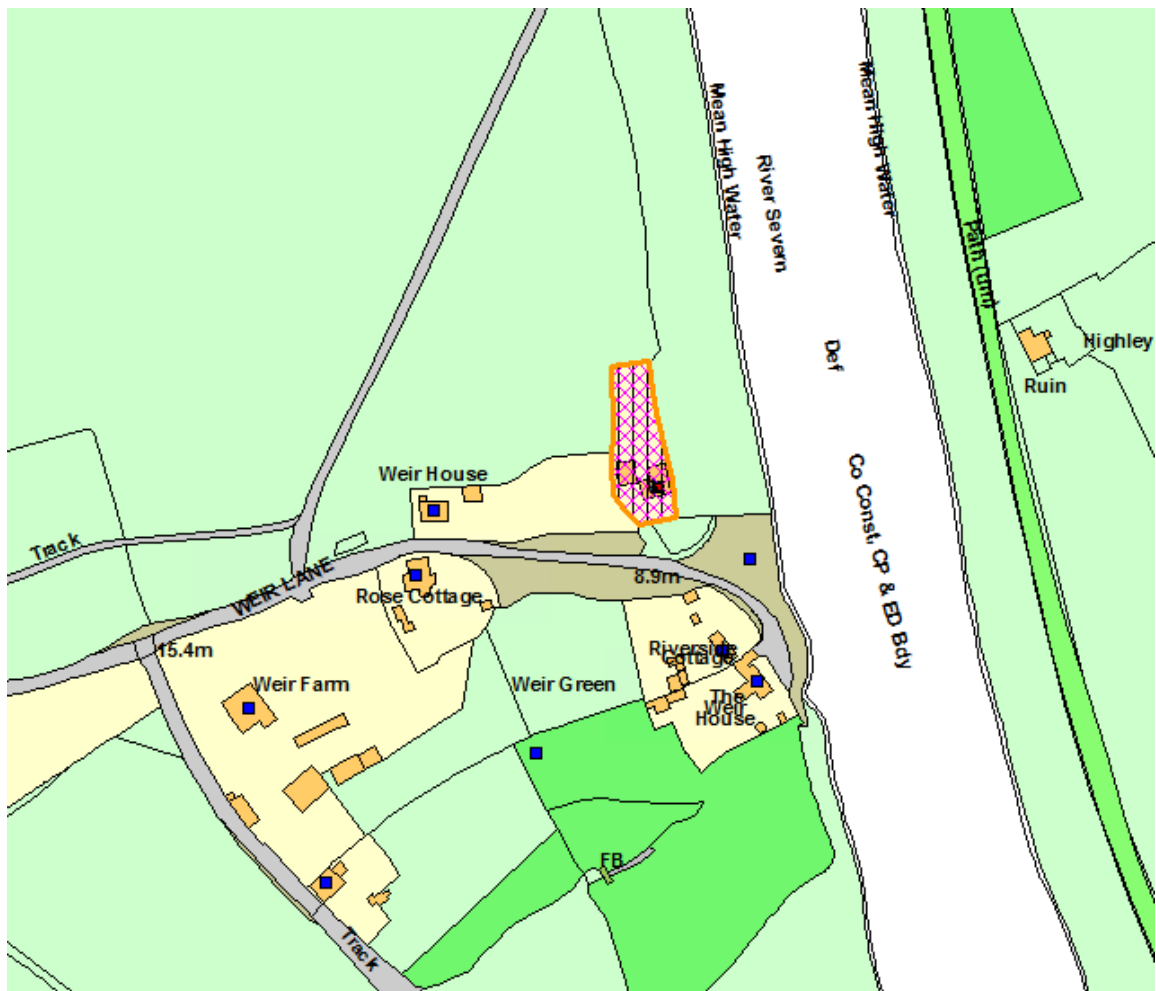




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Item No:	05
Application No.	S.22/2771/HHOLD
Site Address	6 Weir Green, Elmore, Gloucester, Gloucestershire
Town/Parish	Elmore Parish Council
Grid Reference	379189,215398
Application Type	Householder Application
Proposal	Erection of two storey extension, single storey extension and new garden room (resubmission of S.20/2403/HHOLD)
Recommendation	Permission
Call in Request	Requested by Head of Planning





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Applicant's Details	Sugars 6 Weir Green, Elmore, Gloucester, Gloucestershire, GL2 3WG
Agent's Details	Mr M Polovyy Cornerstone, Unit 3, Milton End, Arlingham, Gloucester GL2 7JH
Case Officer	Tom Fearn
Application Validated	14.02.2023
	CONSULTEES
Comments Received	SDC Water Resources Engineer
Constraints	Flood Zone 2 Flood Zone 3 Elmore Parish Council
	OFFICER'S REPORT

INTRODUCTION

This application has been referred to the Development Control Committee by the Head of Development Management as the applicant is related to an elected councillor.

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential amenity
- o Highways
- o 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. A single storey garden room is also proposed to be located at the end of the rear garden. This application is a resubmission of a previously permitted scheme, dealt with under application number S.20/2403/HHOLD, which proposes design amendments.



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REVISED DETAILS

The originally submitted plans had a roof design with higher eaves which would have had a higher ratio of walling to roof. This has now been amended so that the eaves are lower to match the existing house, softening the impact.

MATERIALS

Walls: brick to match on extensions.

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.

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

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 as well as an outbuilding to serve it is deemed acceptable.

DESIGN/APPEARANCE/IMPACT ON THE AREA

The originally submitted plans for this application included an entire re-design of the roof of the two-storey extension, with much higher eaves which would have led to a higher walling to roof ratio. Officers raised concerns that the extension would not appear subservient to the main house and would have been akin to another house added to the side, appearing as a



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dominant addition. The plans have been amended to lower the eaves of the roof on the extension, to be similar to the previously approved scheme.

The proposal is relatively similar to that which was previously approved, but with changes to some of the design features on the two-storey extension. It also now includes a garden room at the end of the rear garden. The extensions will sit on a very similar footprint to the previously approved scheme. Despite the relatively large footprint, the dwelling sits within a generous plot which can accommodate the additions without appearing cramped or overdeveloped, leaving enough amenity space to serve the occupants. The extension replaces an existing garage and workshop, with the ground floor incorporating a replacement garage. The rest of the extension contains further living accommodation and will be linked to the house with a single storey extension which will house a new kitchen.

The amended roof form with the lowered eaves and more suitable pitch ensures that the extension sits better within the existing built form and appears somewhat subservient as it matches the pitch of the existing gables and the eaves height. The main design changes from the previous scheme are the use of a brick to match, reduced glazing on the north elevation, additional rooflights, open sided canopies to the front and rear and a reduction in the size of the east facing roof addition. These changes will give the additions a more traditional appearance than previously agreed and the standard of design is acceptable.

The application also includes a timber garden room and store to be located at the end of the garden. The building is set over a single storey and with a typical appearance for a residential outbuilding, being faced with materials which match the host dwelling. It has a reasonably large footprint but it is noted that an outbuilding of a large size could be built in the rear garden under permitted development legislation. The site on the whole is located within a rural, isolated setting, with good screening all around it. As such, the proposals will not cause harm to the surrounding vernacular.

Overall, the design changes to the extension and addition of a garden room are acceptable.

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 have no adverse impact of the residential amenity of the occupants of nearby dwellings.

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 double garage which can provide two parking spaces and the existing access will be unaffected by the proposal. The development will have no impact on safety.

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 Flood Risk Assessment has been submitted with the application. It is acknowledged that the proposal involves an extension to a building which is already in



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residential use and the intended use will not change because of the proposal. Therefore, there will be no overall increase in risk. The submitted FRA contains suitable measures for the extension including: suitable floor levels no lower than existing, damp proof membranes and insulation and electrical sockets at 1 metre above ground level. This information is acceptable and a compliance condition will be added to the decision, as per the previous application.

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.

Subject to the following conditions:	<ol style="list-style-type: none">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: Garden room floor plans of 22.12.2022 Plan number - PR 09 Existing and proposed block plans of 14.02.2023 Plan number - PR 01 Garden room floor plans of 14.02.2023 Plan number - PR 10 Revised ground floor plan of 05.05.2023 Plan number - PR 02 REV 1 Revised first floor plan of 05.05.2023 Plan number - PR 03 REV 1 Revised south elevations of 05.05.2023
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Plan number - PR 04 REV 1

Revised east elevations of 05.05.2023

Plan number - PR 05 REV 1

Revised north elevations of 05.05.2023

Plan number - PR 06 REV 1

Revised west elevations of 05.05.2023

Plan number - PR 07 REV 1

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

3. The development hereby permitted shall be carried out in strict accordance with the recommendations detailed in the submitted Flood Risk Assessment dated 26th January 2023.

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 - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.