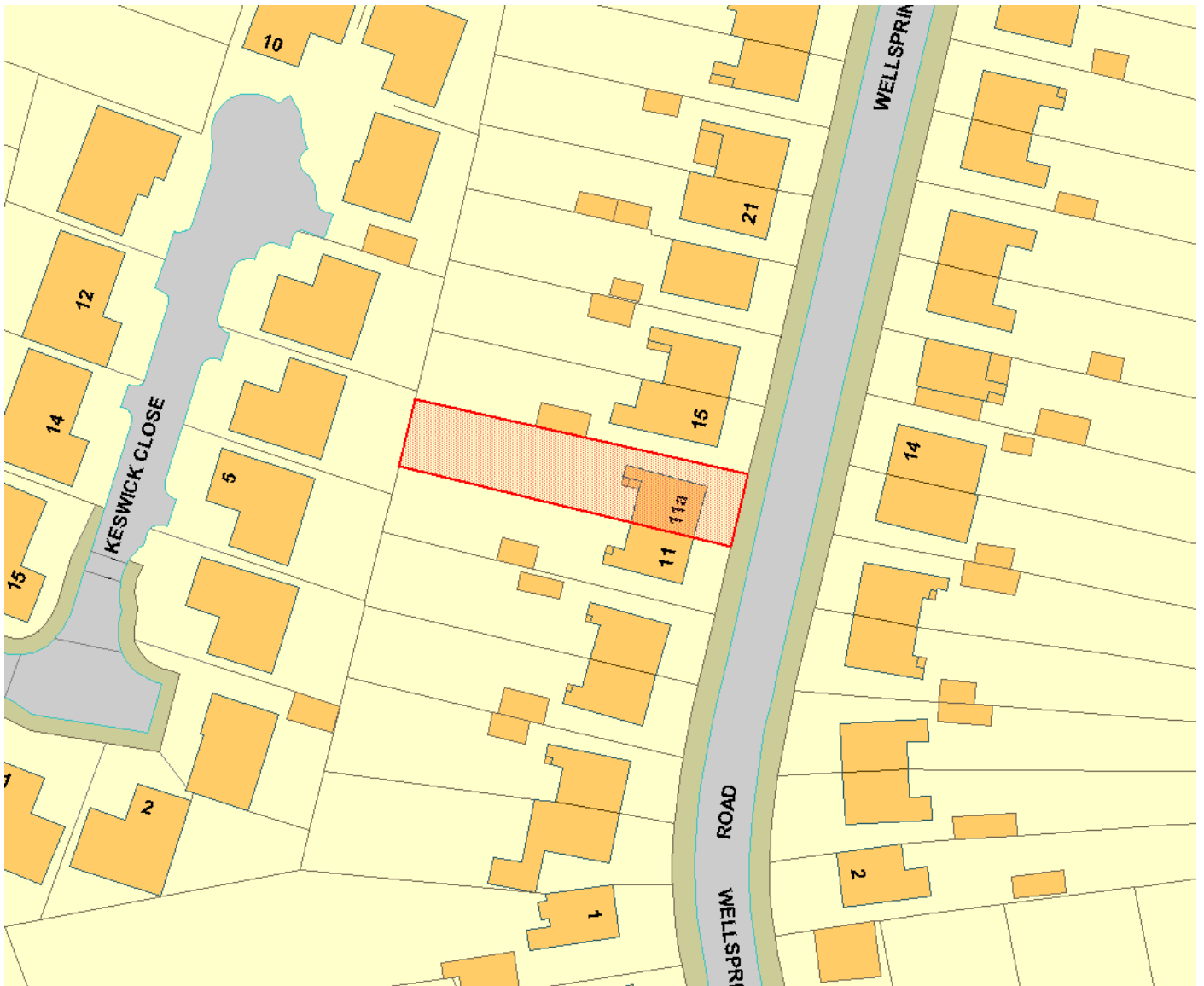
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11A Wellsprings Road

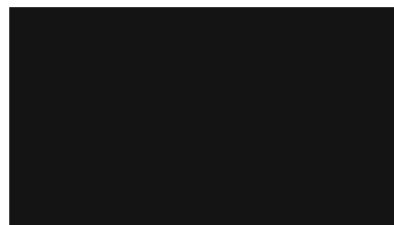
Gloucester

GL2 0NL

Planning Committee 02.12.2014



Mrs C Holder
Development Control
Herbert Warehouse
The Docks
Gloucester
GL1 2EQ



17th October 2014

Dear Mrs Holder

Re: 14/01124/FUL: 11A Wellsprings Road, Longlevens, Gloucester – Proposed erection of a single storey side and rear extension.

Thank you for your letter dated 1st October 2014 notifying us of the above mentioned planning application. We have taken the opportunity to inspect the proposed plans and after careful consideration, we wish to **OBJECT** in the strongest possible terms to the proposed development.

Our reasons for objecting to the proposed development are as follows:

Size of Extension

The proposed extension is shown to run the full length of the existing property and also extends past the rear elevation of the existing property. This will create an overwhelming expanse of brick wall 10 metres long running alongside the shared boundary. In our opinion this is grossly excessive and will have an overbearing and unduly dominant impact on our residential amenities. We do not think it is reasonable for such a large extension to be built over such a long length. It will create a highly imposing and unduly unbearing physical impact upon our residential amenity. The City Council's adopted Planning Policies make clear that..."**extensions must not unreasonably impact upon the amenities enjoyed by neighbouring properties...**" The proposed extension conflicts with this policy advice.

Visual Impact

One of the pleasing features of Wellsprings Road is that each pair of semi-detached houses have maintained the physical separation between each property – these areas being used for car parking or canopy type garages. Maintaining the space between the properties is an important aspect in planning terms because this maintains the visual appearance of the streetscene. The "gaps" between each property is an important element of the streetscene and you will hopefully have noticed this from your site inspection. No other properties along Wellsprings Road have been extended in such a way and if the proposed extension is granted planning permission then it will set a very unfortunate precedent. The City Council's Planning Policies and Advice Guides (the Home Extension Guide) make clear that the characteristics of the street/road is an important element. In this particular case, the proposed extension would introduce an extension which would markedly and unacceptably impact on the character of the existing streetscene. In a nutshell, it would close the "gap" between our property and the applicant's property in a way which is unreasonable.

(Continued.....)

Negative Impact

The proposed extension will have a negative impact on our residential amenity. It will hem us in, block our light and be excessively dominant and over bearing. The proposed extension does not represent a good example of "neighbourliness" whereby the proposed extension may well provide the applicant with additional accommodation, but will have a wholly unacceptable adverse impact on our residential amenities.

Land Ownership

The submitted plans do not accurately define the boundary between the applicant's property and our property. The side wall of the extension is shown running alongside the shared boundary although we note that the boundary is shown with a broken line. We wish to make clear that we would not allow any access to our property for the purposes of the construction of the proposed extension, in the event that planning permission was granted.

Public Sewer

The proposed plans do not accurately show the alignment of the public sewer that serves our property. It is in fact the case that the proposed extension will be built over the public sewer that serves our property which runs immediately adjacent to the shared boundary. We would request that you make further enquiries of the applicant on this matter because the submitted plans do not accurately reflect the alignment of the existing public foul sewer. This is a material planning consideration which should be taken into account.

We would ask that the above comments be taken into account and that planning permission should be refused on the grounds that the proposed extension would have an unacceptable overbearing and unduly dominant impact on our residential amenities and an adverse impact on the visual amenities of the streetscene – a streetscene which has remained largely unchanged since the original houses at Wellsprings Road were constructed.

Yours sincerely


Mr P McQuinn

Miss S Hare 