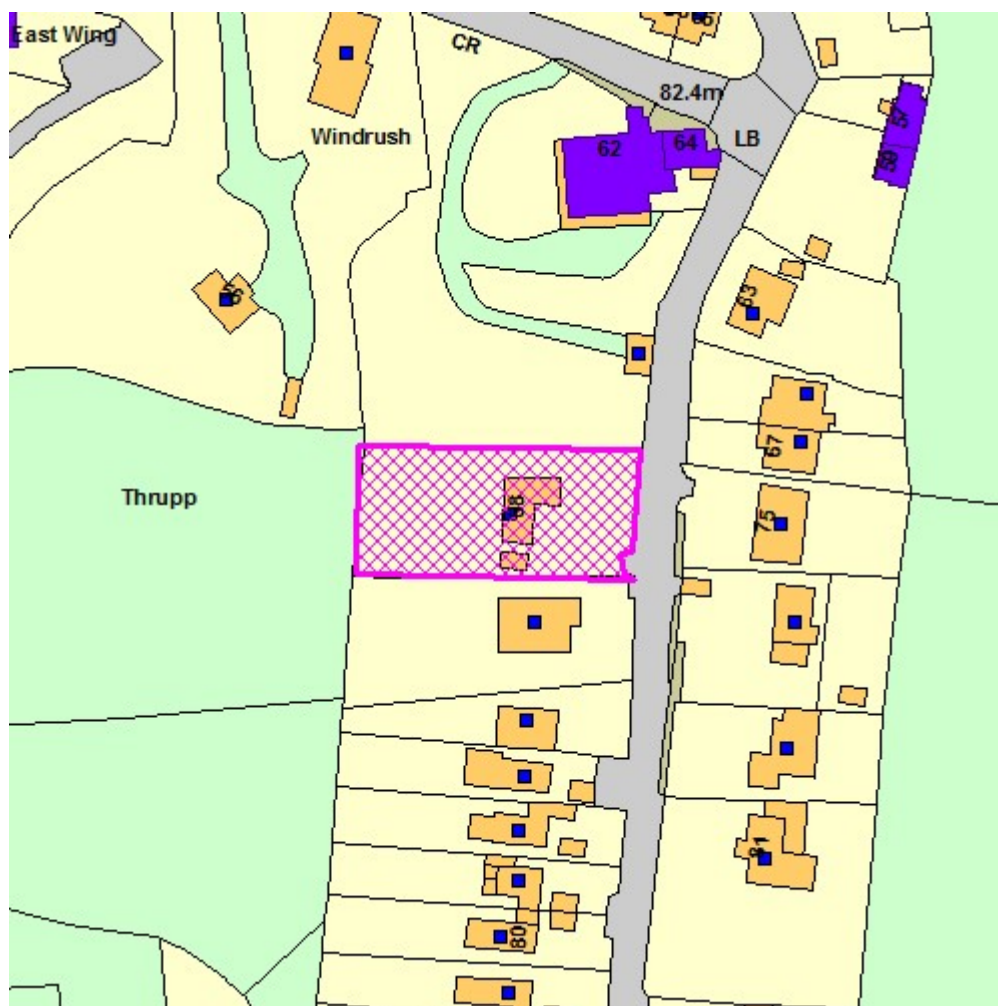




Development Control Committee Schedule 13/12/2022

Item No:	1
Application No.	S.22/1503/HHOLD
Site Address	68 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2DG
Town/Parish	Brimscombe And Thrupp Parish Council
Grid Reference	386185,203844
Application Type	Householder Application
Proposal	Erection of second storey extension and erection of detached garage and car port.
Recommendation	Permission
Call in Request	Cllr Rebecca Aldam





Development Control Committee Schedule 13/12/2022

Applicant's Details	Mr M Williams 68 Thrupp Lane, Thrupp, Stroud, Gloucestershire, GL5 2DG
Agent's Details	Rodney Purse & Co Ltd 142 Tuffley Avenue, Gloucester, GL1 5NS
Case Officer	Madison Brown
Application Validated	22.07.2022
	CONSULTEES
Comments Received	Conservation North Team Contaminated Land Officer (E) Health And Safety Executive Brimscombe And Thrupp Parish Council Conservation North Team Biodiversity Team Brimscombe And Thrupp Parish Council
Constraints	Consult area Hazard Area Kemble Airfield Hazard Within 50m of Listed Building Within 50m of Listed Building Neighbourhood Plan Brimscombe and Thrupp Parish Council Rodborough 3km core catchment zone Settlement Boundaries (LP)
	OFFICER'S REPORT

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential amenity
- o Landscape
- o Highways
- o Ecology
- o Heritage assets

INTRODUCTION

The application site comprises of a detached single storey dwelling located on Thrupp Lane, Stroud. The dwelling is located to the west of the highway with the land levels falling to the west. The dwelling benefits from parking provisions to the front and a detached garage which is located to the side of the host property. The dwelling benefits from a sizeable plot and is well screened in part by vegetation and walling. Properties within this residential area on Thrupp Lane comprise of a mixture of semi-detached and detached dwellings. The urban fabric of the street scene is varied with a mixture of plot sizes and built form with the properties varying in character, form, and appearance. The application site is not subject to any landscape designations, although the Cotswold Area of Outstanding Natural Beauty is



Development Control Committee Schedule 13/12/2022

located 7.8 metres to the east of the site. The site is also located within proximity to the Grade II listed The Thrupp and Thrupp Cottage, now 62 and 64 Thrupp Lane.

The application has been called to the Development Control Committee by Cllr Rebecca Aldam. The planning reason for the call-in request:

'The proposal appears to represent overdevelopment of the modest plot and would appear unduly prominent and unsympathetic to the site and the surrounding streetscape. It is overbearing in relation to neighbouring properties. It will affect the rights to light of number 62 and it is an inappropriate design in relation to the setting of the neighbouring listed building (Bay House and Coach House). The development infringes the privacy of neighbouring properties, by overlooking number 56 and the Coach House. The additional traffic of such a large development close to the blind corner on Thrupp Lane would be problematic. No evidence has been provided on how this is an environmentally sustainable net zero redevelopment, of what is essentially a new building. No evidence was provided on the ecological impact of the proposed development - for example no bat surveys appear to have been undertaken.'

PROPOSAL

This application seeks planning permission for the erection of a second storey extension and the erection of a detached garage / carport.

REVISED DETAILS

Revised plans were submitted on 6th October 2022 which altered the design of the proposed two storey extension.

A preliminary ecological assessment report was submitted on 17th October 2022.

Revised plans were submitted on 26th October 2022 which added obscure glazing to the south side of the balcony on the rear elevation.

Revised plans were submitted on 23rd November which altered the design of the proposed garage / carport.

MATERIALS

Walls: Natural stone to ground floor with feather edged timber weatherboard to first floor walls & gables.

Feather edged timber weatherboard to garage / carport outbuilding

Roof: Redland Cambrian interlocking reconstructed slates to house. Slate to garage / carport outbuilding.

Windows: UPVC

Doors: UPVC

REPRESENTATIONS

Statutory Consultees:

Brimscombe and Thrupp Parish Council

Response received on 2nd November 2022:



Development Control Committee Schedule 13/12/2022

The Parish Council considered this application at the meeting last night, and would like to submit the following comments: "The Parish Council notes and has reviewed the revised plans submitted on 26th October 2022. The Parish Council does not feel that the revised plans significantly address the concerns of the Council or residents, and we therefore maintain our stance of opposing this application."

Response received on 5th October 2022:

The Parish Council continues to object to this application because it does not believe that the amended proposal materially addresses any of our concerns. Furthermore, the Council notes that the applicant when preparing the revised street view appears to have omitted the garage which represents a significant visual intrusion on the existing streetscape. Now that the Parish Council has promulgated its Neighbourhood Development Plan it is clear that our desire to maintain existing visual aspects would be negatively impacted by this proposal at it stands. The Parish Council would like this application to be called into the Development Control Committee (please let us know if there is anything else required in relation to this). We have included here our previous comments, which still stand: The Parish Council recommend refusal on the basis that the proposal appears to represent overdevelopment of the modest plot and would appear unduly prominent and unsympathetic to the site and the surrounding streetscape. It is overbearing in relation to neighbouring properties. It will affect the rights to light of number 62 and it is an inappropriate design in relation to the setting of the neighbouring listed building (Bay House and Coach House). The development infringes the privacy of neighbouring properties, by overlooking number 56 and the Coach House. The additional traffic of such a large development close to the blind corner on Thrupp Lane would be problematic. No evidence has been provided on how this is an environmentally sustainable net zero redevelopment, of what is essentially a new building. No evidence was provided on the ecological impact of the proposed development for example no bat surveys appear to have been undertaken.

Response received on 26th September 2022:

The Parish Council recommend refusal on the basis that the proposal appears to represent overdevelopment of the modest plot and would appear unduly prominent and unsympathetic to the site and the surrounding streetscape. It is overbearing in relation to neighbouring properties. It will affect the rights to light of number 62 and it is an inappropriate design in relation to the setting of the neighbouring listed building (Bay House and Coach House). The development infringes the privacy of neighbouring properties, by overlooking number 56 and the Coach House. The additional traffic of such a large development close to the blind corner on Thrupp Lane would be problematic. No evidence has been provided on how this is an environmentally sustainable net zero redevelopment, of what is essentially a new building. No evidence was provided on the ecological impact of the proposed development - for example no bat surveys appear to have been undertaken. We also note problems with the notification process; the required notice to local residents affected by the development was not complete, as some neighbours have still not been informed, and the public notice still does not appear to have been displayed.

Conservation Specialist

Response received on 20th October 2022:



Development Control Committee Schedule 13/12/2022

Thank you for re-consulting me on this application. My response is as per my previous conclusions. No harm would be done to any designated heritage assets.

Response received on 01st August 2022:

The site is in proximity to the Grade II listed The Thrupp and Thrupp Cottage, now 62 and 64 Thrupp Lane. Where Listed buildings or their settings are affected by development proposals, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires the decisionmaker to have special regard to desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses. Although it would be likely to be seen in conjunction with the listed buildings in long-range views from the other side of the valley, the development would not represent an unacceptable intrusion into the setting of the listed buildings. There would be no harm caused to the special interest of the identified heritage assets.

Contaminated Land Officer

Thank you for consulting me on the above application. The property lies within 250 metres of filled land. As such, please attach the landfill informative to any permission granted.

Biodiversity Team

Comments relate to the following document:

Preliminary Ecological Assessment by Willderecolgy dated, October 2022

Comments: The building had negligible potential for roosting bats and no evidence of bats were found during the survey. The garden had negligible suitability for other protected species. No further survey work is required.

The planning system should aim to deliver overall net gains for biodiversity where possible as laid out in the National Planning Policy Framework and other planning policy documents. Simple biodiversity enhancements could be incorporated into the development proposal in the form of bat and bird boxes, the report submitted did offer advice in regard to these enhancement features. We encourage the applicant to do so, these enhancement features should be considered at an early stage to avoid potential conflict with any external lighting plans. Advice on type and location of habitat structures should be sought from an ecologist, once this has been done, we require a site plan detailing where the bat boxes etc will be installed to ensure optimal use.

Recommendations:

Compliance condition:

- o All works shall be carried out in full accordance with the recommendations contained in Section 5.1 and 5.2 of the Preliminary Ecological Assessment by Willderecolgy dated, October 2022 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
- o Prior to occupation of the development written confirmation by a suitably qualified/experienced ecologist shall be submitted to and approved in writing by the local



Development Control Committee Schedule 13/12/2022

planning authority confirming that the recommendations made within the submitted report have been implemented in accordance with the report.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Public:

There have been 19 public representations submitted to the Local Planning Authority at the time of writing all in objection surrounding the following reasons:

- Loss of privacy
- Loss of light
- Overlooking
- Overbearing
- Inappropriate and out of keeping design
- Impact of dust and fumes on air quality during the construction of the development
- Impact on traffic during the construction of the development
- Asbestos
- Overdevelopment of the site
- Overly dominant
- Detract from visual amenity of the area
- Garage / carport would be visually prominent in the street scene
- Out of keeping with the surrounding character
- Increase in traffic movements to the site will impact highway safety
- Loss of vegetation
- Loss of a view
- Impact on bats
- Impact on setting of the listed building

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

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

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1).

Stroud District Local Plan.

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

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



Development Control Committee Schedule 13/12/2022

Local Plan policies considered for this application include:

- HC8 - Extensions to dwellings.
- ES3 - Maintaining quality of life within our environmental limits.
- ES6 - Providing for biodiversity and geodiversity.
- ES7 - Landscape character.
- ES10 - Valuing our historic environment and assets.
- 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. The applicant has provided a floor plan drawing which demonstrates that all changes will constitute extensions to the existing dwelling and would not result in a replacement dwelling. The proposed extension intends to retain the existing 'L' shaped footprint of the host property with the walls of the principal and south elevation retained and much of the internal walls remaining. As such the principal of development is considered to be accept subject to all other material considerations.

Notwithstanding the above, the site is located within the defined settlement boundary of Brimscombe where the Local Plan directs development. Therefore a replacement dwelling in this location would be acceptable in principle, subject to all other material considerations.

DESIGN/APPEARANCE/IMPACT ON THE AREA

This application seeks planning permission for the erection of a two storey extension at 68 Thrupp Lane. Officers raised concerns regarding the scale, form and design of the initial scheme which proposed a substantial increase in built form from the host property. By virtue of its mass and bulk the initial scheme would have appeared overly prominent within the street scene. Following this correspondence, the scale of the proposal was reduced, and the design of the two storey extension was simplified with the hipped roof on the rear elevation omitted. The width of the proposed dwelling and footprint were reduced, and the height of the overall main roof was reduced by 300 mm. In addition, the southern end of the extension has been reduced to single storey which has reduced the bulk and mass of the development. Following this amendment, officers' previous concerns have been satisfied.

This application proposes a considerable enlargement of the built form and will alter the dwelling from a two bedroom to a four bedroom dwelling house and will result in a visual change to all elevations. The application intends to demolish the existing garage to the side of the host property and extend the footprint of the existing single storey dwelling to the rear and side whilst also erecting a second floor extension. The proposed extension would retain the existing 'L' shaped footprint of the host property with the walls of the principal and south elevation retained and much of the internal walls remaining.

The plot size of the existing property is large enough to accommodate the increase in footprint without resulting in a cramped or overdeveloped site and there will be the retention of ample amenity space within the residential curtilage. Letters of concerns have been



Development Control Committee Schedule 13/12/2022

received regarding the proposed design and the increase in scale and height of the extension with concern raised that the extension would appear strident and out of keeping within the street scene. The existing single storey dwelling has a relatively modern style with no distinctive design features and is sited amongst varied built form. Properties within this residential area on Thrupp Lane comprise of a mixture of semi-detached and detached dwellings and the urban fabric of the street scene is varied with a mixture of plot sizes and built form with the properties varying in character, form, and appearance. Whilst modern materials and design are proposed which are a stark contrast with the existing building style of the house, this will opt for a contemporary approach that will offer further variety within the street scene and will enhance the overall appearance of the host dwelling. Furthermore, the height and scale of the extension would not erode the grain of development or the character and appearance of the street scene and following construction of the extension the host property would appear similar in height to the neighbouring property 70 Thrupp Lane as indicated in the submitted street view plan. Whilst the use of feather edged timber weatherboard is not overly common in this area, it is considered that the development would improve the overall appearance and character of the host property and would not cause harm to the surrounding street scene. A condition requiring a sample of the materials to be used is recommended to ensure its appearance is appropriate.

This application also seeks planning permission for the erection of new garage / carport following the demolition of the existing garage. The height, size, and design of the detached garage / carport is in keeping with the scale and character of the dwellinghouse and would appear as an appropriate size for its intended purpose. When viewed in relation to the house, the proposed garage / carport would appear as a subservient outbuilding contained within the existing domestic curtilage and would not appear out of keeping with the pattern of development amongst the wider street scene. Following the submission of a revised plan on 23rd November 2022, the alteration to the design of the garage / carport roof will ensure that the garage is not widely visible from the street scene and the proposed development by virtue of its shape, materials and position, would not appear at odds within its setting and the development would fit comfortably within the plot without the site appearing cramped or overdeveloped.

RESIDENTIAL AMENITY

Letters of objection have been received from neighbouring properties raising concern that the proposed extension would be an overbearing form of development which would result in a loss of light and privacy for neighbouring occupiers. Specifically, 75 Thrupp Lane and 56 Thrupp Lane have raised concern that the increase in height of the extension would result in a loss of privacy and would also be overbearing for 75 Thrupp Lane. The residential design guide indicates that all facing clear glazing needs to be a distance of 25 metres which can be reduced to 10 metres should one be obscurely glazed or a blank elevation. The extension would have a distance of 32.4 metres from 75 Thrupp Lane and 52.4 metres from 56 Thrupp Lane. As a result, the proposal will not give rise to an unacceptable degree of overlooking or loss of privacy. Furthermore, given the degree of separation it is not considered that the development would be overbearing or result in a materially detrimental level of overshadowing. Concerns has also been raised that the development would result in a loss of light and be overshadowing for The Former Coach House at 62 Thrupp Lane; however, given the degree of separation to the two storey extension and the modest height and roof



Development Control Committee Schedule 13/12/2022

design of the outbuilding it is considered that a materially detrimental level of overshadowing and loss of light would not be experienced that would warrant refusal of the planning application on these grounds. The loss of a view has also been raised by a neighbouring property; however, it is noted that the loss of a view would not constitute a material planning consideration in the assessment of a planning application.

As indicated on the rear elevation, the proposal intends to erect a first floor balcony. Officers contacted the agent to request if a privacy screen could be provided on the south elevation to provide mitigation and prevent a potential loss of privacy for the occupiers of 70 Thrupp Lane. This balcony would direct views away from the neighbouring property and ensure a private area of amenity space is retained. A condition has been recommended to ensure the balcony is built and retained in accordance with the submitted plan. At present there is no fenestration proposed on the first floor side elevations of the two storey extension. In order to prevent a potential loss of privacy for the neighbouring properties to the north and south, it is considered appropriate that following any grant of permission to condition that any window openings proposed on the first floor side elevations would require approval by the Local Planning Authority.

Concern has also been raised regarding the construction of the development and potential issues surrounding asbestos and the impact on dust, fumes and air quality. However, it is noted that these issues would be dealt with through building regulations and the construction of the development would be required to comply with the relevant building standards.

In conclusion any loss of light or privacy, or an overbearing impact resulting from this development would not be prejudicial to residential amenity and therefore would not warrant refusal of the application.

HIGHWAYS

The proposed garage / carport would provide a covered parking space for two vehicles with off road parking spaces for multiple vehicles remaining to the front of the dwelling. Following construction of the development, the parking provisions would therefore be in compliance with the council's parking standards. The potential increase in vehicular movements associated with the proposed development is not considered to result in any significant detrimental impact upon highway safety. This application also intends to widen the existing access to Thrupp Lane; however, it is noted that as Thrupp Lane is an unclassified road the widening of the access would not require planning permission. Concerns have been raised regarding the impact of traffic during the construction of the development; however, any obstruction to the road during construction would be covered by highway legislation and the police traffic act.

HERITAGE ASSETS

The site is located within proximity to the Grade II listed The Thrupp and Thrupp Cottage, now 62 and 64 Thrupp Lane. Whilst the proposed development would be seen in conjunction with the listed building in long-range views across from the other side of the valley, the Council's Conservation Specialist has advised that the development would not represent an unacceptable intrusion into the setting of the listed buildings and there would be no harm caused to the special interest of the identified heritage assets.



Development Control Committee Schedule 13/12/2022

LANDSCAPE

The development would generally be viewed against the existing built form and domestic context of the setting and would not appear intrusive in the wider setting of the Cotswolds Area of Outstanding Natural Beauty which is located to the east of the site.

ENVIRONMENT

The property lies within 250 metres of filled land and as such a landfill informative will be applied to any permission.

ECOLOGY

A preliminary ecological assessment report was submitted as part of this application. This report advised that the host property has negligible potential for roosting bats and no evidence of bats were found during the survey. This report also advised that the garden had negligible suitability for other protected species. Following the submission of this report no further survey work is required and the Council's Biodiversity have raised no objections to the proposal subject to compliance conditions requiring work is carried out in full accordance with the recommendations contained in Section 5.1 and 5.2 of the Preliminary Ecological Assessment.

RECOMMENDATION

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



Development Control Committee Schedule 13/12/2022

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:

Proposed elevations.

Drawing number: 22.863.003 revision B submitted on 26/10/2022.

Proposed floor plan / garage and carport plans.

Drawing number: 22.863.002 revision D submitted on 23/11/2022.

Proposed site plan.

Drawing number: 22.863.005 revision C submitted on 23/11/2022.

Proposed street view.

Drawing number: 22.863.007 revision B submitted on 23/11/2022

Site location plan.

Drawing number: 22.863.006 submitted on 07/07/2022.

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

3. No works shall take place on the external surfaces of the building(s) hereby permitted until samples of the materials to be used in the construction works have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

4. Prior to the use of the balcony hereby approved, the obscure glazed panel to the south side of balcony shall be erected in accordance with drawing 22.863.003 revision B and retained thereafter.

Reason: In the interests of the amenities of occupiers of adjoining residential properties and to comply with Policy ES3 of the Stroud District Local Plan, November 2015.



Development Control Committee Schedule 13/12/2022

5. No window openings shall be formed in first floor of the south and north elevation; hereby permitted.

Reason: In the interests of the amenities of occupiers of adjoining residential properties and to comply with Policy ES3 of the Stroud District Local Plan, November 2015.

6. All works shall be carried out in full accordance with the recommendations contained in Section 5.1 and 5.2 of the Preliminary Ecological Assessment by Willderecollogy dated, October 2022 already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

7. Within three months of the development hereby completed written confirmation by a suitably qualified/experienced ecologist shall be submitted to and approved in writing by the local planning authority confirming that the recommendations made within the submitted report have been implemented in accordance with the report.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

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.
2. The application site is within 250 metres of a suspected landfill site, the applicant/developers attention is drawn to the fact that there is the potential for production and migration of landfill gas. You are reminded that the responsibility for safe development rests with the owner and/or developer. Accordingly, the applicant/developer is advised to seek independent expert advise, regarding the possibility of the presence, or future presence, of gas and whether any precautionary measures are necessary. The Council's Environmental Health Section will make available to you, free of charge, any information or data which it has in relation to the land to which the application applies.