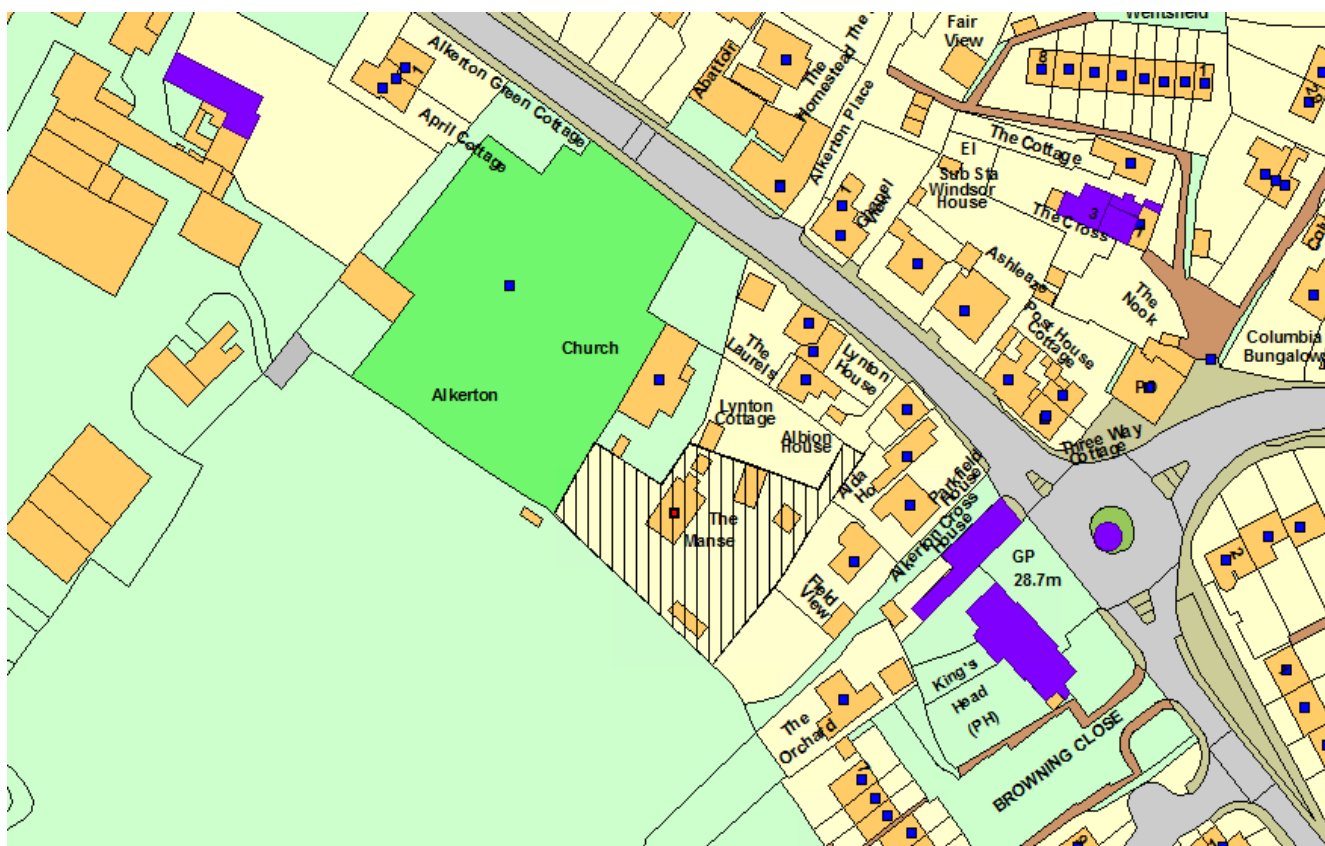




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Item No:	02
Application No.	S.23/1688/HHOLD
Site Address	The Manse, Alkerton, Eastington, Stonehouse
Town/Parish	Eastington Parish Council
Grid Reference	377382,205310
Application Type	Householder Application
Proposal	Erection of a garage with home office and driveway extension. Resubmission of S.22/0321/HHOLD.
Recommendation	Refusal
Call in Request	Cllr John Jones





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Applicant's Details	Mr S Dauncey The Manse, Alkerton, Eastington, Stonehouse, Gloucestershire GL10 3AA
Agent's Details	None
Case Officer	Laurence Corbett
Application Validated	23.08.2023
	CONSULTEES
Comments Received	Eastington Parish Council Public Rights of Way Officer Conservation South Team
Constraints	Within 50m of Listed Building Within 50m of Listed Building Neighbourhood Plan Eastington Parish Council SAC SPA 7700m buffer Settlement Boundaries (LP)
	OFFICER'S REPORT

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential amenity
- o Highways
- o Impact upon heritage assets

DESCRIPTION OF SITE

The application site is a detached two storey residential property set within an ample garden. The site is set well back from the public highway to the north, and has established vehicular access and off street parking.

The dwelling has numerous single storey outbuildings within the garden and due to the orientation of the property within the plot some of these are set to the front of the property.

The site is on the edge of the settlement for Eastington. The property is within 50m of identified grade II Alkerton Cross House and is close to Public Rights of Way (PRoW) Eastington 72 and 73.

PROPOSAL

Erection of a garage with home office and driveway extension. This planning application follows a previously refused application S.22/0321/HHOLD that was also dismissed at appeal by the Planning Inspectorate, which was seeking to erect a garage with home office and driveway extension.

REVISED DETAILS

None.



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MATERIALS

Walls: Natural colour timber cladding.
Roof: Black or grey profiled metal cladding with clear polymer profiled skylights and Velux.
Windows: Black or grey UPVC windows with natural wood timber surround.
Door: Garage doors - black polymer roller doors Personnel doors - black UPVC.
Hardstanding: Beige/yellow gravel.

REPRESENTATIONS

Statutory Consultees:

Eastington Parish Council:

We believe that the scale and massing of the garage is too much for the site - the garage is almost as large as the house. We are concerned that the garage could eventually be annexed from the house and with a change of use application, be considered for use as a residential dwelling and would request that if the application is granted, that this be conditioned for garage/storage/ancillary use only.

In light of the above, Eastington Parish Council **OBJECTS** to the application.

SDC Conservation team:

The historic asset in this case is Alkerton Cross House and the Kings Head Inn.

The proposal is erection of garage and home office to The Manse.

The site is located within 50m of a listed building. However, due to the degree of separation between the application site and the historic asset, it is considered that no harm will arise to the setting of the listed building. The application has been assessed in accordance with paragraphs 189 - 202 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Gloucestershire PRoW Officer:

This development does not appear to affect the nearby public right of way, however if there is any suggestion that it will, whether through a need for a temporary closure or permanent diversion then contact should be made with the PROW team at the earliest opportunity.

SDC Contaminated Land Officer:

I have no comments.

Public:

- Two letters of support. These highlight that;
- The proposal would reduce trips as there would be a home office.
- Ensure highway safety with off street parking.
- The proposal has taken positive steps to be in keeping with the house and a such is in compliant with policy HC8.
- Not visible from a neighbours property.
- Similar to approved garage nearby.



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- Two letters of objections. Issues include.
- The proposal will be of a scale similar to refused application by the LPA and Planning Inspectorate.
- Impact on views from garden and users of the PRow.
- Impact upon the tree root area of neighbouring tree.
- Existing single storey outbuildings were done under permitted development this would not be afforded permitted development rights.

Full comments are available on the Councils website.

PLANNING CONSIDERATIONS - NATIONAL AND LOCAL PLANNING POLICIES

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Stroud District Local Plan, November 2015 is the development plan for Stroud District. Due weight should be given to policies in this plan according to the degree of consistency with the National Planning Policy Framework (NPPF). The NPPF is a material consideration in planning decisions.

National Planning Policy Framework available to view at:

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

For the full content of the Stroud District Local Plan policies above together with the preamble text and associated supplementary planning documents are available to view on the Councils website

<http://www.stroud.gov.uk/environment/planning-and-building-control/planning-strategy>

Local Plan policies considered for this application include:

HC8 - Extensions to dwellings.

ES3 - Maintaining quality of life within our environmental limits.

ES7 - Landscape character.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

CP14 - High quality sustainable development.

Eastington Neighbourhood Development Plan (July 2019):

EP7 - Working from home.

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.



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DESIGN/APPEARANCE/IMPACT ON THE AREA

As highlighted above policy HC8 allows for extensions to buildings and the erection of outbuildings, this is acceptable as long as the height, scale and design is in keeping with the scale and character of the original building and the site wider setting.

Policy CP14 considers all types of development and requires an appropriate design and appearance of any development and that it is respectful of its surroundings.

Eastington Neighbourhood policy EP7 support small free-standing buildings within the curtilage of dwellings as long as they do not detract from the quality and character of the building they serve and are subservient by reasons of height, scale, massing, location or materials.

NPPF paragraph 130 c) advises that planning decision should ensure that developments are sympathetic to the local character.

The property is set well back from the public highway and is not overly visible from the road due to the host property and its garden being set behind a neighbouring dwelling Lynton house (this is located in-between the road and the application site). The host property is a characterful two storey brick-built dwelling.

The previously refused application (S.22/0321/HHOLD) measured 4.6m to the eaves and 5.6m to the ridge and had a footprint of 80 square metres (8m X 10m). Due to the design, scale and use of materials the proposal was refused by the Planning Authority as it was considered it would appear as an incongruous and competitive addition that would be harmful to the character of the host property. Also, as the proposal would also be clearly visible from the adjacent PRow the scale and design would have a harmful impact upon the wider setting. As such the proposal was considered contrary to policy CP14 criterion 5 and HC8 criterion 2 of the adopted Stroud District Local Plan 2015.

This decision was confirmed in the Planning Inspectors decision to dismiss application APP/C1625/D/22/3311113 (the appeal for S.22/0321/HHOLD). The inspector noted that due to the large footprint and considerable bulk and massing relative to the host property the outbuilding would look more like a commercial unit. Also, the 2 storey garage would compete with the Manse in visual terms, thereby harming its character and appearance. It was also noted that the overly large garage set against the Manse would be evident from the nearby PRow and undermine the views of the wider setting. It was considered that the proposal would have an unacceptable and harmful effect on the character and appearance of the host property and the surrounding area.

The revised proposal submitted for consideration is located in the same position as the previously refused application and has the same footprint of 80 square metres (8m X 10m). The proposal is still for a two-storey garage. The overall height of the proposal is higher than the previously proposal being 4.2m to the eaves and 6.0m to the ridge, at its highest point, dropping to 3.5m to the eaves and 5.4m to the ridge to a set down part of the structure. The external stairs have been retained along with the large doors to serve the garage. The design has been amended to be less of a commercial garage to look more like a two-storey dwelling.



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On plans submitted (site plan - DRW02 Rev01 and section plan - DRW03 Rev04) it is evident that the proposal would have a footprint and height that would be similar to that of the host property. This would raise similar concerns to the previously refused application at this site and the dismissed appeal.

The proposal for an overly large structure would have a built form that is a competitive addition to the host property. The scale of the proposed development would not be subservient. It is considered that the scale of the proposal would not respect, and would be harmful to, the host property.

Due to the height and bulk of the proposed structure this would be highly visible from the nearby PRow. The proposal would undermine and harm views towards the host property and wider setting from the public vantage point.

As such, due to the scale of the built form it is considered that this would be competitive and harm the setting of the host property and wider setting and would not accord with policy HC8 criterion 2, CP14 criterion 5 of the Stroud Local Plan or EP7 of the Eastington Neighbourhood Plan and paragraph 130 c) of the NPPF.

RESIDENTIAL AMENITY

The proposal is in the same location as the previously refused application.

Due to the location of the proposed outbuilding, its position in relation to the neighbouring dwelling, the placement of fenestrations and location of the external stairs it is considered that there would be no unacceptable impact on the living conditions or privacy of neighbouring residents.

The proposal has been described as being a garage with office above for the host property and not as a commercial garage. As such it is considered that the level of activity undertaken would not raise concerns with regards to noise or odour from this proposal. If this application is approved, then any nuisance issues that may arise can be dealt with under separate legislation.

HIGHWAY SAFETY

Supporting comments have been submitted stating that the proposal would ensure highway safety with off street parking. The site already accommodates off street parking and has vehicular access to the public highway. There are road markings to the public highway to ensure highway safety for road users and pedestrians.

The proposal would increase covered off street parking for the plot.

It is considered the development will not lead to any significant increase in traffic movements and therefore will not be detrimental to highway safety and would accord with policy HC8 & ES3 of the local plan.



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IMPACT UPON HERITAGE ASSETS

The application site is within 50m of an identified listed property. Due to the separation distance between this and the proposal it is considered that the proposal will not cause any harm to the character or setting of the listed properties and is recommended for approval.

RESPONSE TO COMMENTS

Views from private residential dwellings are not considered to be material planning concerns. Any issues with regards to overlooking/overbearing have been considered in the main body of the report.

A letter of support highlights that a similar proposal has been approved close by. No further details have been submitted, notwithstanding proposals are considered on their own merits and this application has been determined on the information submitted and the individual circumstances of the site.

RECOMMENDATION

In light of the above, it is considered that the proposal does NOT comply with the policies outlined and is recommended for refusal.

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.

For the following reasons:	<ol style="list-style-type: none">The proposal would introduce an overly large outbuilding into the gardens of the host property. Due to the size and scale of the built form it is considered that this would not respect, and be a competitive addition, causing harm the setting of the host property and wider setting and is considered contrary to policies HC8 criterion 2, CP14 criterion 5 of the Stroud Local Plan, policy EP7 of the Eastington Neighbourhood Plan and paragraph 130 c) of the NPPF. <p>Informatives:</p> <ol style="list-style-type: none">ARTICLE 35 STATEMENT - The local planning authority have worked in a positive and proactive manner by determining this application through due democratic process.
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