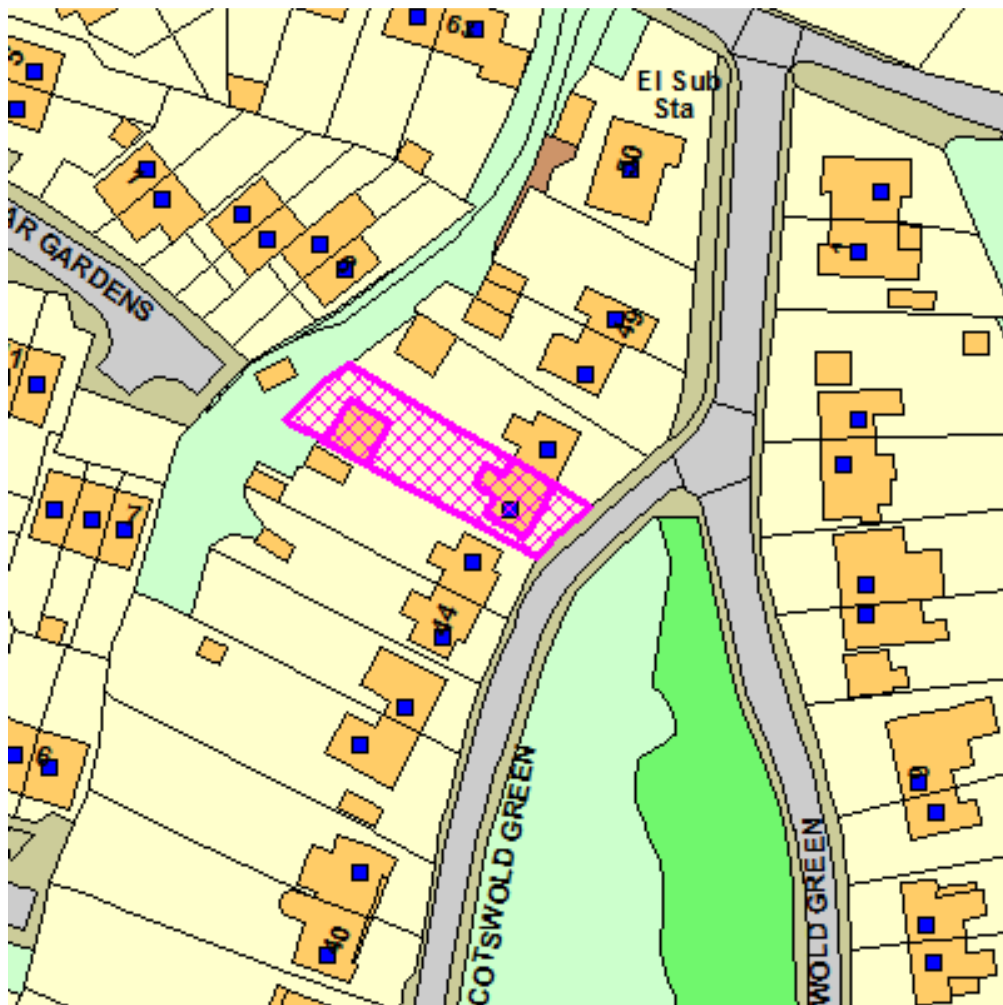




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Item No:	02
Application No. Site No.	S.19/0418/HHOLD
Site Address	46 Cotswold Green, Stonehouse, Gloucestershire, GL10 2ET
Town/Parish	Stonehouse Town Council
Grid Reference	381018,205837
Application Type	Householder Application
Proposal	Proposed rear extension (381018 - 205837)
Recommendation	Permission
Call in Request	Councillor Mattie Ross





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Applicant's Details	Mr & Mrs Evans 46 Cotswold Green, Stonehouse, Gloucestershire, GL10 2ET,
Agent's Details	MDHP 52 High Street, Stonehouse, Gloucestershire, GL10 2NA,
Case Officer	Nick Gardiner
Application Validated	26.02.2019
CONSULTEES	
Comments Received	Stonehouse Town Council Contaminated Land Officer (E)
Constraints	Consult area Neighbourhood Plan Stonehouse Town Council SAC SPA 7700m buffer Settlement Boundaries (LP) Village Design Statement
OFFICER'S REPORT	

MAIN ISSUES

- o Design and appearance
- o Residential Amenity
- o Highways

DESCRIPTION OF SITE

The application site consists of a two-storey detached dwellinghouse located within a residential area in Stonehouse. The dwellinghouse is faced in render with concrete roof tiles. The dwellinghouse benefits from reasonable amenity space to the rear and has off-road parking provisions to the front and rear. The dwellinghouse has been subject to a single storey rear extension. The application site is not subject to any landscape designations.

PROPOSAL

The application seeks permission for the erection of a two storey rear extension 6m long by 4m wide set back 1.7m from the boundary. The proposal also contains a single storey sloping roof element that is half a metre from the boundary and 2.4m in height.

The proposed extension provides an open plan kitchen dining room as well as two bedrooms to the first floor.



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REVISED DETAILS

The proposals were revised to reduce the size of the extension and pull the two storey element back from the boundary due to overbearing and loss of light considerations. The revised proposal included a single storey sloping roof element nearest the boundary.

The Parish and neighbours were consulted on these revised plans.

There were further revised plans submitted on the 08/05 due to a discrepancy of 100mm to the boundary. These plans have not been consulted on due this level of discrepancy being within the limits of tolerance.

The Case Officer has met with both the applicant and immediate neighbour (47) on site, separately with these revised plans as well the plans being readily available on the planning file accessed on the Stroud District Council website.

However, these were further revised 13/05 to include annotations confirming the distance of between the main body of the two storey extension and the boundary with no. 47 had been increased to 1.7m.

MATERIALS

Walls: Render to match existing
Roof: Plain Tiles to match existing
Windows: UPVC to match existing

REPRESENTATIONS

Statutory Consultees:

Stonehouse Town Council has commented with concerns over the size of the extension and the potential negative impact to the neighbours light. They further commented to not the amended plans and suggested that a planning officer visited the site to assess the impact on the neighbours light and other amenities.

SDC's Contaminated Land Officer has no comments.

Public:

There have been objection comments received from the neighbour surrounding the following issues:

Loss of light
Overbearing impact
Discrepancies with the plans
Distance between the boundary and the extension

Following the revised plans this objection has now been removed by the neighbour. Whilst the neighbour does not object to the scheme and are happier with the 1.7m distance further comments have been submitted detailing that the neighbour still feels that due to the position of the sun that the proposed extension is too close.



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NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view

at:<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

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://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES12 - Better design of places.

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

Residential Design Guide SPG (2000)

https://www.stroud.gov.uk/media/2595/design_guide.pdf

Stonehouse Town Neighbourhood Development Plan

https://www.stroud.gov.uk/media/241582/snp_final_3_animated.pdf

Stonehouse Neighbourhood Development Plan policies considered for this application include:

ENV7 - High quality design

DESIGN AND LAYOUT

The plot is large enough to accommodate the proposed extension without the plot appearing cramped or overdeveloped.

The proposed design to the extension is similar in height, form and design to many previously approved two storey extensions found to properties in the immediate vicinity on Cotswold Green and is considered to be of a scale and character in-keeping with the host dwelling as well as the local area and will not appear as an incongruous addition.

The proposed extension does not diminish the available off road parking provision serving the dwelling.

The proposed materials for a render finish with plain tiles and UPVC windows all match the existing dwelling.

It is considered that the proposed extensions meet the criteria set out within HC8, and that the development is therefore acceptable.



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RESIDENTIAL AMENITY

The single storey sloping roof extension 0.5m from the boundary has a proposed height of 2.4m and does not breach the 45 degree line of the downstairs rear living room of no 47 Cotswold Green.

The two storey main body of the rear extension has been revised to be 1.7m away from the boundary to mirror the existing two storey extension to no. 47 Cotswold Green.

Whilst this two storey extension does breach the 45 degree line, it does not do so to a significant degree and given the existing boundary treatments as well as the orientation of rear gardens facing west this would result in limited additional overshadowing for a brief period in late afternoon to the third rear bedroom and living room window, with the latter being the secondary light source to the double aspect living room to no. 47.

The proposal would not result in any greater overbearing impact than the applicants currently are subject to from the existing rear extension of 47 Cotswold Green, which protrudes further into the rear garden.

The proposal includes a kitchen window facing no 45 Cotswold Green at the ground floor level serving the kitchen to which currently this south elevation is free from window fenestration. However, this proposed window does not directly face any glazed windows of no. 45, and coupled with the existing boundary treatment, there would be no detrimental overlooking impact. The two roof lights to the new bedrooms t first floor will not give rise to any overlooking impact.

Many of the properties found on Cotswold Green have benefitted from past permissions for two storey rear extensions similar to this proposal, with similar 45 degree line breaches and boundary distances. The existing two storey extension to no.48 protrudes 3.4m, less than this proposal at 4m, however that applicant was required to chamfer the corner to minimise loss of light to the neighbour's sole kitchen window, which is fundamentally different to this applications circumstances, with every application being determined on its own merits and circumstances.

The 45 degree line is a guide in which the LPA takes into consideration when determining planning applications and it is acknowledged that there will be a degree of loss of light given rise from this proposal to no 47, but not significant enough to be considered unacceptable as defined by Policy ES3, to warrant refusal.

It is therefore considered that this proposal will not have a detrimental impact to residential amenity.

HIGHWAYS

The existing access and parking provisions for the dwellinghouse will remain unaltered. Given that the proposal is for a two storey extension to the rear, the development will not give rise to any increase in traffic movements to the site and therefore will not be detrimental to highway safety.



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RECOMMENDATION

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

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 submitted 8th and 13th May 2019.

Location Plan, Block Plan and Existing floor plans, Drawing 20084/1B

Existing Elevations and Section, Drawing 20084/2 B

Proposed Elevations and Section, Drawing 20084/ 4C

Proposed Floor Plan, Drawing 20084-3C

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.

3. 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.



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4. No window or door openings shall be formed in the north or southern side elevations of the development hereby permitted, unless otherwise approved by the Local Planning Authority.

Reason:

In the interests of the amenities of the occupiers of neighbouring residential dwellings.

5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason:

In the interests of the visual amenities of the area.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant. The case officer contacted the applicant/agent and negotiated changes to the design which has enhanced the overall scheme; these have been detailed in the Officer Report.
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 phases 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.