

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	04.12.2018
Address/Location:	42 Beechcroft Road, Gloucester, GL2 9HF
Application No:	18/00853/FUL
Ward:	Longlevens
Expiry Date:	25.10.2018
Applicant:	Mr Kyle Brookes
Proposal:	Part two storey, part single storey rear extension, new rear dormer, extended front porch and extended front dormer
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 a part two storey, part single storey rear extension, new rear dormer, extended front porch and extended front dormer. The current proposal is a revision of the initial proposal of a two storey rear extension, extended front porch and extended front dormer.
- 1.2 The proposed rear extension would be of flat roof design and would measure approximately 5.0 metres in depth, 7.9 metres in width at the ground floor level and 3.75 metres in width at the second storey. The single storey section would measure approximately 2.5 metres in height and the two storey section would measure approximately 5.0 metres in height.
- 1.3 The proposed rear dormer would measure approximately 2.8 metres in width, 1.8 metres in depth and 1.63 metres in height.
- 1.4 The existing front dormer would be extended from approximately 3.55 metres in width to 6.65 metres in width.
- 1.5 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, 1.1 metres in depth and 3.15 metres at its highest point. The front elevation of the existing garage would also be brought forward in line with the proposed front porch.
- 1.6 The proposed extensions/dormers would be finished in render with brick quoins on the rear extension. The proposed fenestration would be brown UPVC and, where tiled, the roof would be constructed using Redland interlocking tiles.
- 1.7 **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

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 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:

<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 Objections were received in response to the original design from the occupants of No. 39 Oxstalls Drive and No. 35 Oxstalls Drive on the grounds of loss of privacy/overlooking.

The occupier of No. 39 Oxstalls Drive has reiterated these comments in respect of the amended design.

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 of considerable scale in comparison to the existing property. Whilst the proposed rear extension would extend 5.0 metres beyond the existing rear elevation, due to its height the two storey element would measure approximately 7.5 metres in depth at roof level. In addition, the side elevation of the proposed rear extension would be visible from the street. In conjunction with the other elements of the proposed design it is considered that the proposed development would be of an inappropriate scale and mass and would have an overbearing appearance, relating poorly to and swamping the original dwelling. Furthermore there would be considerable visual intrusion to the outlook from neighbouring properties and gardens.

6.8 Whilst it is acknowledged that there are some instances nearby which have one-and-a-half/two-storey extensions to bungalows, these have either been granted permission prior to the publication of the 2018 NPPF and the adoption of the JCS and would not be considered as acceptable under current policies, or there is no planning history for them. Furthermore, they also tend to have pitched roofs which better reflect the host dwelling as opposed to the two-storey flat roof proposed here.

6.7 It is therefore considered that the proposed development would not respect the character of the site and its surroundings and therefore would not be in accordance with policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

6.8 ***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.

6.9 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, though satisfies the test in terms of height. Whilst there are no breaches of the splay lines from No. 40 Beechcroft Road, a basic shadow analysis indicates that the proposed development would result in an increase in overshadowing to the gardens and rear windows of No. 40 in the early part of the day and No. 44 in the latter part of the day.

6.10 The proposed development includes new fenestration at a second storey level in the rear elevation of the rear extension. As per the objections received from dwellings to the rear of the application property there would be a resulting increase in overlooking to those properties. However, as 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 it is not considered that such an increase would be unduly harmful.

6.11 In light of the above it is therefore considered that due to the increased overshadowing the proposed development would be unduly harmful to local amenity, including the amenity of neighbouring properties, and therefore would not 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, 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 **REFUSED** for the following reasons:

8.2 By virtue of its scale and mass the proposed development would appear as overly dominant to the existing property and would be overbearing and visually intrusive to the outlook of neighbouring properties. Furthermore, the proposed development would result in undue harm to the residents of neighbouring properties in terms of overshadowing and loss of light. It is therefore considered that the proposed development would be contrary to policies SD4 and SD14 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

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