

GLoucester City Council - Development Control

Committee:	Planning
Date:	6 th October 2020
Address/Location:	82 Calton Road, Gloucester, GL1 5DY
Application No:	20/00712/FUL
Ward:	Moreland
Expiry Date:	9 th October 2020
Applicant:	Mr and Mrs Haslam
Proposal:	Single storey side and rear extension
Report by:	Shane Burgess
Appendices:	Site Location Plan, Proposed Block Plan

1.0 SITE DESCRIPTION

- 1.1 This application is being reported to Planning Committee as the application has been submitted by a Gloucester City Council employee.
- 1.2 The application site is located in a built-up residential area of the city comprising predominantly rows of semi-detached dwellings. Gardens are generally of a fair size and rear extensions are common.
- 1.3 The application property is a left-handed, two storey, semi-detached dwelling, of pitched roof design, running parallel to the road. The front elevation of the dwelling is constructed in red brickwork and render painted white to the side and rear elevations. Fenestration is a combination of grey/white UPVC, and the roof is constructed in slate tiling. There is an existing flat roof protrusion at the rear of the property comprising a kitchen and dining room. This is constructed in brickwork and clad with timber.
- 1.4 The property benefits from a rear dormer window that has been constructed under permitted development rights, to facilitate a loft conversion.

2.0 PROPOSED DEVELOPMENT

- 2.1 The application seeks planning permission for a single storey side and rear extension.
- 2.2 The proposed extension would:
- Be of lean-to roof design.
 - Would measure approximately 8.3metres in total depth, extending 2metres beyond the rear most elevation of the existing dwelling.
 - Would not extend beyond the side elevation of the existing dwelling.
 - Would include 1no. rear facing glazed door, 1no. side/south facing window and 3no. south facing rooflights.
 - Would be constructed in external facing Forterra Arundel brickwork, and slate roof tiles matching the existing dwelling.

3.0 RELEVANT PLANNING HISTORY

Rear dormer constructed under permitted development rights.

4.0 **RELEVANT PLANNING POLICIES**

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

4.2 **National guidance**

National Planning Policy Framework (NPPF) and Planning Practice Guidance

4.3 **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

4.4 **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.

4.5 **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 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- 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).

Relevant policies include:

- A1 – Effective and efficient use of land and buildings
- A9 – Extension to existing dwellings
- F1 – Materials and finishes

4.6 **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. However, all of the policies relevant to the consideration of this application have been superseded by policies contained within the JCS.

4.7 **Supplementary Planning Guidance/Documents**

- Gloucester City Council Home Extensions Guide SPD

The Home Extensions Guide SPD was adopted by the Council as “Interim Supplementary Policy” for the purposes of development control in 2008. The SPD has been subject to two periods of public consultation and has been revised to take account of the responses received. The SPD is also a material planning consideration in the determination of this planning application.

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>

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Four neighbouring properties were notified via letter. 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:

- Effect on the character and appearance of the street scene and the existing dwelling
- Effect on the living conditions of neighbouring properties

6.5 **Effect on the character and appearance of the street scene and the existing dwelling**

6.6 Paragraphs 124, 127 and 130 of the National Planning Policy Framework (2018) requires high quality design and for account to be taken of the character of different areas. This is reflected in Policy SD4 of the Joint Core Strategy which sets out requirements for high quality design and the Council’s Home Extensions SPD which identifies that extensions should be of a style, form and design that is appropriate and respectful to the character of the locality and the appearance of the existing house.

6.7 Furthermore, Policy A9 of the Pre-Submission version of the Gloucester City Plan states that; well-designed extension to residential properties will be granted planning permission whereby they the height, size, design and external facing materials are in keeping with the scale and character of the existing dwelling and its wider setting. As outlined above, the emerging policies of the plan can be afforded limited to moderate weight in the determination of this planning application.

- 6.8 The proposed extension would relate to the rear of the property and would not be seen from Calton Road. The proposal would therefore not affect the character, appearance of composition of the street scene. The property benefits from a fair-sized plot that could comfortably accommodate an extension of this footprint. With the proposal in place adequate private outside amenity space would continue to be afforded to the occupants. In design terms the proposal would appear subservient to the existing dwelling and would be constructed in good quality materials.
- 6.9 Summarily it is considered that the development would respect the character of, the site and its surroundings conforming to the NPPF, policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), policy A9 of the Pre-Submission Gloucester City Plan and the Gloucester City Council Home Extensions Guide SPD.
- 6.10 **Effect on the living conditions of neighbouring properties**
- 6.11 Paragraph 127 (f) of the NPPF provides that planning 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.
- 6.12 Furthermore, Policy A9 of the Pre-Submission version of the Gloucester City Plan states that; well-designed extensions to residential properties will be granted planning permission whereby the living conditions of neighbouring occupiers are not unduly harmed by the proposal as a result of overlooking, overshadowing, or overbearing development. As outlined above, the emerging policies of the plan can be afforded limited to moderate weight in the determination of this planning application.
- 6.13 The application property has two neighbouring dwellings that could reasonably be considered to be impacted by the development:
- 6.14 *No.80 Calton Road*
No.80 Calton Road is located to the north of the application property and is attached to the application property as the semi-detached pair. At the rear, the two properties are separated by a 1.8metre high, closed boarded timber fence.
- 6.15 No.80 Calton Road has an existing protrusion at the rear which extends approximately 4metres beyond the rear elevation of the two properties. The proposed extension would extend approximately 5metres beyond the rear elevation of the two properties (only 1metre further). For this reason, the proposed development would not unacceptably impact on the amenity of the occupants of No.80 Calton Road in terms of overshadowing or loss of light.
- 6.16 The application does not propose any north facing fenestration that would overlook No.80, so there would be no issues regarding overlooking or loss of privacy.
- 6.17 *No.84 Calton Road*
No.84 Calton Road is a right-handed semi-detached dwelling located approximately 1.6metres to the south of the application property. At the rear, the two properties are separated by a 1.8metre high, closed boarded timber fence. The side elevation of No.84 that would face the proposed extension includes 1no. window and 1no. door relating to a kitchen.

- 6.18 The proposed extension would be single storey with an eave's height of 2.4metres. It would be set in approximately 0.7metres from the boundary between the two properties and would have a lean-to roof sloping away from No.84. For this reason, the proposed development would not unacceptably impact upon the amenity of the occupants of No.84 Calton Road, in terms of overshadowing or loss of light.
- 6.19 The application proposes 1no. south/side facing window with a maximum height of approximately 2metres. Views to and from this window would be screened by the existing 1.8metre high boundary fence, so there would be no issues regarding overlooking or loss of privacy.
- 6.20 Summarily the proposal would not cause unacceptable harm to local amenity, including the amenity of neighbouring occupants and would therefore be consistent with the NPPF, policy SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017), policy A9 of the Pre-Submission Gloucester City Plan and the Gloucester City Council Home Extensions Guide SPD.
- 6.21 **Economic considerations**
The construction phase would support employment opportunities and therefore the proposal would have some economic benefit. Further, paragraph 3.1.9 of the JCS identifies that it is important to ensure that sufficient housing is made available to support the delivery of employment and job growth. In the context of the NPPF advice that 'significant weight should be placed on the need to support economic growth through the planning system', this adds some weight to the case for granting permission.
- 6.22 **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, and 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;
- 7.2 **Condition 1**
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 7.3 **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.
- 7.4 **Condition 2**
The development hereby permitted shall be carried out in accordance with the application form and drawing number 9714/02 Rev A, except where these may be modified by any other conditions attached to this permission.
- 7.5 **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).

7.6 Condition 3

The external facing brickwork to the development hereby permitted shall be constructed and retained in Forterra Arundel Brickwork. The roof shall be constructed and retained in slate tiling.

7.7 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)

7.8 Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

7.9 Note 2

Your attention is drawn to the Party Wall Act 1996. The Act will apply where work is to be carried out on the following:

- Work on an existing wall or structure shared with another property.
- Building a free-standing wall or a wall of a building up to or astride the boundary with a neighbouring property.
- Excavating near a neighbouring building.

The legal requirements of this Act lies with the building/ site owner, they must find out whether the works subject of this planning permission falls within the terms of the Party Wall Act 1996. There are no requirements or duty on the part of the local authority in such matters. Further information can be obtained from the DCLG publication Preventing and resolving disputes in relation to party walls – explanatory booklet.

7.10 Note 3

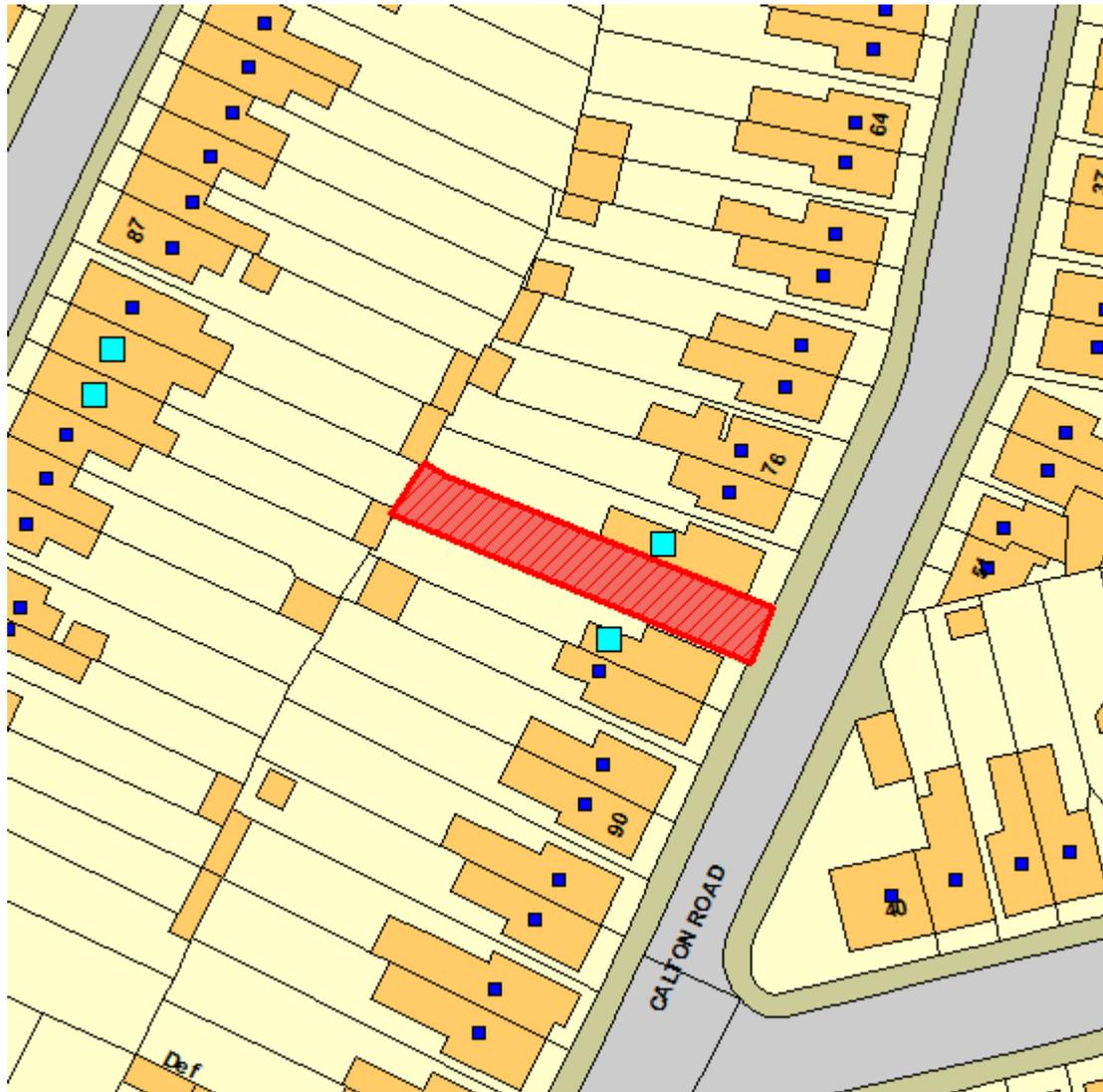
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

Person to Contact: Shane Burgess (01452 396822)

Planning Application: | 20/00712/FUL

Address: | 82 Calton Road, Gloucester,
GL1 5DY

Committee Date: | 06.10.2020



© Crown copyright and database rights 2011 Ordnance Survey 10019169
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



The Site

Block Plan
Scale 1:500