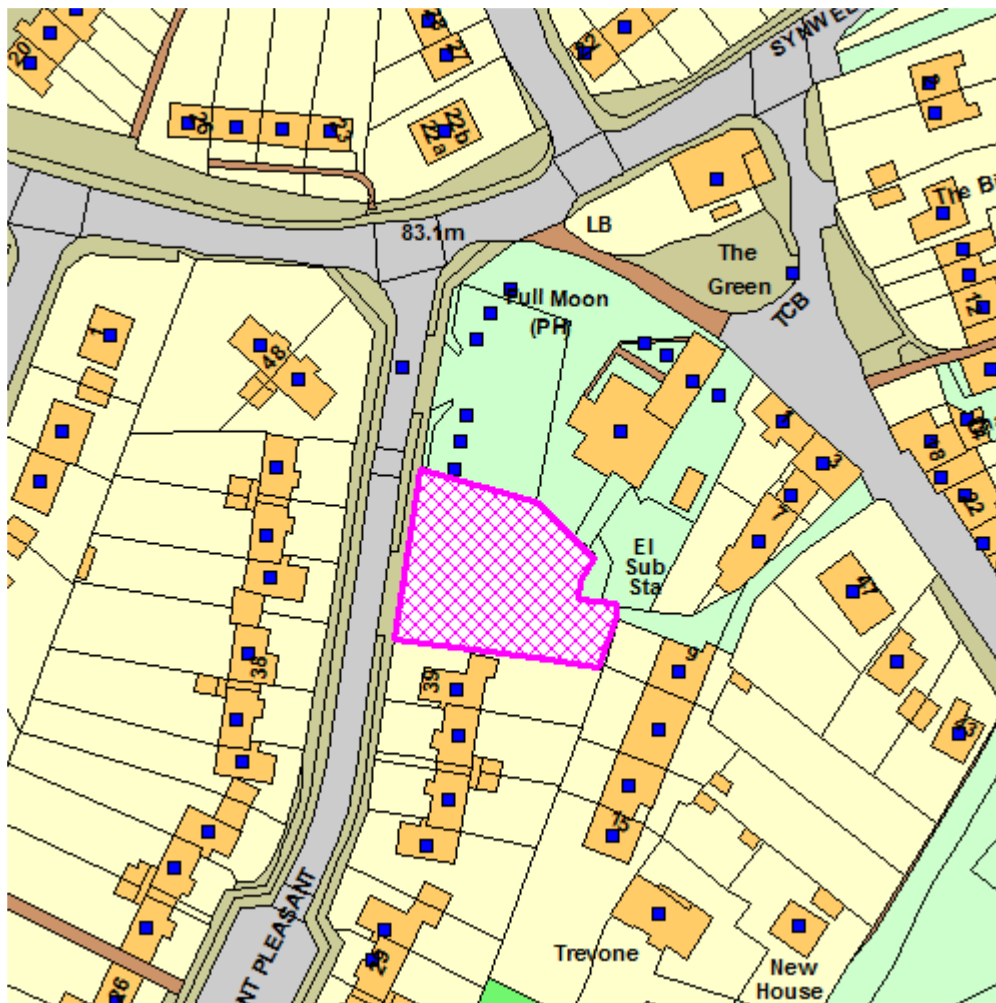




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Item No:	04
Application No.	S.18/1289/FUL
Site No.	PP-07043660
Site Address	Garages, Mount Pleasant, Wotton-Under-Edge, Gloucestershire
Town/Parish	Wotton Under Edge Town Council
Grid Reference	376267,193200
Application Type	Full Planning Application
Proposal	Erection of 4 two storey residential dwellings with associated vehicle parking and landscaping.
Recommendation	Resolve to Grant Permission
Call in Request	Planning Manager





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Applicant's Details	Mr Oliver Tyler Trower Davies Ltd, 8 Manor Park, Mackenzie Way, Cheltenham, GL51 9TX
Agent's Details	None
Case Officer	Rachel Brown
Application Validated	13.07.2018
	CONSULTEES
Comments Received	Wessex Water (E) Mr David Lesser Policy Implementation Officer (E) Wotton Under Edge Town Council
Constraints	Wotton uder Edge Town Council
	OFFICER'S REPORT

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential Amenity
- o Highways
- o Landscape
- o Ecology
- o Affordable Housing
- o Obligations

DESCRIPTION OF SITE

The site is located at Mount Pleasant, within the settlement of Wotton under Edge. The site currently comprises car parking and vacant garages.

The site is within the Cotswold Area of Outstanding Natural Beauty. There are no nearby listed buildings and the site is not within a conservation area.

PROPOSAL

Erection of 4 two-storey residential dwellings with associated vehicle parking and landscaping.

REVISED DETAILS

Revised design and access statement submitted providing details of the current position regarding SDC's decision to dispose of the site for redevelopment.



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MATERIALS

Walls: Plots 1&2 to have stone facing finish and plots 3&4 to have a render finish.
Roof: Plain tile to match local aesthetic.
Doors/windows: PVCu

REPRESENTATIONS

Statutory Consultees:

SDC Water Resource Engineer - No comments or objection

SDC Policy Implementation Manager - No comments

Wessex Water - No objections

GCER advise protected species have been recorded within the vicinity

Wotton under Edge Town Council Object on the following grounds:

- o False and misleading statement within D&A statement regarding the use of the garages
- o Impact on local parking provision
- o Local social housing has no parking provision
- o On street/grass verge parking makes emergency access difficult
- o SDC should re-instate the parking
- o If approved alternative parking must be provided
- o Houses should be set back with parking to the front
- o Lack of road width at the front is a serious concern
- o Parking and turning would be difficult for furthestmost parking space
- o Boundary/land disputes

Public:

2 letters of objection have been received. Objections relate to:

- o Loss of car parking facility
- o Random parking causes issues on bus route
- o This application will make matters worse
- o Loss of light to No 39
- o Lack of detail regarding boundary
- o Trees detailed in garden of No 39 no longer there
- o Acknowledged lack of parking in WuE
- o Incongruous to reduce available off street parking

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



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Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Council's website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered for this application include:

CP1 - Presumption in favour of sustainable development.

CP3 - Settlement Hierarchy.

CP9 - Affordable housing.

CP14 - High quality sustainable development.

HC1 - Meeting small-scale housing need within defined settlements.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in:

Residential Design Guide SPG (2000)

Stroud District Landscape Assessment SPG (2000)

Planning Obligations SPD (2017)

Neighbourhood Development Plan

Wotton under Edge has been designated as a neighbourhood; however as yet not submitted a Neighbourhood Development Plan

The application has a number of considerations which both cover the principle of development and the details of the proposed scheme which will be considered in turn below:

BACKGROUND & INFORMATION

This is a Council owned site.

Due to ongoing maintenance requirements Stroud District Council's garage stock is in decline in terms of being fit for purpose and their financial viability. Reduced demand for garage spaces and historic underinvestment has become a catalyst for anti-social and criminal behaviour in some residential areas which is a concern.

The retention of underused land and garages requires investment that represents an unacceptable impact on Council finances, particularly as investment in housing takes a higher priority. Stroud District Council is obliged to manage its assets and make the best use of its existing property to build new homes and safeguard its finances.

In September 2015 the Council's Housing Committee reviewed its district wide garage ownership and resolved to rationalise its garage stock via various options including their redevelopment and/or sale.



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It must be noted that the strategy applies only to garages and parking spaces that are let independently of any other tenancies, and for which a separate charge is levied. Any garages or parking spaces managed by the Council (e.g. garages attached to houses, carports etc) are outside the scope of this policy and managed according to commercial arrangements.

PRINCIPLE OF DEVELOPMENT

The site lies within the defined Settlement Boundary of Wotton under Edge, defined as a Second Tier Settlement within the adopted Local Plan, where there is a presumption in favour of development subject to design and amenity considerations and to a satisfactory means of access being provided. The site is within walking distance of the centre and is set amongst other residential properties. In this respect the principle of further residential development on the site can be supported, however, the further consideration of the design, layout and appearance of the scheme has to be assessed.

DESIGN AND LAYOUT

The proposal is for two pairs of semi-detached dwellings fronting the highway with garden and parking to the rear. Each pair would be separated by the access road. The surrounding area comprises mostly two storey terraced houses. Immediately to the north of the site is the former Full Moon public house where planning permission has been granted (by appeal) for residential development of two storey dwellings fronting the highway.

The new dwellings would be forward of the building line established by the existing properties to the south; however would respect the building line approved on the former Full Moon site.

The sign and design of the proposed dwellings would be similar to that as approved on the adjoining site and would be keeping and compatible with this part of Wotton under Edge.

The siting of the dwellings and their general layout would not compete with the surrounding form of the area and there would be no detrimental impact caused to the character and appearance of the street scene.

The arrangement of the plot as detailed would provide adequate garden for the proposed dwellings, compliant with the standards set out in the Council's Residential Design Guide and in keeping with the form of surrounding development. Ample space would remain so as to ensure the plots did not appear cramped or overdeveloped.

RESIDENTIAL AMENITY

The new dwellings would be positioned forward of the existing neighbouring properties but orientated to the north. There would be a separation distance of approximately 5 metres and there are no principal room windows in the neighbouring property directly overlooking the site. The neighbour (No 39) has raised concerns regarding loss of light, however as the new dwellings would be to the north of the neighbour, the development would not create shadowing to No. 39. Furthermore, given the degree of separation and position of new dwellings in relation to the neighbouring property, there would be no significant overbearing issues. The proposed dwellings have been designed to maintain privacy levels.



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Whilst not yet built, permission has been allowed for residential development to the north of the application site. The approved drawings detail the nearest dwelling, Plot 1, with no principal room windows directly overlooking the site and the position of the proposed dwellings would not project forward or rearward of the approved dwellings. Therefore, whilst positioned to the south, the proposed development would not cause any significant shadowing or overbearing issues to the approved scheme to the north.

The development would not have a harmful impact on the amenities of neighbouring occupiers.

HIGHWAYS/PARKING

Each new dwelling will share the one altered vehicular access off Mount Pleasant leading to allocated parking at the rear of the site with eight parking spaces detailed. The proposal safeguards the route of the existing public right of way across the application site.

Historically the access served 18 garages and therefore this proposal should result in less vehicular movements into the site. Two parking spaces will be provided for each dwelling, in compliance with the Council's adopted parking standards. The proposal would not be detrimental to highway safety.

Notwithstanding the above, the Department for Transport have written to Local Highway Authorities advising of the publication of Inclusive Transport Strategy 2018. The concern is that shared space is not in the interests of disabled people who are a protected group in the Equalities Act. As this proposal includes a shared surface access, further clarification from the Gloucestershire Highways regarding the shared surface is awaited. Officer's recommendation is therefore to resolve to grant permission awaiting a response.

ECOLOGY

The site as a whole provides negligible habitat for wildlife.

The site is located within the 7.7km of the Severn Estuary SPA/SAC/Ramsar site where Stroud District Council has adopted an interim strategy. Each new dwelling is required to pay £385 per dwelling to contribute to projects that relieve the recreational pressure on the designated site. A condition requiring the submission of a mitigation strategy is recommended.

OBLIGATIONS/AFFORDABLE HOUSING

The Council has implemented a Community Infrastructure Levy (CIL). A completed CIL additional questions form has been submitted with the application.

Adopted Local Plan policy CP9 specifies that small scale residential schemes (1 -3 dwellings) for should pay a contribution to affordable housing of at least 20% of the total development value (where viable). Given that this policy has now been tested and it has been shown that the majority of these very small sites have been unable to support a payment towards affordable housing, the Council will only be pursuing an affordable contribution in respect of sites less than 4 units where the combined floor area of the units exceeds 1000m².



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REVIEW OF CONSULTATION RESPONSES

Letters of objection and comment have been received in response to the application and these are available to view on the electronic planning file.

The objections and comments raised have been duly noted and considered in full in the main body of this report.

RECOMMENDATION

In light of the above, it is considered that the proposal complies with the policies outlined.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Plan Proposed of 12/06/2018
Plan number = 1602

Proposed floor plan of 12/06/2018
Plan number = 1610

Proposed Elevations of 12/06/2018
Plan number = 1611

Proposed floor plan of 12/06/2018
Plan number = 1620

Proposed Elevations of 12/06/2018
Plan number = 1621



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Reason:

To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. No works shall take place on the external surfaces of the building(s) hereby permitted until samples of the materials to be used in the construction works have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area, to comply with Local Plan Policy HC1.

4. No construction site machinery or plant shall be operated, no process shall be carried out and no construction related deliveries taken except between the hours of 08:00hrs and 18:00hrs on Monday to Fridays, between 08:00hrs and 13:00hrs on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason:

To protect the amenity of the locality, especially for the people living/ or working nearby, in accordance with Stroud District Local Plan Policy ES3.

5. The dwellings hereby permitted shall not be occupied until the vehicular parking has been provided in accordance with the approved plans. The approved parking shall be permanently available and free of obstruction thereafter.

Reason:

To reduce potential highway impact by ensuring that parking is available within the site, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant. Whilst there was little if any pre-application discussion on this project, it was found to be self contained and required no further dialogue with the applicant.
2. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise, dust, smoke/fumes and odour during the construction



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phrases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting, not burning materials on site and advising neighbours in advance of any particularly noisy works. It should also be noted that the burning of materials that gives rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority and Environment Agency respectively. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume, noise or dust complaints be received. For further information please contact Mr Dave Jackson, Environmental Protection Manager on 01453 754489.