



## Development Control Committee Schedule 15/02/2022

<b>Item No:</b>	1
<b>Application No.</b>	S.21/2829/HHOLD
<b>Site Address</b>	Woodside Farm, Woodside Lane, Kings Stanley, Stonehouse
<b>Town/Parish</b>	Kings Stanley Parish Council
<b>Grid Reference</b>	380669,202410
<b>Application Type</b>	Householder Application
<b>Proposal</b>	Erection of garage with store above.
<b>Recommendation</b>	Permission
<b>Call in Request</b>	Requested by Head of Planning





## Development Control Committee Schedule 15/02/2022

<b>Applicant's Details</b>	Mr N Studdent-Kennedy Woodside Farm, Woodside Lane, Kings Stanley, Stonehouse, Gloucestershire GL10 3LA
<b>Agent's Details</b>	Mr S Price 29 Gannicox Road, Stroud, Gloucestershire, GL5 4EZ,
<b>Case Officer</b>	Rachel Brown
<b>Application Validated</b>	29.11.2021
	<b>CONSULTEES</b>
<b>Comments Received</b>	
<b>Constraints</b>	Area of Outstanding Natural Beauty Nympsfield Airfield Zone Kings Stanley Parish Council Surface flooding 1 in 100 years
	<b>OFFICER'S REPORT</b>

### MAIN ISSUES

Principle of Development  
Design and appearance  
Residential Amenity  
Highways  
Landscape

### DESCRIPTION OF SITE

The application site is located off Woodside Lane within a rural part of Kings Stanley and comprises a large detached two-storey dwelling that sits within a good sized plot, towards the south eastern boundary. The site is surrounded by agricultural land.

There are no nearby listed buildings or conservation areas, however the site is within the Cotswolds Area of Outstanding Natural Beauty.

### PROPOSAL

Erection of garage with store above

### REVISED DETAILS

Reduction in height and replace balcony with 'Juliette' balcony.

### MATERIALS

Walls: Reconstructed stone to match the existing/K-rend to match colour of the recon stone  
Roof: Concrete interlocking tiles to match  
Windows: White upvc/Velux conservation rooflights  
Doors: Roller shutter doors



## Development Control Committee Schedule 15/02/2022

### REPRESENTATIONS

#### Statutory Consultees:

None received

#### Public:

None received

### 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.

ES7 - Landscape character.

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:

### PLANNING CONSIDERATIONS PRINCIPLE OF DEVELOPMENT

The proposal is for the erection of a garage with store above, situated within the residential curtilage of the host dwelling.

Policy HC8 allows outbuildings incidental to the enjoyment of the dwelling subject to relevant criteria. The principle of the development can therefore be supported.

### DESIGN/APPEARANCE/IMPACT ON THE AREA

Officers initially raised concerns with the height and design of the proposed development. The submitted revised plans reposition the eaves to just above the garage doors; the ridge height has been reduced to be approximately one metre below the ridge line of the host dwelling. The balcony has been replaced with a 'Juliette' style balcony. The revised plans address the officers concerns.

The proposed garage would have a relatively large footprint; however, the ridge height would be lower than the host dwelling by approximately 1 metre. The proposal would appear subordinate in scale and not of a disproportionate size to the family sized dwelling it would serve. It would also fit comfortably within the plot without the site appearing cramped or overdeveloped. The building would be constructed in materials to match the existing house.



## **Development Control Committee Schedule 15/02/2022**

It is therefore concluded that the proposed outbuilding would be in keeping with the scale and character of the original building and would not be harmful to its appearance.

Although the proposed scale and height of the development would make it highly visible from nearby footpaths, particular as it is proposed to remove trees along the north eastern boundary to accommodate it, the built form, by virtue of its shape, materials and position, would not appear at odds with its setting and the character of the wider area.

In light of the above, it is concluded that the proposal would not harm the character and appearance of the dwelling or the street scene. Accordingly, the proposal complies with Policy HC8 of the Local Plan.

### **RESIDENTIAL AMENITY**

The application site is separated from neighbouring residential properties by agricultural land. Given the degree of separation, the proposal would not have a detrimental impact on the occupier's residential amenity and would accord with Policy ES3.

### **HIGHWAYS**

The existing parking provision and vehicular access would not be affected by this development. There would be no detrimental impact on highway safety.

### **LANDSCAPE**

The site is located within the AONB, however the building would be situated within an existing domestic garden. The development would not intrude into the countryside nor have a harmful impact either on the street scene or on the wider landscape within this part of the AONB. The proposal accords with Policy ES7.

### **REVIEW OF CONSULTATION RESPONSES**

At the time of writing this report, no consultation responses had been received.

### **CONCLUSION**

For the reasons outlined above, the proposal is considered to accord with policy.

### **RECOMMENDATION**

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.



## Development Control Committee Schedule 15/02/2022

### 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 Location Plan of 23/11/2021  
Plan number = NSK/001

Site Plan Proposed of 23/11/2021  
Plan number = NSK/004

Proposed Elevations of 11/01/2022  
Plan number = NSK/010

Proposed floor plan of 14/01/2022  
Plan number = NSK/011

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

#### Informatives:

1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.