

GLOUCESTER CITY COUNCIL - DEVELOPMENT CONTROL

Committee:	Planning
Date:	22.01.2020
Address/Location:	32 Hayward Close, Gloucester, GL4 4RJ
Application No:	19/01127/FUL
Ward:	Barnwood
Expiry Date:	24.12.2019
Applicant:	Mr & Mrs Lewis
Proposal:	Single and two storey rear extension
Report by:	Mr James Caldwell
Appendices:	Appendix A: Site Location Plan, Appendix B: Site Layout Plan, Appendix C: Existing and Proposed Elevations

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 32 Hayward Close (hereafter referred to as ‘The Property’) is a southeast-facing, two-storey, detached dwelling house. It is not a listed building, nor in a conservation area and is not subject to any other site-specific planning constraints.
- 1.2 The proposal would be for a rear extension comprising of both two-storey and single-storey elements. The proposed extension would replace an existing conservatory and a set of bay doors, both appear to be enlargements to the original dwelling. Both the two-storey and single-storey elements of the proposal would extend 3.14m beyond the original rear elevation of The Property and in combination would extend across the entire 8.0m width the original rear elevation of the existing dwelling. The two-storey element of the proposal would have a pitched roof with the ridge running perpendicular to, and set down lower than, that of the existing dwelling, with an eaves height of 4.95m and a maximum height of 6.50m. The single-storey element of the proposal would have a lean-to roof sloping away from the existing rear elevation of the property, with an eaves height of 2.55m and a maximum height of 3.50m.
- 1.3 The Property has an external appearance of facing brick walls, a concrete tiled roof and white UPVC windows. The proposed development would use materials to match that of the existing dwelling. The single-storey element of the proposal would have a skylight in the lean-to roof and a set of two glazed doors on the rear elevation. The two-storey element of the proposal would have a first-floor rear-facing window and on the ground floor; a set of three glazed bifold doors in the rear elevation.

2.0 RELEVANT PLANNING HISTORY

- 2.1 There is no relevant site history.

3.0 RELEVANT PLANNING HISTORY

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

3.2 National guidance

3.3 **Development Plan**
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted 11 December 2017)

Relevant policies from the JCS (Main Modifications) 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 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 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:

A.9 – Extensions to existing dwellings

3.6 **Supplementary Planning Guidance/Documents**

Gloucester City Council; Home Extensions Guide 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**

4.1 No consultations were required for the application.

5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 Neighbouring properties were notified.

5.2 No representations 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 (Case Officer to list. Potential headings below:

Design, Layout and Landscaping

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 SD3 requires all developments to demonstrate how they contribute to the principles of sustainability, Policy SD4 sets out requirements for high quality design.

6.6 The proposed development would be entirely to the rear of the property and not visible from the street. The two-storey element of the development proposal would be set down from the main dwelling and would appear subservient. The proposed development would be constructed using materials that match the existing dwelling, being sympathetic to the character and appearance of the dwelling.

6.7 Based on this assessment, the proposed development would not have the potential to cause significant impact or harm to the character and appearance of either the existing dwelling or the street scene. Therefore, the proposal is in accordance with the National Planning Policy Framework, Policy SD4 of the Joint Core Strategy and Policy A.9 of the emerging Gloucester City Plan.

Residential amenity

6.8 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 No. 32 Hayward Close is located to the southwest adjacent to The Property. The potential for No. 32 to experience any overbearing or overshadowing impact is mitigated by the positioning of the rear elevation of No. 32 being set 3.2m further back than that of The Property. The proposed development would have no side-facing windows and the first-floor rear window would not represent an increase for the potential for an overlooking impact compared to the existing. No. 32 has both ground-floor and first-floor windows side/northeast-facing windows that would experience a loss of light impact as a result of the proposed development. However, the first-floor window appears to serve a hallway and the ground-floor window serves a kitchen for which there is another larger window on the rear elevation. On balance, that the loss of light impact would be significant enough to outweigh all other material planning considerations.
- 6.10 There are neighbouring properties whose gardens back onto the northeast boundary, with the next nearest dwelling being at a distance of 10.5m away. It is not considered that these properties would be unduly impacted by the proposed development.
- 6.11 For these reasons it is not considered that the proposals would have an unacceptable impact on the living conditions of the occupiers of neighbouring property, in line with guidance in the NPPF and policy sd14 of the JCS.

Conclusion

- 6.12 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.

7.0 RECOMMENDATION OF THE CITY GROWTH AND DELIVERY MANAGER

- 7.1 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, and drawing numbers: RGR19.03-05, RGR19.03-04 and RGR19.03-03, 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)

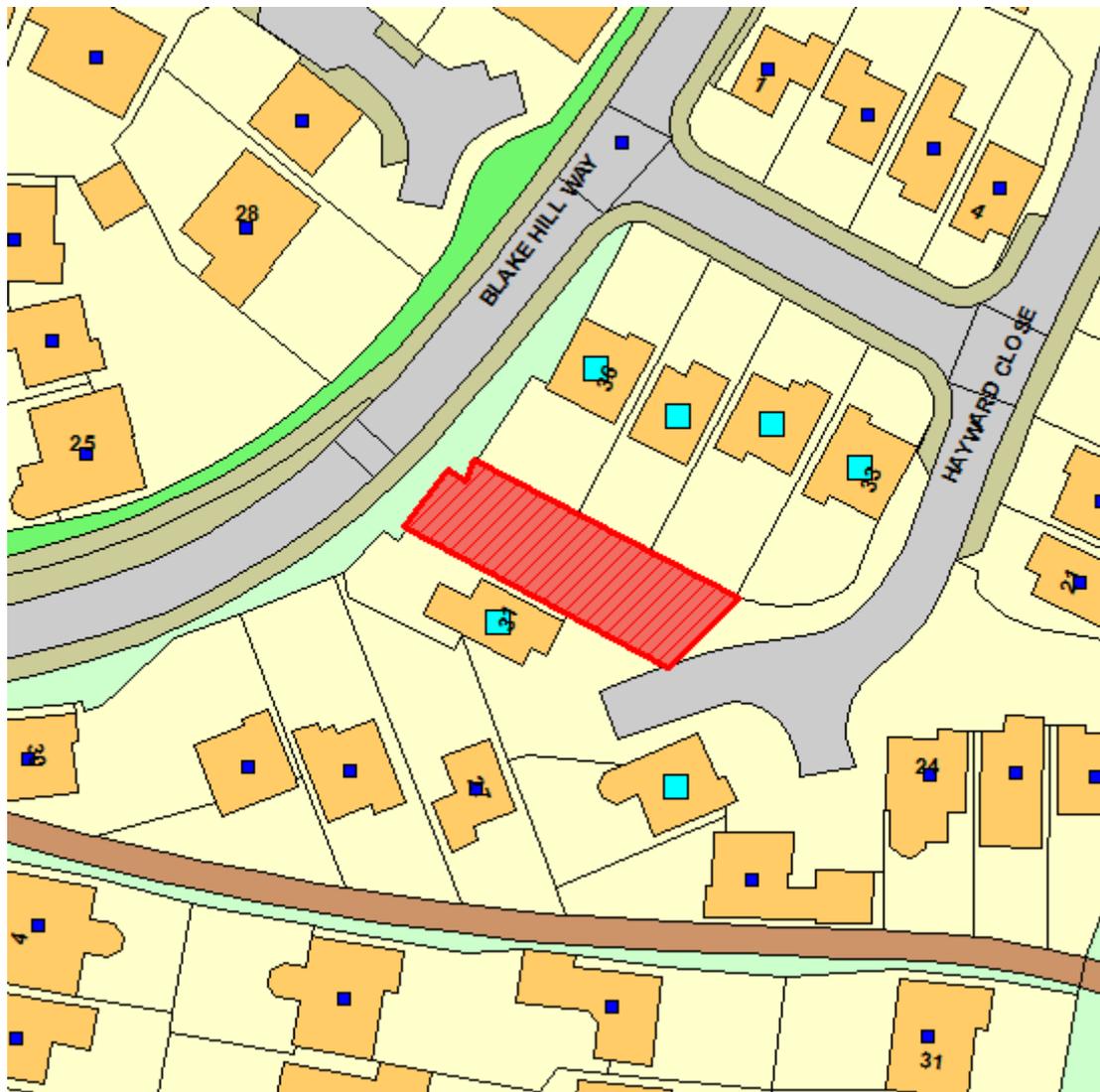
Person to Contact: Mr Paul Skelton (07785 242725)

Appendix A: Site Location Plan

Planning Application: | 19/01127/FUL

Address: | 32 Hayward Close Gloucester
GL4 4RJ

Committee Date: |



Appendix B: Site Layout Plan



This drawing, design and the illustrated works are the copyright of Urban Aspects Limited and may not be reproduced either wholly or in part without written consent.

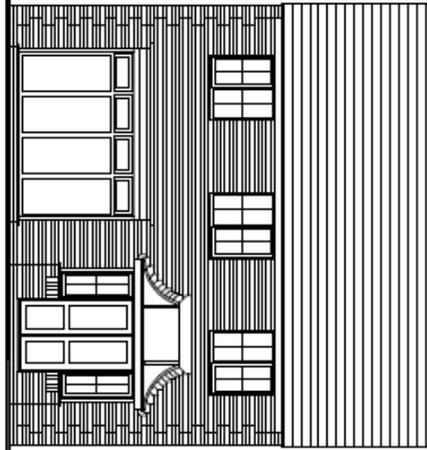
Client				 URBAN ASPECTS LAND · PLANNING · DESIGN			
Project							
32 Hayward Close, Abbeymead, Gloucester							
Drawing Title				Proposed Block Plan			
Date	Scale	Drawn	Status	Job No.	Dwg No.	Rev.	
Oct 2019	1:500 @ A4	GMP	PA	RGR19,03	03	-	

7 Bath Mews • Bath Parade • Cheltenham • GL53 7HL

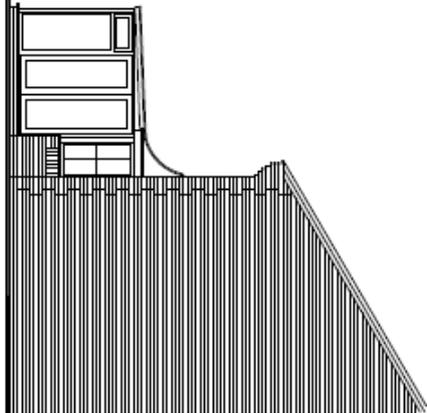
T 01242 806170 M 07795 398585 E russell@urbanaspects.co.uk

www.urbanaspects.co.uk

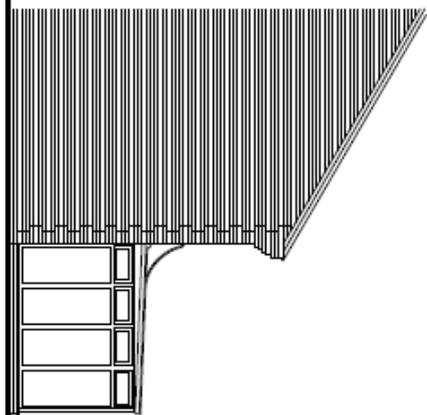
Appendix C: Existing and Proposed Elevations:



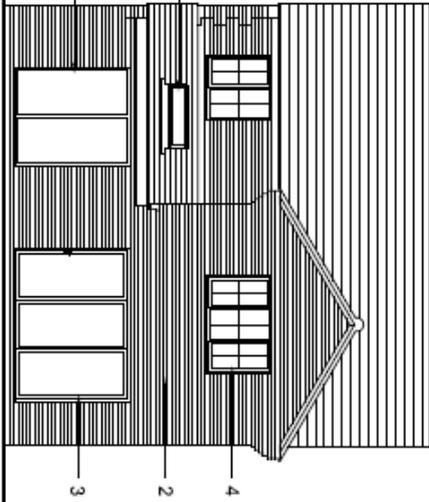
Rear Elevation
EXISTING



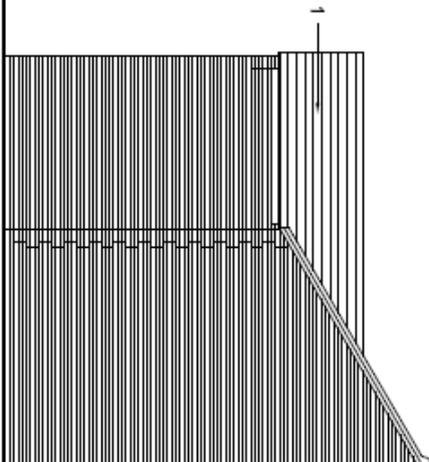
Side Elevation



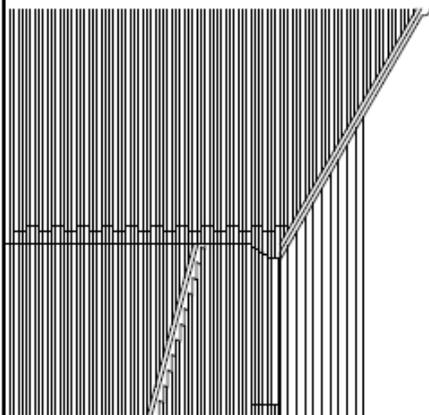
Side Elevation



Rear Elevation
PROPOSED



Side Elevation



Side Elevation