

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	04/09/2019
Address/Location:	108 Tuffley Avenue, Gloucester, GL1 5NA
Application No:	19/00659/FUL
Ward:	Podsmead
Expiry Date:	07.10.2019
Applicant:	Ms Gilbert
Proposal:	Erection of a single storey side extension, and Detached garage.
Report by:	Mr James Caldwell
Appendices:	Case officer to attached key plans that illustrate the proposal, minimum requirement is site location and site layout plan

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 108 Tuffley Avenue (hereafter referred to as 'The Property') is a semi-detached, two-storey, north-facing dwellinghouse with neighbours attached to the west and a pathway running adjacent and parallel to the eastern boundary. The Property is not a listed building and is not in a conservation area.
- 1.2 The proposed development would be for a single -storey side/rear extension, the erection of a single-storey outbuilding to be used as a garage and the installation of a side window on the eastern elevation of the existing dwelling.
- 1.3 The proposed side/rear extension would fill the area to the side and rear of the existing dwelling left by the L-shaped building design, making the footprint of the dwelling rectangular. The proposed development would extend approximately 6.9m beyond the existing rear elevation of The Property, approximately 1.8m beyond the existing east elevation of The Property and have a lean-to roof with an eaves height of approximately 2.3m and a maximum height of approximately 2.9m.
- 1.4 The proposed outbuilding would be situated in the curtilage of The Property, adjacent and parallel to the eastern boundary lengthways. The proposed outbuilding would have a width of approximately 3.1m, a length of approximately 6.5m and have a pitched roof with an eaves height of approximately 2.4m and a maximum height of approximately 3.5m. The proposed outbuilding would be intended for vehicle storage using the existing access to the highway
- 1.5 Committee determination is required due to the applicant being an employee of Gloucester City Council.

2.0 RELEVANT PLANNING HISTORY

- 2.1 No relevant history.

3.0 RELEVANT LEGISLATION

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 (Main Modifications) include:

SD3 – Sustainable design and construction

SD4 – Design requirements

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 215 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 Pre-Submission version of the Gloucester City Plan (City Plan) was approved for publication and submission at the Council meeting held on 26 September 2019. On the basis of the stage of preparation that the plan has reached, and the consistency of its policies with the NPPF, the emerging policies of the plan can be afforded limited to moderate weight in accordance with paragraph 48 of the NPPF, subject to the extent to which there are unresolved objections to each individual policy (the less significant the unresolved objections, the greater the weight that may be given).

3.6 **Other Planning Policy Documents**

Gloucester Local Plan, Second Stage Deposit 2002

Regard is also had to the 2002 Revised Deposit Draft Local Plan. This has been subjected to two comprehensive periods of public and stakeholder consultation and adopted by the Council for development control purposes. 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 Extension Guide

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 **PUBLICITY AND REPRESENTATIONS**

4.1 Neighbouring properties were notified.

4.2 No objections were received.

4.3 The full content of all correspondence on this application can be viewed on:
<http://www.gloucester.gov.uk/resident/planning-and-building-control/Pages/public-access.aspx>

5.0 OFFICER OPINION

5.1 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.

5.2 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.

5.3 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.

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

Design, Layout and Landscaping

5.6 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 SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design, Policy SD6 requires development to protect or enhance landscape character while Policy SD10 requires housing of an appropriate density, compatible with good design, the protection of heritage assets, local character and compatible with the road network.

5.7 The proposed development would be of a suitable size and scale so as to not overly dominate the existing dwelling, there is also appropriate space within the curtilage of the dwelling to support the proposed development without incurring any significant impact to the amenity of the occupant. The proposed outbuilding would be visible from the street scene, however it would be set back approximately 15m from the principle elevation of the existing dwelling and the majority of the building would be screened by a 1.8m fence. The proposed materials for both the side/rear extension and the outbuilding would match those of the existing dwelling.

5.8 The design of the proposed development is therefore considered to be in accordance with all Joint Core Strategy policies, particularly considering Policy SD4 which is the most relevant policy in this case.

Residential amenity

5.9 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.

- 5.10 No. 106 Tuffley Avenue is an adjoining dwelling to the west of The Property. The proposed development would reside outside of the 45^o visibility splay for No.106 and would be screened by both the existing dwelling, in the case of the proposed extension, and the existing boundary treatment, in the case of the proposed outbuilding.
- 5.11 Both proposed structures are single-storey, located on the far side of the property to No.106 and (for the most part) would be screened by existing features to No. 106. There is no potential for overlooking, overshadowing or overbearing impact to be caused by the proposed development on No. 106. Therefore, there would be no impact by the proposed development on the residential amenity of the occupiers of No. 106.
- 5.12 The nearest neighbouring dwelling to the east of the Property is No. 108a Tuffley Avenue, at a distance of approximately 4.6m at its nearest point and separated by the existing public pathway. The proposed outbuilding would fall inside the 45^o visibility splay of the ground floors of No.108a, however the majority of the outbuilding would be screened from view by the boundary treatment. Otherwise, there is no potential for the proposed development to cause any undue impact to the residential amenity of the occupiers of 108a.
- 5.17 **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.

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

6.1 That planning permission is GRANTED subject to the following conditions;

6.2 **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.

6.3 **Condition 2**

The development hereby permitted shall be carried out in accordance with the application form, and drawing numbers 1653/02A and 1653/04 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).

6.4 **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

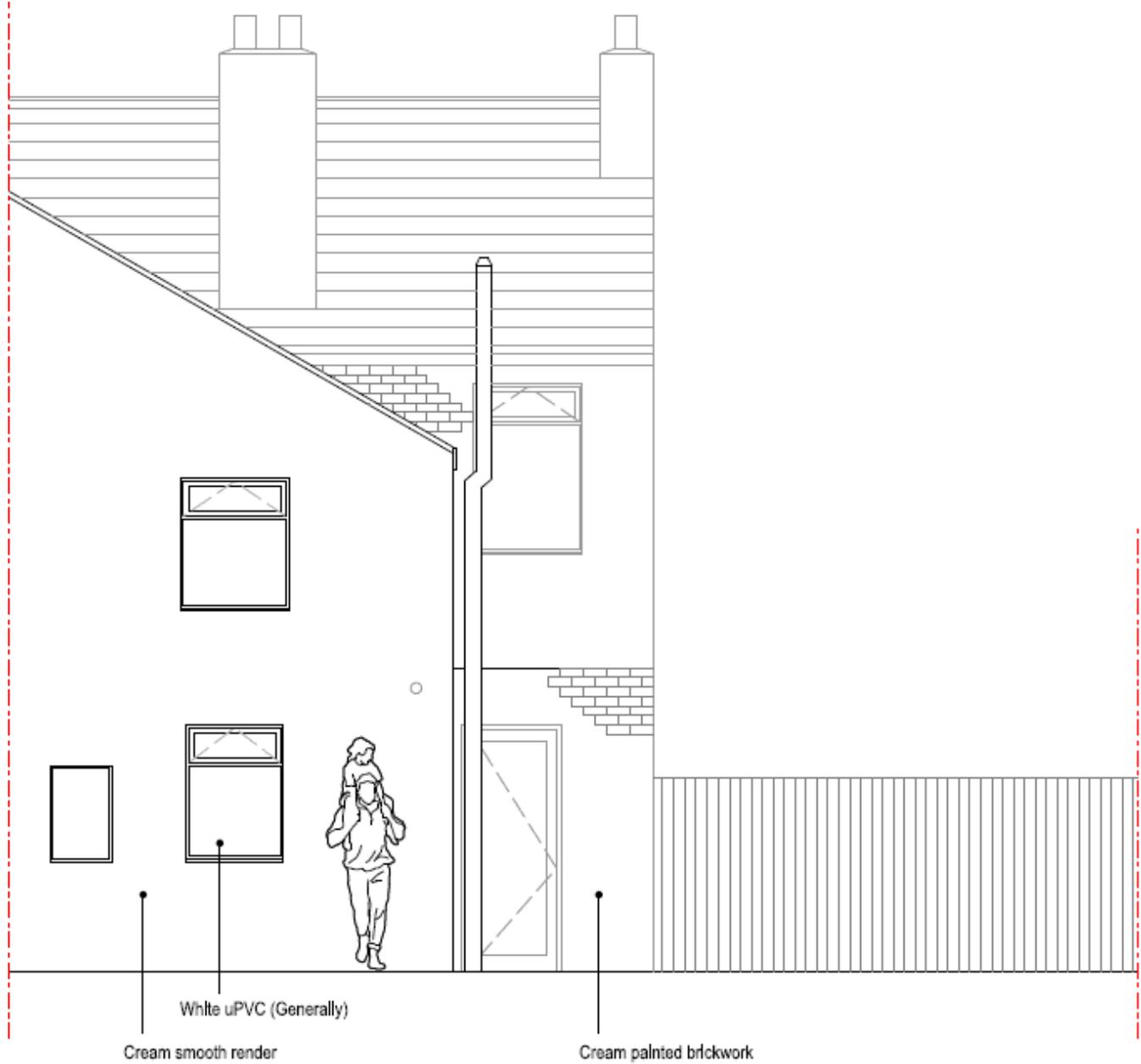
To ensure the satisfactory appearance of the development in accordance with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017)

Person to Contact: Mr James Caldwell (01452 396967)

APPENDIX 1 -Site Location:

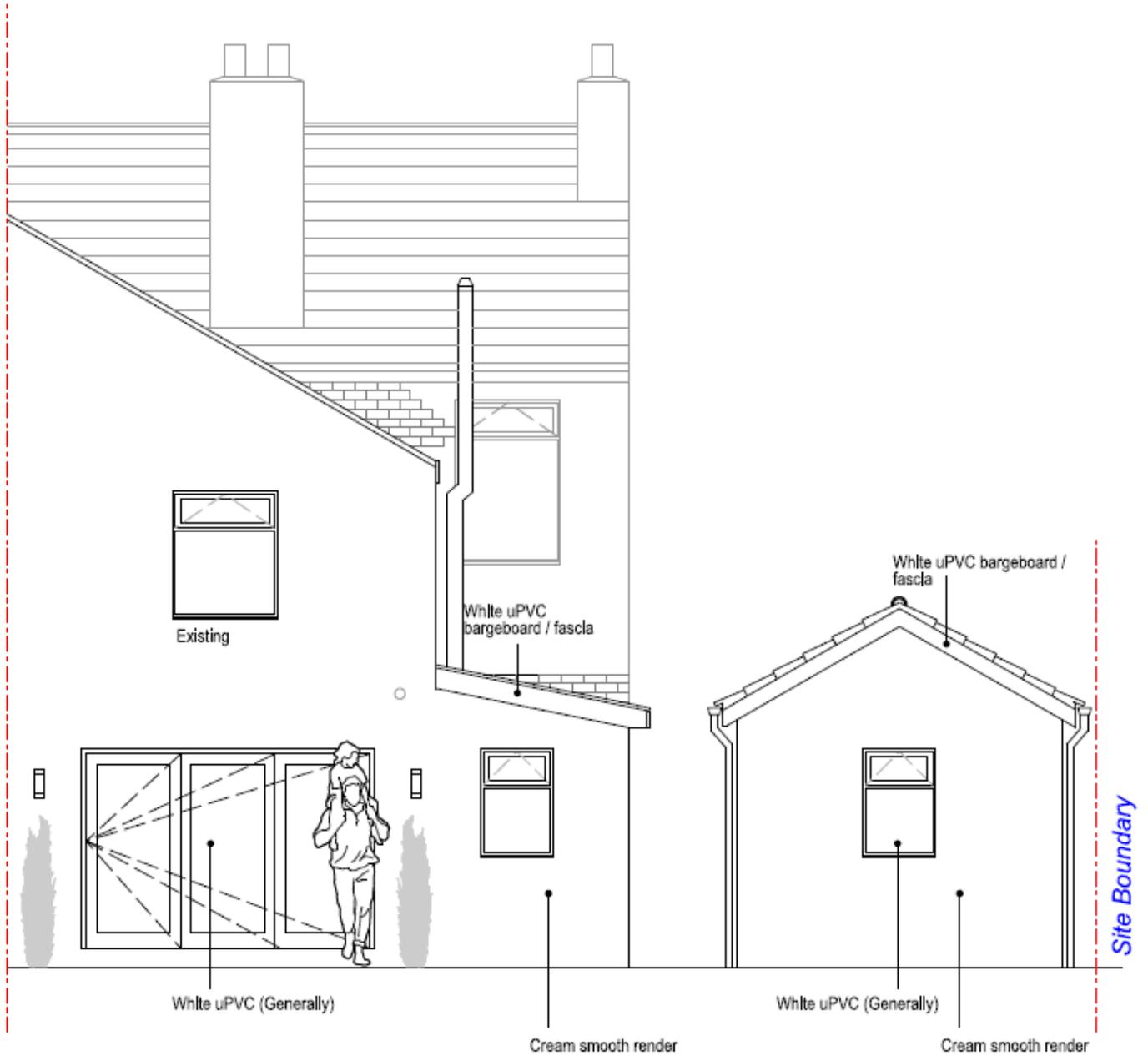


APPENDIX 2 – Existing Rear Elevation



REAR ELEVATION OF PROPERTY

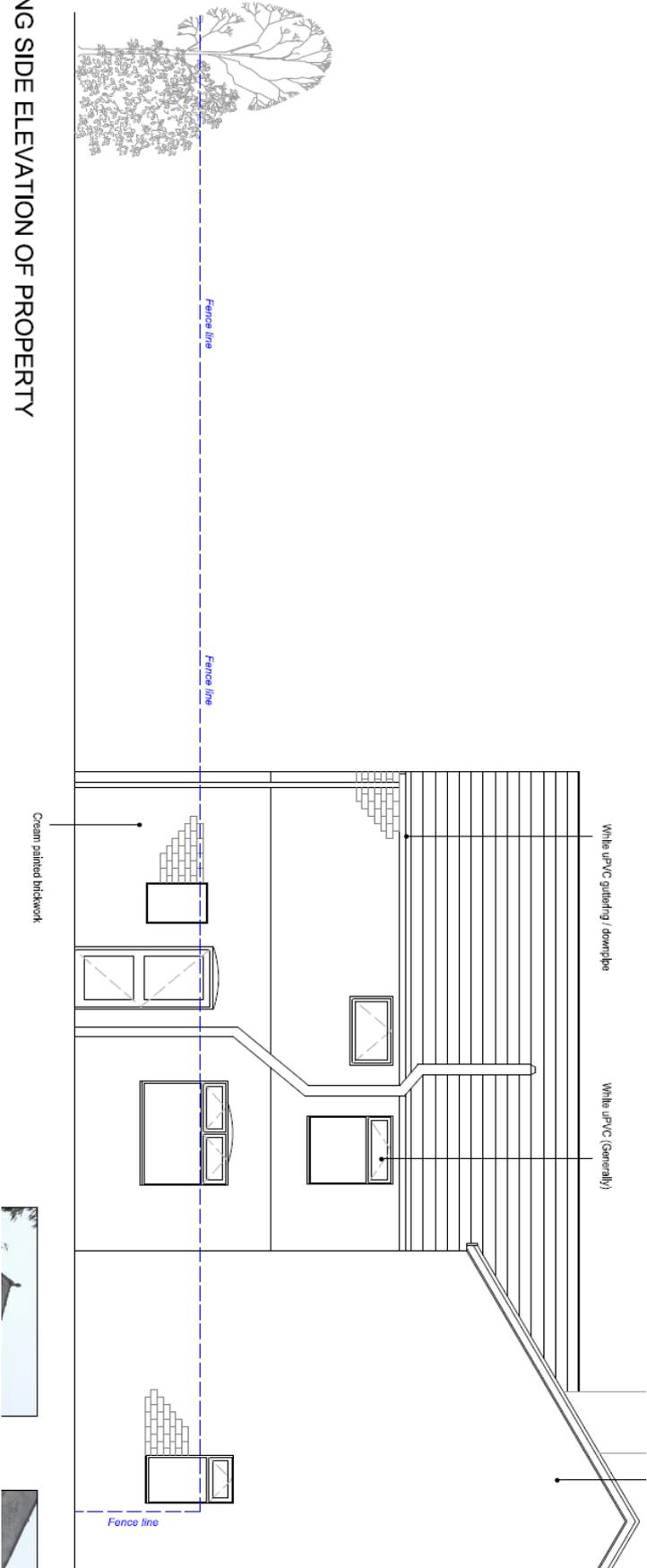
APPENDIX 3 – Proposed Rear Elevation



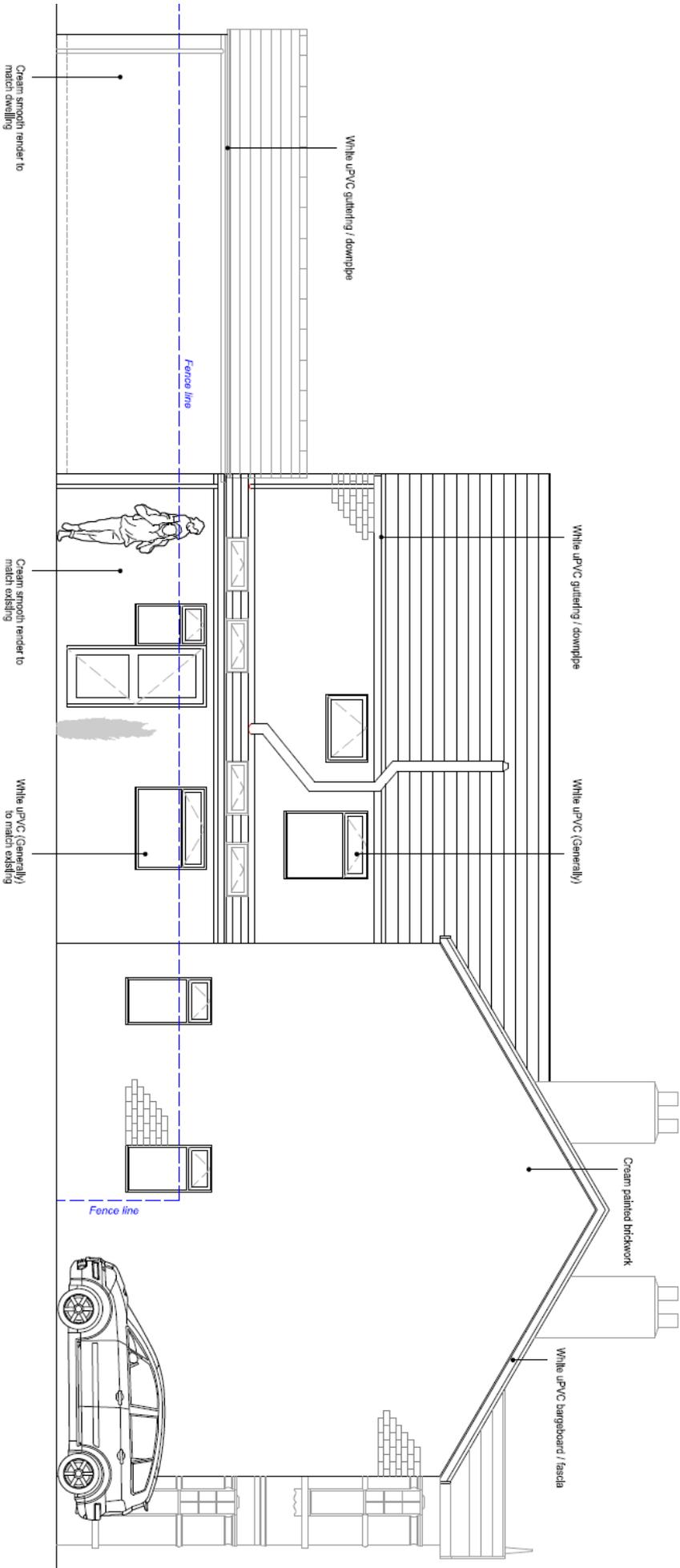
PROPOSED REAR ELEVATION OF PROPERTY

APPENDIX 4 – Existing Side Elevation

EXISTING SIDE ELEVATION OF PROPERTY

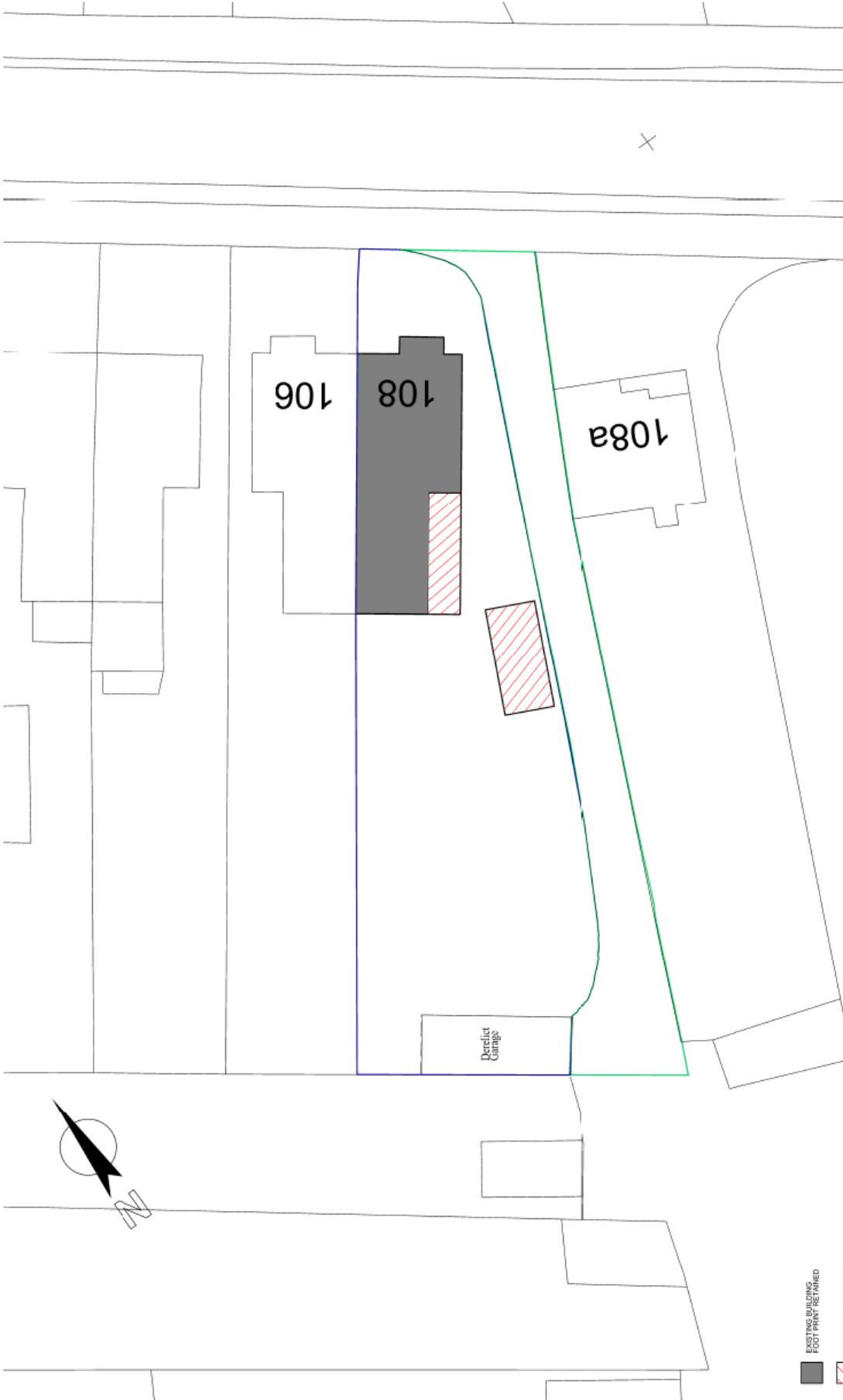


APPENDIX 5 – Proposed Side Elevation

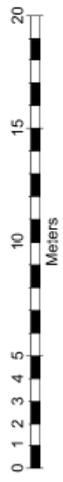


PROPOSED SIDE ELEVATION OF PROPERTY

Artivata V



- EXISTING BUILDINGS FOOTPRINTS TO BE RETAINED
- PROPOSED ADDITIONAL FLOOR/AREA
- AREA OF DEMOLITION (IF APPLICABLE)
- LEGAL RIGHT OF ACCESS



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GL1 5NA

Committee Date: |