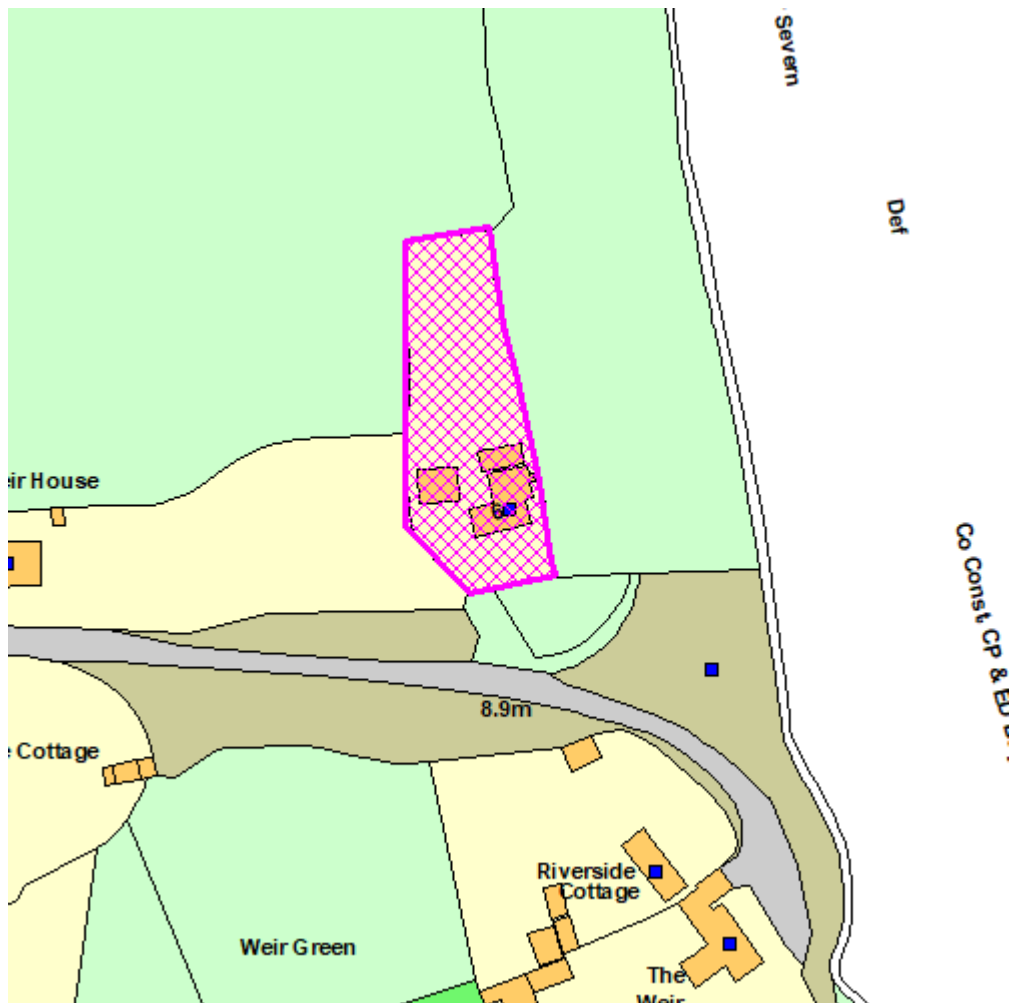




## Development Control Committee Schedule 05/01/2021

<b>Item No:</b>	<b>1</b>
<b>Application No.</b>	S.20/2403/HHOLD
<b>Site Address</b>	6 Weir Green, Elmore, Gloucester, Gloucestershire
<b>Town/Parish</b>	Elmore Parish Council
<b>Grid Reference</b>	379189,215398
<b>Application Type</b>	Householder Application
<b>Proposal</b>	Demolition of garage/workshop and erection of two storey extension.
<b>Recommendation</b>	Permission
<b>Call in Request</b>	





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<b>Applicant's Details</b>	Mrs S Sugars C/o MSP, The Pike House, Kingshill Road, Dursley, Glos GL11 4BJ
<b>Agent's Details</b>	Mrs Abigail Snook MSP Town Planning & Architecture, The Pike House, Kingshill Road, Dursley, Gloucestershire GL11 4BJ
<b>Case Officer</b>	Tom Fearn
<b>Application Validated</b>	10.11.2020
	<b>CONSULTEES</b>
<b>Comments Received</b>	SDC Water Resources Engineer
<b>Constraints</b>	Flood Zone 2 Flood Zone 3 Elmore Parish Council
	<b>OFFICER'S REPORT</b>

### MAIN ISSUES

- Principle of development
- Design and appearance
- Residential amenity
- Highways
- Flood risk

### DESCRIPTION OF SITE

The application site consists of a detached residential dwelling, which is located in a rural location off Weir Lane, close to the village of Elmore. The house has a traditional appearance to the front and is faced in red brick, but has a mixture of materials to the rear, with sections of white render and clad dormer windows. There is an existing single garage to the side of the dwelling which has a workshop to the rear, as well as driveway parking. There is no landscape designation at this site, but it does fall within flood zones 2 and 3 due to its proximity to the River Severn.

### PROPOSAL

The application proposes the demolition of the existing garage and workshop and its replacement with a two storey extension which incorporates a new garage, as well as a single storey link at ground floor level to the rear of the property.

### MATERIALS

Walls: brick to match, render and timber cladding.



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Roof: plain clay tiles to match.  
Windows: powder coated aluminium.  
Doors: powder coated aluminium.

### REPRESENTATIONS

#### Statutory Consultees

Parish Council - none received at the time of writing.

Water resources engineer - I am happy with the submitted FRA and have no further comments or observations.

The Head of Planning has referred the application to be determined at Development Control Committee, as the applicant is related to an elected councillor.

#### Public

None received at the time of writing.

### NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

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

Stroud District Local Plan.

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website

[https://www.stroud.gov.uk/media/1455/stroud-district-local-plan\\_november-2015\\_low-res\\_for-web.pdf](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:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES12 - Better design of places.

### PLANNING CONSIDERATIONS

#### PRINCIPLE OF DEVELOPMENT

Policy HC8 allows extensions to dwellings and the erection of outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. Therefore, the principle of development for an extension to this property is deemed acceptable.

### DESIGN/APPEARANCE/IMPACT ON THE AREA



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The application proposes a relatively large, two storey extension to the side of the property, which will replace an existing single storey garage and workshop. The proposed extension incorporates a garage at ground floor level and new accommodation above and behind at ground floor level, which will be used by a dependent relative who has mobility issues. The extension will be linked to the main house by a single storey extension to the rear, which will house a new kitchen at ground floor level.

Whilst it is acknowledged that the proposal does add relatively considerable new footprint, the host dwelling sits within a generous plot which can accommodate the development without appearing cramped or overdeveloped. It is also noted that some floor space will be removed with the existing garage and workshop and so it is not considered that the cumulative additional footprint is unacceptable. The design and siting of the extensions ensure they sit within the existing built form, whilst offering a modern juxtaposition, with the additions showing a clear contrast between the historic form of the dwelling and the more contemporary extension. The host dwelling is already faced in a mixture of materials and those proposed are not considered to be objectionable, given the existing character. The proposed roof pitch matches that of the existing gables to the front and rear of the dwelling, ensuring a consistency in design, with the height of the ridge sat just below the ridge height of the existing dwelling, which ensures a subservient appearance. The dwelling sits back from the road and the site is generally well screened, therefore the extension will not have a wide scale impact on the surrounding vernacular.

### **RESIDENTIAL AMENITY**

There is one adjoining residential site to the west of the host dwelling, but there is a large degree of separation between the two properties, as well as mature vegetation which acts as screening. Due to this, the proposed extensions will cause no unacceptable increase in harm to the residential amenity of the occupants of the dwelling.

### **HIGHWAYS**

The host dwelling is served by an access off Weir Lane and has off road parking space for multiple vehicles. The proposal includes a garage which can provide a parking space and the existing access will be unaffected by the proposal. Therefore, no undue harm will arise to highway safety as a result of the scheme.

### **FLOOD RISK**

The application site is located within flood zones 2 and 3 due to its proximity to the River Severn and as such a basic FRA has been submitted with the application, which demonstrates that the scheme complies with the standing advice for minor extensions. It is acknowledged that the proposal involves an extension to a building which is already in residential use and the intended use will not change as a result of the proposal. Therefore, there will be no increase in risk as a result of the proposal. The floor levels of the extension will be no lower than the existing house and the applicant subscribes to the Environment Agency Floodline, which provides advance warnings of flood events along the Severn. Existing connections will be used for drainage connections and existing drainage channels



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will be kept in good order. The Council's Water Resource Engineer has been consulted on the proposal and has raised no objections given the information provided.

**RECOMMENDATION**

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

**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.

<b>Subject to the following conditions:</b>	<ol style="list-style-type: none"> <li>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.</li>   <li>2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:  Proposed location and block plans of 10.11.2020 Plan number - SUG/1220/PL/08/20/003/A  Proposed plans and elevations of 10.11.2020 Plan number - SUG/1220/PL/08/20/002/B  Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.</li> </ol>
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3. The development hereby permitted shall be carried out in strict accordance with the recommendations detailed in the submitted Flood Risk Assessment dated 8th December 2020.

Reason:

To prevent increased flood risk, in accordance with Policy ES3 of the Stroud District Local Plan, November 2015.

Informatives:

1. ARTICLE 35 (2) STATEMENT - Whilst there was little, if any, pre-application discussion on this project it was found to be acceptable and required no further dialogue with the applicant.