

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	06.11.2018
Address/Location:	2 Beechcroft Road Gloucester GL2 9HF
Application No:	18/01105/FUL
Ward:	Longlevens
Expiry Date:	09.11.2018
Applicant:	Mr Gareth Evans
Proposal:	Two storey side extension, single storey rear extension and demolition of detached garage.
Report by:	Mark Fisher
Appendices:	Appendix 1: Site Location Plan, Existing Site Plans, Floor Plans and Elevations Appendix 2: Proposed Drawing, Elevations, Site Plan & Floor Plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application property is a right-handed two storey semi-detached dwelling occupying a corner plot adjacent to the junction of Beechcroft Road and Oxstalls Drive. The property benefits from gardens to the front and rear of the property. The application seeks permission for a two storey side extension and a single storey rear extension.
- 1.2 The proposed side extension would be of gable roof design and would measure approximately 3.6 metres in width, 7.0 metres in depth, 4.9 metres in height at the eaves and 7.2 metres at the ridge line. It would be constructed of facing materials to match the existing property (part render, part artificial stone) and matching roof materials. The fenestration with be of a type and material to match the existing property.
- 1.3 The proposed rear extension would be of lean to design and would measure approximately 8.8 metres in width, 3.0 metres in depth, 2.5 metres in height at the eaves and with a maximum height of 3.4 metres. It would be constructed with roofing materials to match the exiting property and finished in render. The proposed fenestration would be of a type and material to match the existing property.
- 1.4 **Committee determination is required as the Applicant's wife is an employee of the Council.**

2.0 RELEVANT PLANNING HISTORY

None

3.0 RELEVANT PLANNING POLICY

- 3.1 The following planning guidance and policies are relevant to the consideration of this application:

3.2 National guidance

National Planning Policy Framework (NPPF) and Planning Practice Guidance

- 3.3 **Development Plan**
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)
Relevant policies from the JCS include:
- SD4 – Design requirements
 - SD14 – Health and environmental quality
- 3.4 **City of Gloucester Local Plan (Adopted 14 September 1983)**
The statutory Development Plan for Gloucester includes the partially saved 1983 City of Gloucester Local Plan. Paragraph 213 of the NPPF states that ‘...*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.*’ The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy. None of the saved policies are relevant to the consideration of this application.
- 3.5 **Emerging Development Plan**
Gloucester City Plan
The Gloucester City Plan (“City Plan”) will deliver the JCS at the local level and provide policies addressing local issues and opportunities in the City. The Draft Gloucester City Plan 2017 takes forward the results of previous consultations and was subject to consultation January and February 2017. As the Plan is at an early stage, it is considered that it carries limited weight in accordance with paragraph 48 of the NPPF.
- 3.6 **Other Planning Policy Documents**
Gloucester Local Plan, Second Stage Deposit 2002
While there are number of policies in the 2002 Plan which are considered to accord with the NPPF and have not been superseded by the JCS, none of these are considered to be relevant to the current application.
- 3.7 **Supplementary Planning Guidance/Documents**
Gloucester City Council Home Extensions Guide (August 2008)
- All policies can be viewed at the relevant website address:- national policies:
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Gloucester City policies:
<https://www.gloucester.gov.uk/planning-development/planning-policy/>
- 4.0 **CONSULTATIONS**
No consultations required.
- 5.0 **PUBLICITY AND REPRESENTATIONS**
- 5.1 Neighbouring properties were notified.
- 5.2 Comments have been received from the adjoining neighbour (4 Beechcroft Road) requesting that the rear extension be set in 100mm from the boundary line as they may also wish to extend at the rear of their property in the future.

6.0 OFFICER OPINION

6.1 **Legislative background**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with a planning application, the Local Planning Authority should have regard to the following:

- a) the provisions of the development plan, so far as material to the application;
- b) any local finance considerations, so far as material to the application; and
- c) any other material considerations.

6.3 The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the partially saved 1983 City of Gloucester Local Plan. However, as outlined earlier, the 1983 Local Plan is considered to be out-of-date.

6.4 It is considered that the main issues with regards to this application are as follows:

6.5 **Visual impacts**

The NPPF states that new residential developments should be of high quality design, create attractive places to live, and respond to local character integrating into the local environment. Policy SD4 sets out requirements for high quality design.

6.6 The proposed development would be appropriate in terms of scale and design so as to appear subservient to the existing property. The proposed side extension would be set back and down from the existing property, though to a minimal extent, and would be constructed of appropriate matching materials. The surrounding street scene is comprised of properties of varying design, scale and spacing and therefore the proposed development would not detract from the existing property or appear overly dominant in the existing street scene.

It is therefore considered that the proposed development would respect the character of the site and its surroundings in accordance with policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

6.7 **Amenity impacts**

Paragraph 17 of the NPPF provides that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. This is reflected in Policy SD14 of the JCS which requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants.

6.8 The proposed two storey side extension would be situated at the northwest side of the application of the application property and would therefore not result in any adverse impacts in terms of overshadowing, loss of light, overlooking or loss of privacy to the adjoining dwelling, No. 4 Beechcroft Road, which is a two storey, semi-detached property situated to the southeast of the application property.

- 6.9 The proposed single storey rear extension would result in a degree of overshadowing and loss of light to the rear of the adjoining dwelling, No. 4 Beechcroft Road, as it would breach the 45-degree test both in terms of height and depth. However, the orientation of the two properties results in overshadowing from the existing properties for a significant portion of the day. Furthermore, there is already overshadowing in the latter part of the day due to the existing garage at the application property, which will be removed as part of the proposed development. Therefore, on balance, the proposed development would not result in significant harm to the adjoining neighbour.
- 6.10 All other neighbouring properties are of sufficient distance away from the proposed development that they would not suffer any adverse impacts in terms of overshadowing, loss of light, overlooking or loss of privacy.
- 6.11 It is therefore considered that the proposed development would not cause unacceptable harm to local amenity, including the amenity of neighbouring properties, so would be in accordance with policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

CONCLUSION

- 6.12 This application has been considered in the context of the policies and guidance referred to above. The proposal is consistent with those policies and guidance in terms of design, materials, impact upon the amenity of any neighbours and the local area; the proposal is acceptable and accordingly it is recommended that planning permission be granted.

7.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER

- 7.1 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 application form, and drawing number 02C (received by the local authority on 22nd October 2018) 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 and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

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 SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

Person to Contact: Mark Fisher (01452 396738)

Planning Application: | 18/01105/FUL

Address: | 2 Beechcroft Road Gloucester
GL2 9HF

Committee Date: |