

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	04.06.2019
Address/Location:	42 Beechcroft Road, Gloucester, GL2 9HF
Application No:	19/00245/FUL
Ward:	Longlevens
Expiry Date:	20.05.2019
Applicant:	Mr Kyle Brookes
Proposal:	Single storey front, side and rear extensions, front dormer extension and addition of rear dormer window. Demolition of existing garage and conservatory.
Report by:	Mark Fisher
Appendices	Site location plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application property is a right-handed chalet style dwelling situated on the southwest side of Beechcroft Road. The property benefits from a garden and off-road parking to the front of the property and an enclosed garden to the rear. The application seeks permission for single-storey front, side and rear extensions, a front dormer extension and the addition of a rear dormer window. The proposal also includes the demolition of the existing garage and conservatory. Permission was previously refused at Committee for the previous application for a part two storey, part single storey rear extension, new rear dormer, extended front porch and extended front dormer.
- 1.2 The proposed rear extension would be of flat roof design and would measure approximately 5.5 metres in depth, 8.0 metres and 2.5 metres in height.
- 1.3 The proposed side extension would be of lean-to design and would measure approximately 8.0 metres in depth and 2.4 metres in width with an eaves height of 2.4 metres and an overall height of 2.8 metres.
- 1.4 The proposed rear dormer would measure approximately 6.5 metres in width, 2.3 metres in depth and 1.9 metres in height.
- 1.5 The existing front dormer would be extended from approximately 3.55 metres in width to 6.65 metres in width.
- 1.6 The extension of the existing front porch would introduce a gable roof section with a pitch roof over the remainder. It would measure approximately 6.7 metres in width, 1.2 metres in depth with an additional overhanging roof of 0.9 metres. It would have an eaves height of 2.4 metres and an overall height of 3.15 metres.
- 1.7 The proposed extensions/dormers would be finished in render with brick quoin detailing on the side and rear extensions. The proposed fenestration would be brown UPVC and, where tiled, the roof would be constructed using Redland interlocking tiles.
- 1.8 **Committee determination is required as the applicant is a relative of a Member of**

Gloucester City Council.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
07/01136/FUL	Single storey extension at rear of property	G3Y	31.10.2007
18/00853/FUL	Part two storey, part single storey rear extension, new rear dormer, extended front porch and extended front dormer	REF	20.12.2018

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

City of Gloucester Local Plan (Adopted 14 September 1983)

3.4 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.

Emerging Development Plan Gloucester City Plan

3.5 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.

Other Planning Policy Documents

Gloucester Local Plan, Second Stage Deposit 2002

3.6 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.

Supplementary Planning Guidance/Documents

3.7 Gloucester City Council Home Extensions Guide (August 2008)

All policies can be viewed at the relevant website address:- national policies:

Gloucester City policies:

<https://www.gloucester.gov.uk/planning-development/planning-policy/>

4.0 **CONSULTATIONS**

4.1 No consultations required

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified.

5.2 No representations have been received.

6.0 **OFFICER OPINION**

Legislative background

6.1 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:

Visual impacts

6.5 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 current proposal has addressed the previous reasons for refusal by reducing the rear extension to a single-storey. Whilst the remainder of the current proposal remains fundamentally the same as the previous proposal, the overall scale and mass of the proposed development has been substantially reduced and would not swamp or dominate the existing dwelling.

6.7 The surrounding street scene is comprised of single-storey and two-storey dwellings of varying design and scale with a wide mixture of materials including brick tile and render. The proposed materials are therefore considered appropriate within the context of the area and would not detract from the appearance of the existing dwelling or the character of the street scene.

6.8 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).

Amenity impacts

6.9 The NPPF (section 12) provides that good design is a fundamental aspect of sustainable development. Development should ensure that developments create places with a high standard of amenity for existing and future users. 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.

6.10 Due to its depth the proposed rear extension breaches the 45-degree splay line from the rear living room window of No. 44 Beechcroft Road, although it satisfies the test in terms of height. There are no breaches of the splay lines from No. 40 Beechcroft Road. As the development is limited to a single-storey it would not result in any unacceptable harm to neighboring properties in terms of overshadowing or loss of light.

6.11 The proposed development includes new fenestration at a second storey level in the proposed rear dormer. Whilst this would provide a view of dwellings to the rear of the application property that is not currently possible, there is approximately 12 metres from the proposed development to the end of the gardens and 24-25 metres to the rear of the dwellings. Due to this separation, it is therefore considered that the overall effect of overlooking would not be unduly harmful.

6.12 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).

Flood Risks

6.13 As the application property is located within Flood Zone 2 the applicant has submitted a Flood Risk Assessment (FRA) in accordance with Environment Agency Standing Advice for householder extensions. Flood Zone 2 is described as a 1 in 100 year event, and at this location would occur as a result of flooding of the adjacent stream, though the potential for flooding within the site of the proposal is considered to be extremely small.

6.14 The FRA proposes measures to address the potential flood risks including floor levels to match the existing, power sockets to be placed at a suitable height and floor coverings that are to be of a type which will not be damaged by flooding or removable in an emergency.

6.15 There is currently no requirement for sustainable drainage to be included for householder extensions and installation of the above measures can be dealt with by condition.

CONCLUSION

7.0 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.

8.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER

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 application form (received by the Local Planning Authority on 12th March 2019), and drawings titled 'Proposed Elevations', 'Proposed Ground Floor Plan', 'Proposed First Floor Plan' and 'Existing and Proposed Roof Plan' (received by the Local Planning Authority on 20th March 2019) 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 specified within the application form (received by the Local Planning Authority on 12th March 2019) and drawing titled 'Proposed Elevations' (received by the Local Planning Authority on 20th March 2019).

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).

Condition 4

The development hereby permitted shall be completed in strict accordance with the flood resistance and resilience measures set out in the Flood Risk Assessment received by the Local Planning Authority on 20th March 2019.

Reason

To help ensure the building remains flood resistant and resilient over the lifetime of the development.

Person to Contact: Mark Fisher (01452 396738)

Planning Application: | 18/00853/FUL

Address: | 42 Beechcroft Road,
Gloucester,
GL2 9HF

Committee Date: | 04.12.2018