

SUMMARY OF PLANNING SUPPORTING STATEMENT

Play Area, The Bourne, Brimscombe, Gloucestershire, GL5 2TN.

The application site is a vacant parcel of land within the defined settlement boundary where policy permits residential development.

The land was conveyed to the Applicant by Stroud District Council as a site with development potential.

The site has residential development on three sides. Whilst the site is currently undeveloped it is vacant and unused.

There is a large linear block of flats, Queens Court, which lies to the front of the site and a linear arrangement of houses to the rear of the site.

The proposals are to provide four detached dwellings in a linear arrangement across the site, with two dwellings either side of a tree which occupies the centre of the site. The tree and immediate surrounding area are to be provided as communal and publicly assessable space.

Objections have been raised suggesting that the land is and should remain as public open space, issues have also been raised in relation to character, amenity and access.

The land is not public open space as a matter of fact. The land is a vacant parcel of land in private ownership with no recreational or other use.

The principle of residential development on the site is supported by Local Plan policy. The principle is therefore acceptable.

In character terms the proposals provide low profile contemporary dwellings which are set within the landscape and set into the sloping site.

The application is accompanied by a detailed Landscape and Visual Impact Assessment which demonstrates that from near and far views the proposals sit comfortably within the site and do not impact upon character or the wider landscape. Indeed, there are few opportunities to view the site due to the surrounding topography, trees and vegetation.

The proposals are a well-designed scheme providing low profile contemporary style dwellings. The use of natural material helps the dwellings to blend into

the landscape. The use of natural and organic materials works very well with a contemporary form to reduce visual impact.

The dwellings will sit comfortably in the landscape between the two rows of development to the front and rear, separated from them by distance and vegetation. The proposals are in no way obtrusive or out of character.

The proposals are a well-considered scheme for the development of the site. The proposals are appropriate to character. Indeed, the proposals will represent an enhancement. Development will result in a cared for and managed site.

In terms of relationships with adjoining properties the proposals exceed required separation distances. The proposals are sufficiently separated to ensure there is no over-looking or indeed any other harm to living conditions. The sloping nature of the site, the separation and intervening boundary planting ensures there are no issues.

The existing access to the site is substandard. The existing substandard access serves all the existing residential properties of Bourne Lane including Queens Court and the various detached and semi-detached houses.

The proposals only provide four dwellings which will generate low levels of vehicular movement. The access improvements however will benefit all existing residents and upgrade the access to the required standard, thus improving highway safety for all existing residents and all users of the lane.

The highway improvements are a significant benefit of the proposals.

The ability to implement the highway requirements has been questioned. The proposed scheme is based on a digital measured survey which is accurate. The proposed works can all be delivered and provided.

The proposals do not reduce any existing parking for Queens Court or indeed any other property.

A detailed ecological survey has been submitted and demonstrates that the development will not impact on biodiversity.

All other technical aspects of the proposals are acceptable.

The scheme is a well-considered design solution for this empty vacant site, the proposals accord with all Development Plan policies and hence the recommendation for approval.

The proposals provide an element of publicly assessable space where currently there is none and upgrade the access. The proposals provide significant benefits with no harm or adverse impacts.

The applicants respectfully request that Members support the Officer recommendation and grant planning permission.