

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	
Address/Location:	14 Estcourt Close Gloucester GL1 3LT
Application No:	18/01274/FUL
Ward:	Longlevens
Expiry Date:	20.12.2018
Applicant:	Mr & Mrs Walford
Proposal:	Proposed single storey rear extension plus new flat roof over garage and utility.
Report by:	Elenya Jackson
Appendices:	Appendix 1: Site Location Plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application property is a two-storey detached dwelling at the end of Estcourt Close. Currently the property benefits from its own drive-way, attached garage to the front and a fairly large garden to the rear. This application is for a single storey rear extension and the re-roofing of the existing garage and utility room.
- 1.2 The proposed rear extension would feature a flat roof which would slope downwards at the rear. Upon completion, the proposal would extend a maximum of 2.5m beyond the rear elevation of the dwelling; have a maximum width of 4.6m, a maximum height of 3.4m and an eaves height of 2.5m.
- 1.3 The proposed extension would be constructed with a combination of concrete roof tiles matching the existing dwelling and a GRP flat roofing system. The walls of the proposal would be constructed with facing brickwork matching the existing dwelling and the two additional windows will be white UPVC.
- 1.4 **Committee determination is required as one of the applicants is a member of Gloucester City Council.**

2.0 RELEVANT PLANNING HISTORY

- 2.1 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
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 sets out 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 The majority of the policies in the 1983 Local Plan are out-of-date and superseded by later planning policy including the NPPF and the Joint Core Strategy.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:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/planning-policy/Pages/current-planning-policy.aspx>

4.0 **CONSULTATIONS**

No Consultations required.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified and no letters of objection were received.

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 It is considered that the proposed development would be appropriate in terms of scale and design, thus appearing subservient to the existing dwelling. The proposal would not be visible from the existing street scene and the use of matching materials would help the proposal to assimilate with the existing dwelling.
- 6.7 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)
- 6.8 **Residential amenity**
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.
- 6.9 The proposal would be located to the North-West of number 14 Estcourt Close and would be screened by an existing conservatory on the site. Therefore, the proposal would not inflict any undue impacts in terms of overshadowing, loss of light, overlooking or loss of privacy to the adjoining dwelling, no. 12 Estcourt close, which is a two-storey, detached property situated to the East of the application property.
- 6.10 The proposal would run parallel to the shared boundary between no.14 and no.16. The adjoining property, no.16 Estcourt Close has a single storey rear extension which is approximately 6.5m in depth and has no side facing fenestration. The extension at no.16 would extend 0.5m further than the proposal, thus reducing its visibility. Due to the proposal being single storey, having no side facing fenestration and being screened by the extension at no.16, there would be no undue impacts regarding overlooking, overshadowing or overbearing for the occupants of no.16.
- 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).

7.0 **Conclusion**

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, highway safety implications, 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.

7.1 **RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER**

7.2 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 02 and 03 (received by the local authority on 24nd 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: Elenya Jackson (01452 396269)

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