

**GLOUCESTER CITY COUNCIL**

**COMMITTEE** : **PLANNING**

**DATE** : **8<sup>TH</sup> SEPTEMBER 2015**

**ADDRESS/LOCATION** : **LAND AT 70 TUFFLEY CRESCENT.**

**APPLICATION NO. & WARD** : **15/00169/FUL  
PODSMEAD**

**EXPIRY DATE** : **1<sup>ST</sup> MAY 2015**

**APPLICANT** : **MR R DALDRY**

**PROPOSAL** : **DEMOLITION OF 70 TUFFLEY CRESCENT  
AND THE ERECTION OF 7 DWELLINGS  
WITH ASSOCIATED ACCESS, PARKING  
AND LANDSCAPING.**

**REPORT BY** : **JOANN MENEAUD**

**NO. OF APPENDICES** : **1. SITE LOCATION PLAN**

**1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application site is located towards the lower part of Tuffley Crescent. It comprises the semi detached house 70 Tuffley Crescent and land set behind 66, 68, 70 and 72 Tuffley Crescent.
- 1.2 The application proposes to demolish number 70, which is the right hand facing dwelling of the semi detached houses comprising 70 and 72, to create an access road and footpath from Tuffley Crescent. This would lead to the area at the rear of the gardens proposed for the erection of 7 dwellings, These would be laid out in an L shape and comprise three pairs of semis and a detached coach house style dwelling.
- 1.3 The application has been brought to Committee for determination at the request of Cllr Taylor, to enable Members to be able to consider the impact of the proposed development upon the local area.

**2.0 RELEVANT PLANNING HISTORY**

- 2.1 The applicant has deemed consent for the demolition of 70 Tuffley Crescent under Permitted Development rights. Further discussion on this point is detailed later within the report.

- 2.2 Permission was granted for a two storey and single storey extension to the rear of 70 Tuffley Crescent in July 2014 under reference 14/00676/FUL.
- 2.3 Also of note is that planning permission was granted at 72 Tuffley Crescent for a two storey extension and re-configuration of bay windows to ground and first floor in May 2015 under reference 15/00337/FUL. Works are currently ongoing to construct the extension.

### **3.0 PLANNING POLICIES**

- 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 has been published and is also a material consideration.
- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that policies 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:
- Policy BE7 Architectural Design
  - Policy BE21 – Safeguarding of amenity
  - Policy FRP10 - Noise
  - Policy FRP15 – Contaminated land
  - Policy TR31 – Road safety
  - Policy H4 – Housing Proposals on Unallocated sites
  - Policy H.7 – Housing density and layout
  - Policy H13 - The subdivision of plots for infill development
- 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 Submission Document which was submitted to the Planning Inspectorate on 20<sup>th</sup> November 2014. Policies in the Joint Core Strategy submission document 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
- 3.7 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); Gloucestershire Structure Plan policies – [www.gloucestershire.gov.uk/index.cfm?articleid=2112](http://www.gloucestershire.gov.uk/index.cfm?articleid=2112) and Department of Community and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

- 4.1 Severn Trent Water – State that they have no objection subject to condition requiring the submission of drainage plans for the disposal of surface water and foul sewage. They also advise that there is a public sewer located within the application site.

4.2 Conservation Officer  
Original Comments

Further to our discussion I would recommend that the applicant commissions a historic environment consultant to undertake an assessment of significance of the proposed building to be demolished as a result of the scheme. The building is considered to be a local heritage asset under the NPPF planning policy guidance and should be assessed for local and national significance as well as group value. The group of four properties are unusual for Gloucester in building type and therefore it is important to understand their importance both historically and architecturally prior to assessing the application.

Comments following receipt of heritage statement

Further to my email in March which identified the building as being of local significance under the NPPF planning policy guidance and being identified in the "*Pevsner's guides: Buildings of England*" an assessment of significance was recommended. The applicant was required to assess the building for both local and national significance, as well as, group value. The group of four properties is unusual for Gloucester in building type and therefore it is important to understand their importance both historically and architecturally prior to assessing the application.

A report by Richard K Morriss has been submitted in relation to this assessment which states that these properties are not unique buildings. The

report advises that there are a few examples remaining in Gloucester, with a pair adjacent to the current site. Despite there being a small number of other examples in Gloucester, the localized nature of these indicates that this property is locally important and the group value of the two pairs of semi-detached properties is of high value in the street scene.

The form of the existing pair of semi-detached properties along Tuffley Crescent does add to the character and distinctiveness of the street-scene and local area. Therefore I would argue that the removal of one of these properties would result in the loss of the present symmetry which is created in their present form and would create a gap in the street frontage due to the creation of an access road. In this instance it recommended that the access to the site is reviewed to enable the property to remain which would retain the character and diversity of the street scene.

#### 4.3 Urban Design Officer

In principle, if the house to the front along Tuffley Crescent is removed, I would not object to the scheme design proposed. I have considered the heritage asset which is formed by the two pairs of semi-detached properties, but given that they are not listed or in a conservation area, and having seen the construction of the fabric of No.72, I would have to suggest that the overall benefit of providing the 7 new properties to the rear outweighs the retention of No.70.

#### 4.4 City Archaeology Officer

The proposed development site is located in an area with a generally high background occurrence of Roman period archaeological remains. Roman coins have been recovered to the southeast, and the line of the Roman road from Gloucester to Sea Mills passes to the west of the site. Given the undisturbed nature of the site any archaeological remains should, if present, be preserved in good condition. Given the lack of previous archaeological investigations in the surrounding area I'm concerned that archaeological remains may be present and may therefore be damaged or destroyed by groundworks associated with the proposed development.

In light of the above I advise that a programme of archaeological work and potentially a watching brief should be secured through condition.

#### 4.5 Contamination Officer – Comments awaited

### 5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 This application has been publicised with a site notice and individual letters to surrounding properties and has generated the following objections from local residents.

- New buildings out of keeping in the area, too high density, out of scale and insensitive to Tuffley Crescent
- Will introduce more traffic and the need for additional parking to the area.
- Already insufficient room to park in The Crescent.
- Unacceptable levels of disturbance during construction.

- 70 Tuffley Crescent should be retained - given its particular style and rarity – will ruin the style of the remaining house
- Will result in an unacceptable gap
- Detrimental visual impact upon Tuffley Crescent
- Will the refuse lorry be able to service the site properly - bins left at the top of the road will detract from the area.
- Area is already used as a short cut
- How will surface and foul drainage be affected.
- If development does go ahead it should be at a reduced scale,
- Development is unnecessary and unsympathetic to the area
- The adjoining site identified badger activity
- Trees and hedgerows on the site have already been removed.
- The house already has permission to be extended.
- The plans for the extension to 72 should have been considered jointly with this proposal.
- Access to the site should be achieved from the adjoining development site.

1 letter of support has been submitted indicating support for the proposal and stating that the view is already being lost from the development of the adjoining site and commenting that there needs to be a path adjacent to number 72 to prevent damage by vehicles.

- 5.2 The full content of all correspondence on this application can be inspected online at the following link, or at the reception, Herbert Warehouse, The Docks, Gloucester, prior to the Committee meeting.

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=15/00169/FUL>

## **6.0 OFFICER OPINION**

- 6.1 The main issues for consideration with this application are whether the site is suitable for residential development, the proposed demolition of the house, the impact upon the street scene and character of the area, the impact upon residential amenity, the suitability of the access, and the design and form of the proposed new housing.

### Principle of Residential Development

- 6.2 The site comprises the existing house, number 70, and its large garden area, and part of the rear garden of number 72. I understand that the land previously formed a part of a number of different properties gardens but it is now within one ownership. It adjoins the Van Moppes site that has permission for residential development. I consider that in principle the use of the site for residential development is acceptable.

### Proposed Demolition of 70 Tuffley Crescent and Impact Upon the Street Scene and Character of the Area.

- 6.3 The application proposes to demolish number 70 Tuffley Crescent, which is currently one half of a pair of semi detached houses. A surveyors report has also been submitted, detailing the proposed work that would be required to the number 72 to ensure that it remains stable during and after the process of demolition.
- 6.5 Numbers 66, 68, 70 and 72 Tuffley Crescent comprise two pairs of semi detached houses that are of unique design in the street scene. The houses are referred to in "*Pevsner's guides: Buildings of England*"
- 6.6 Given their unusual design, the views of the Conservation Officer were sought who requested that the applicant undertake an assessment of significance, which was subsequently carried out and submitted for consideration. In summary the statement refers to the house as "being built in a moderne style and despite its flat roof and angular shape is quite conventional in terms of its construction and plan form. It was not very well built and has structural problems that will lead to a degree of reconstruction. It has also been altered – losing its once distinctive original windows to modern upvc neo-Georgian replacements."
- It also states that the pair of houses at 70 and 72 are "clearly not unique in the city as numbers 66 and 68 survive next door. Not too far away in Robertson Road are another two sets of semi detached houses with flat roofs and roughcast finishes. These are quite similar to the ones in Tuffley Crescent – the main difference being in the front bays.". The statement also identifies a further two pairs of houses in King Edwards Avenue that are of a similar plan layout with the projecting triangular bays but designed with pitched roofs and mullioned windows.
- The report concludes that the house is a fairly poor example of its type and together with the other examples mentioned have been considerably altered with the loss of the original windows resulting in the most harm. It states that even if "the house had been in a much better structural condition, it would not be considered a non designated heritage asset under the guidelines of the NPPF."
- 6.7 The Conservation Officer is of the view that given the small number of similarly designed properties in Gloucester, the houses are locally important and the two pairs of semi detached houses are of high value in the street scene and that they add to the distinctiveness and character of the street scene and local area. Therefore the removal of one of these properties would result in the loss of the present symmetry and would create a gap in the street frontage. She recommends that access to the site is reviewed to enable the property to remain which would retain the character and diversity of the street scene.
- 6.8 The issue of the demolition of the house has also been considered by the Urban Design Officer who states that "having considered the heritage asset which is formed by the two pairs of semi-detached properties, but given that they are not listed or in a conservation area, and having seen the construction of the fabric of number 72, I would have to suggest that the overall benefit of

providing the seven new properties to the rear outweighs the retention of number 70.”

- 6.9 Planning permission is not actually required for the demolition of the house as there are permitted development rights for such works. The applicant has already applied for prior approval for its demolition in accordance with those permitted development rights, and has deemed approval for this. As the Local Planning Authority we can not refuse the principle of the demolition of the house. However we have asked for notice to be given to local residents, for consideration to be given to the timing of the works and for measures put in place to reduce dust and general disturbance to surrounding residents. Separate consent is also required for demolition under The Building Act, but again controlling measures relate solely to issues regarding safety and amenity during the actual process of the demolition.
- 6.10 Notwithstanding the above, the house has not been demolished and is currently being lived in. The demolition of the house is included within this application and is an integral element of the proposals. No information has been submitted to evidence that the house is beyond economic repair although issues relating to its condition are referred to in the heritage statement. However I do understand that works of repair are being undertaken, together with the permitted extension, at number 72.
- 6.11 Numbers 66-72 are not listed buildings however they are considered to be unusual buildings and of local significance and distinctiveness given their design, materials and rarity in the local area. In this respect they are considered to be heritage assets in terms of the guidance within the NPPF.  
It is also worthy of note that in the other examples in Robinson Road and King Edwards Avenue, each of the two pairs of semis have different external materials, which only adds to the importance and uniqueness of the Tuffley Crescent houses, as a group of buildings given their similar appearance.
- 6.12 Guidance in the NPPF states that the “effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application.” It further advises that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”
- 6.13 Taking all the above into account I do consider that the demolition of 70 Tuffley Crescent would have a negative impact on the adjoining house that would adversely affect its appearance. It is my view that the remaining part of the semi, number 72, would appear odd and out of keeping and this would have a harmful impact on the street scene, particularly when viewed together with the adjoining pair of semis at 66 and 68.
- 6.14 In my opinion, the four houses are prominent features in the street scene, as both their unusual design and rendered elevations make them stand out, particularly when viewed against the contrasting modern design and use of brickwork at numbers 60, 62 and 64. Therefore the distinctiveness that all four houses add to the street scene, would be diminished.

- 6.15 Additionally I consider that the loss of the house and subsequent replacement by an access road would create a significant and contrived gap in the street scene that would be harmful to the character and pattern of the local area.
- 6.16 Tuffley Crescent comprises a wide range of house designs of different periods. Brick is the dominant material however there are a few properties either full or partly rendered particularly to the lower part of the road. Despite the variety of house styles, they all incorporate projecting design features including full height projecting bays, projecting porches and bay windows. The houses are, on the whole, set within good sized gardens and mainly comprise pairs of semi detached but with some detached houses. The houses are set back from the road, with most having parking to the front and they follow a similar pattern and rhythm along the length of the road with similar spacing between properties. All these factors influence the form, pattern and character of the street. Providing contrast in the street scene to the north of the application site is the undeveloped area of the Van Moppes site which is enclosed by fencing running along the back edge of the pavement.
- 6.17 80a Tuffley Crescent is a back land development comprising a detached bungalow, that was granted permission in 1996. It is served by a shared access with 80 Tuffley Crescent and given the width of this access, from the road it has the appearance of just a driveway. This differs to the proposal which would result in an access road and footpath of over 7 metres. In my opinion this gap created by the demolition of the house and wide access road and associated area of hardstanding, would appear as a visual interruption, out of keeping and at odds with the form and pattern of development in the street scene.
- 6.18 The impact upon the character and pattern of the street scene is heightened by the location of the site on the outside curve of the road and the views along the street from both north and south.

#### Impact Upon Amenity

- 6.19 80a Tuffley Crescent, a detached bungalow is located to the south of the site. The main aspect of the bungalow is very much orientated towards the south with lots of glazing overlooking its large front garden. The bungalow is located close to the boundary with the application site and has only a narrow strip of land behind its rear elevation. This elevation does contain a number of windows serving two bedrooms, an en suite and a lounge. I did raise some concern with the closeness of plot 7 to this boundary and amended plans have been submitted to address this. It is now proposed that Plot 7 would be located almost five metres from the boundary fence with number 80a. Given the location of plot 7 to the north of 80a and the established planting within 80a's garden, I consider that the new development would have an acceptable relationship with 80a.



- 6.20 Plot 1 is to be located adjacent to the rear boundary of number 68 and will be sited across the full width of their garden. Plot 1 is proposed as a two storey house with a render finish. There are a couple of fruit trees along this boundary at the moment and these are to be removed. From their garden and rear windows, number 68 would have the view of the blank gable end of Plot 1. As the house would be over 15 metres from the rear wall of the extended part of 68 I consider that this is an acceptable separation distance and the house would not be unduly prominent. There would be some overshadowing to the lower part of the garden for part of the day but I do not consider that this would be to a degree that results in an unacceptable relationship.
- 6.21 In my view, each of the surrounding properties including 64, 66, 68, 72 and 80a will all experience some loss of amenity from the physical introduction of seven houses, within what is currently a private and quiet garden area. However I consider that the scale, layout and design of the proposed housing scheme are acceptable and would have an acceptable physical relationship with the existing properties, and with the development proposed to the north of the site forming part of the Van Moppes proposal.
- 6.22 However I do have concerns with regard to the creation of the access road between the existing houses at 68 and 72 Tuffley Crescent, and running the full length of their garden. The introduction of vehicle and pedestrian movements along the new access road, when compared to those serving a single dwelling, would increase levels of noise and disturbance, to a degree that would have a material impact upon residential amenity of 68 and 72 and also, to some extent, to the properties opposite.

#### Highway, Access and Parking Issues

The highway related issues have been considered by the County Council and their comments are reproduced in full below.

#### Road Layout

- 6.23 The development will be served by a new vehicle crossover narrowing to a 4.8m wide internal driveway with 2.0m wide footway. The footway provides a linkage to the existing footway on Tuffley Crescent which will provide suitable access to the local amenities and transport options in the area. The access will allow the passing of two vehicles without detrimental delay to the free flow of traffic on Tuffley Crescent.
- The driveway features a localised narrowing to 3.2m before widening into a shared surface area. 3.2m is below the 3.5m of which TAL 1/97 states 70% of drivers would attempt to overtake a cyclist within the narrowing, therefore 3.2m would be approached with more caution and encourage giving way. There is sufficient forward visibility to see a road user entering the narrowing for the other to give way safely.
- The 3.2m narrowing (build out) would also reduce speed of vehicles entering the shared surface area, ensuring the safety of all users with conflict minimised and pedestrians given priority. The 3.2m narrowing is over a short distance and will not impede emergency or service vehicles while entering the site. There is a suitable pedestrian footway into the shared surface area to

ensure pedestrians do not have to enter the carriageway, especially in the location of the narrowing (build out).

The internal layout is approximately 35m to the shared surface area. 6.8.3 MfS states that cul-de-sacs longer than 20m should have a turning circle/head. The proposal development has provided an adoptable standard turning circle/head within the shared surfaced area. Drawing 15-041/507 demonstrates vehicle tracking for a 3 axle refuse vehicle that meets the dimensions of the type of vehicle expected to be used in the Gloucester City area. The tracking demonstrates that there is no conflict between any structure, tree and formal parking space. Therefore the suitability of the internal layout in accommodating the manoeuvrability of service vehicles to ensure forward gear egress has been demonstrated sufficiently.

#### Visibility

- 6.24 The adjacent highway is subject to a 30mph speed limit; therefore the minimum required visibility would be 54m. This is based upon the findings of the annual speed monitoring survey for Gloucestershire which determined an 85th percentile speed for a 30mph road as 34mph. 2.4m x 54m is achievable in both directions from the position of the proposed access.

#### Parking

- 6.25 The development has proposed 16 car parking spaces; this includes 10 residential spaces, 4 garages and 2 visitor spaces. With the garages being included within the parking provision for plots 2-5, each dwelling has a parking provision of 2 spaces each.
- The Residential Car Parking Research document (RCPR) recommends the following parking provision based on the number of habitable rooms for the size and type of dwelling in a suburban location;
- Plots 1-2, contains 4 habitable rooms, RCPR recommends 1.0-1.3 spaces each.
- Plot 3, contains 3 habitable rooms, RCPR recommends 0.7-1.0 spaces.
- Plots 4-5, contains 6 habitable rooms, RCPR recommends 1.4-1.7 spaces each.
- Plots 6-7, contains 5 habitable rooms, RCPR recommends 1.2-1.6 spaces each.
- 6.26 In accordance with the RCPR guidelines the minimum provision would be 8.2 spaces and the maximum provision would be 10.2 spaces.
- Further analysis of parking provision adequacy will examine the local car ownership levels of the local area based on data from the 2011 census. Of the 650 households in the survey area, 154 had no cars, 250 had 1 car, 196 had 2 cars, and the remaining 50 had 3 or more cars. Therefore it can be said that the majority of households in the area owned 1-2 cars per household. As such the proposed residential parking provision of 2 spaces per dwelling would be regarded as suitable. Visitor parking provision is determined at 0.2 spaces per dwelling; therefore it would not be unreasonable to expect 2 visitor spaces, of which 2 have been provided. Furthermore, there is additional space within the internal driveway to accommodate any additional vehicles without the risk of displaced parking occurring on Tuffley Crescent.

The parking complies with the recommended minimum dimensions of 2.4m x 4.8m long (9.13 MfGS); with at least 6.0m of drivable surface in front of them for ease of access (9.14 MfGS). The garages comply with the Gloucestershire standard of 3m x 6m with an internal door measuring 2.4m wide.

#### Vehicular Trip Generation

- 6.27 The trip generation associated with a development of this scale would be approximately 29 trips per day according to a TRICS (Trip Rate Information Computer System) analysis. This equates to 3 trips per peak hour. The residual cumulative impact would therefore not be regarded as severe. The vehicular trips have the potential to be mitigated by the proximity of the site to local amenities and accessible sustainable public transport which provides the opportunity of a modal shift away from the private motorcar which has the potential to reduce the number of trips generated.
- 6.29 In conclusion the Highway Authority recommend no objection to the application subject to conditions

#### Comparisons with permitted scheme at 7 Podsmead Road

- 6.30 It is the agent's view that this proposal is comparable with a recent permission at 7 Podsmead Road under reference 14/01417/FUL

The following link will take you to the documents and plans associated with the application.

<http://glcstrplnng12.co.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=NG0HBTHMC0000>

- 6.31 That application proposed the demolition of 7 Podsmead Road and the erection of 7 dwellings. There are a number of similarities between the two proposals however I consider that there are clear reasons why the proposals could be considered differently and with different outcomes. These include the more common place style and design of the house to be demolished, the overgrown nature and dilapidated garages on the site, the requirement to provide surveillance to the area and thereby improve the environment for users of the footpath link. It is also important to remember that all applications must be treated on their merits and any decision making process requires careful assessment of all the issues relevant to the particular circumstances of each proposal.

#### Archaeology

- 6.32 The proposed development site is located in an area with a generally high background occurrence of Roman period archaeological remains. Roman coins have been recovered to the southeast, and the line of the Roman road from Gloucester to Sea Mills passes to the west of the site. The Archaeology officer therefore recommends a programme of archaeological work to be

undertaken during the construction process. This could be secured by planning condition.

### Human Rights

- 6.33 In considering this application we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any affected properties. In particular, regard has been had to Article 8 of the ECHR (Right to respect for private and family life, home and correspondence) and the requirement to ensure that any interference with the right in this Article is both in accordance with the law and proportionate. A balance needs to be drawn between the right to develop land in accordance with planning permission and the rights under Article 8 of adjacent occupiers. On assessing the issues raised by the application no particular matters, other than those referred to in this report, warrant any different action to that recommended.

## **7.0 CONCLUSIONS**

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 7.2 In principle the development of the site for residential purposes is acceptable. The scale and layout of the proposed housing is considered appropriate and should result in acceptable relationships with surrounding properties. However I consider that the loss of the house and creation of the access road from Tuffley Crescent are unacceptable elements of the scheme that would detract from the street scene and character of the area and result in unacceptable impacts upon the amenity of neighbouring properties.
- 7.3 In this respect I consider that the proposal conflicts with policies in the Second Deposit Local Plan and in particular policy BE7 which states that new development should seek to re-inforce the positive local character or identity of an area and should respect historic built environment and important features; policies H4, H7, H13 and BE21 which seek to ensure that proposals do not unreasonably affect the amenity of surrounding properties and policies H7 and H13 that require that proposals do not have an unacceptable impact upon the appearance of the street scene and the character of an area.
- 7.4 I also consider that in some respects the proposal conflicts with the guidance within the NPPF. One of the core planning principles of the NPPF is to secure high quality design and a good standard of amenity for existing and future occupants. It also requires that design should contribute to making places better for people and states the importance of the integration of new

development into the natural, built and historic environment. It is also clear that poor design that fails to improve the character and quality of an area should be refused. The guidance also requires that developments respond to local character and history, reflect the identity of local surroundings and should promote or reinforce local distinctiveness.

7.5 In terms of housing need, the 2014 Gloucester City Housing Monitoring Report evidences that over the past 23 years the city has delivered on average 582 dwellings per annum. The submitted Gloucester, Cheltenham and Tewkesbury 'Submission Version' Joint Core Strategy (Nov.2014) has a requirement for the city to deliver 565 dwellings per annum (2011-2031). The Joint Core Strategy Housing Background Paper (Nov 2014) demonstrates that the city has a 5 year plus 5% housing land supply as required by paragraph 47 of the NPPF.

7.6 As a result the proposed dwellings are not expressly needed to meet the council's housing targets; and the benefits of the erection of the new dwellings at the site would not outweigh the harm caused by the proposal and its conflict with planning policy.

7.7 I therefore recommend that the application should be refused.

**8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

8.1 Refusal of planning permission for the following reasons:

1 The demolition of the house would cause harm, resulting in an odd appearance and negative impact upon the appearance of the remaining part of the semi. Additionally the demolition of the house and the creation of the access road would diminish the value, significance and distinctiveness that the properties comprising 66-72 Tuffley Crescent presently have, to the detriment of the street scene and character of the area. Furthermore the proposed works would result in a contrived gap and visual interruption in the street, out of keeping and at odds with the form and pattern and character of the local area. This would be contrary to policies BE7, H7, H13 and BE21 of the Local Plan and the guidance within the NPPF.

2 The creation/presence of the access road and vehicular movements associated with the residential development would cause noise and disturbance to the detriment of the present level of amenity enjoyed by surrounding residential properties. This would be contrary to policies H4, H7, H13 and BE21 of the Local Plan and the guidance within the NPPF.

Decision: .....

Notes: .....

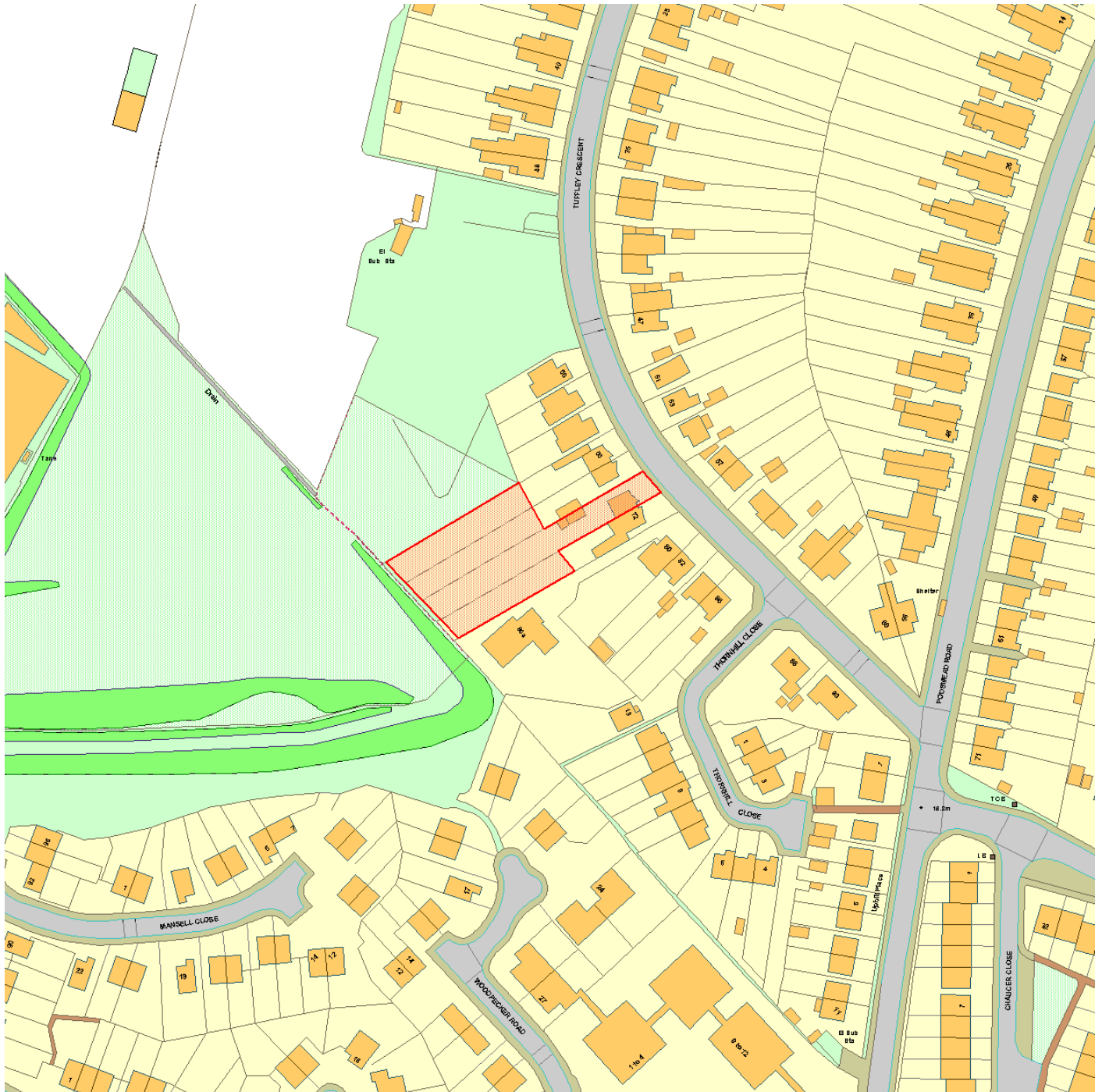
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Person to contact: Joann Meneaud  
(Tel: 396787)

**15/00169/FUL**

**Land Rear Of 66 - 72 Tuffley Crescent  
Gloucester  
GL1 5NE**

**Planning Committee 08.09.2015**



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