

APPLICATION PREVIEW

OFFICER PREVIEW

Application	S.08/2023/FUL
Site Address:	The Coach House, Tower House, High Street, South Woodchester
Site No:	6633
Parish:	Woodchester Parish Council
Grid Reference:	383967,202306
Application Type:	Full Planning Permission
Development	Creation of dwelling from existing garage
Applicant Details:	Mr David Michael 16 Springhill, Uplands, Stroud, Glos, GL5 1TN
Agent Details:	Mr Peter Holmes Suite V, St Aldates Court, 2 St Aldate Street, Gloucester, Glos. GL1 1RP United Kingdom
Case Officer:	Ian Pople
Date Received:	11.10.2008

Recommendation

Permission

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. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building works hereby permitted 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 and to comply with Policies HN8, BE5 and GE1 of the adopted Stroud District Local Plan, November 2005.

3. The development hereby permitted shall not be commenced until details of a scheme of hard and soft landscaping for the site have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenities of the area in accordance with Policy HN8 and GE1 of the adopted Stroud District Local Plan, November 2005.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first complete planting and seeding seasons following the occupation of the buildings, or the completion of the development to which it relates, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason:

In the interests of the visual amenities of the area in accordance with Policy HN8 and GE1 of the adopted Stroud District Local Plan, November 2005.

5. Prior to the commencement of the development hereby permitted, details of all boundary walling and fencing and other treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full, prior to the first occupation of the new dwelling and shall be retained thereafter, and maintained and/or replaced as necessary.

Reason:

These matters require further consideration in the interests of neighbour amenity and the character and appearance of the area in accordance with Policies BE5 and GE1 of the adopted Stroud District Local Plan, November 2005 and Planning Policy Statement 1: Delivering Sustainable Development.

6. The dwelling shall not be occupied until the car parking has been provided in accordance with the approved plan and that area shall not thereafter be used for any other purpose other than for the parking and manoeuvring of vehicles.

Reason:

To ensure that adequate off road parking is provided, in the interests of highway safety in accordance with Policy GE5 of the adopted Stroud District Local Plan, November 2005.

7. No window or door openings (other than those shown

on the approved plans) shall be formed in any elevation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of the amenities of the occupiers of adjoining residential property and in accordance with Policy GE1 of the adopted Stroud District Local Plan, November 2005.

8. Drainage works shall be carried out in accordance with details and a timetable to be submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of a sustainable drainage system, in accordance with the principles of sustainable drainage systems (SuDS) set out in PPS7, and the results of the assessment provided to the local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall: i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii) specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall be implemented, maintained and managed in accordance with the approved details.

Reason:

To provide the development with a suitable method of disposing of surface water and to prevent the incidence of flooding in accordance with PPS7 and Policies GE4 and NE15 of the adopted Stroud District Local Plan, November 2005.

9. Prior to the commencement of any works for which permission is hereby given, large-scale plans shall be submitted to and approved in writing by the Local Planning Authority, showing details of all window and door openings (including their finish). The works shall then only be carried out strictly in accordance with those approved details.

Reason:

To ensure the preservation of the character of the surrounding Conservation Area in accordance with Policy BE5 of the adopted Stroud District Local Plan, November 2006.

10. All doors and windows shall be in painted timber, recessed at least 75mm. They shall be maintained as such thereafter.

Reason:

To ensure a satisfactory appearance in accordance with PPS1 and PPG15.

Consultations/Representations:

Parish / Town

Object:

Council endorses previous comments, their opinion has not changed. In the councils opinion the proposal does not comply with policies GE1, HN16, BE6 and NE8 of the SDLP.

Highway Authority

Object

The proposed development is situated amidst narrow laneways of which access is via a public right of way. This PROW serves Tower House, numbers 1 and 2 the Cottages, Woodchester House and Mandalay. Although the development proposed falls inside the settlement boundary, part of the access roads do not. The access is single lane with a good surface. However, this shared access adjoins the highway at such an acute angle that visibility to the north is highly restricted and as such, to enter the road in a northerly direction a hairpin manoeuvre would have to be undertaken. To exit the access in a southerly direction you would be driving almost straight due to the extent of the angled access. The closest school is Woodchester Endowed C of E Primary School which is approximately 900m away. This is 300m over the recommended maximum in RPG10. The nearest bus stops are 500m away on the A46 Bath road. The pedestrian route to these stops is unsafe due to lack of footway and the steepness of the road leading to the A46 where the bus stops are situated. However, because the site is within the settlement I do not think that an accessibility objection can be substantiated.

Therefore I recommend this application be refused on highway grounds for the following reason:

The site is served by a long private drive and public footpath that is narrow, poorly aligned and forms an unorthodox junction with the public road where visibility to the north is restricted, and the additional use in association with further general residential development would create additional hazards and inconvenience to the detriment of highway safety.

Cotswolds Conservation Board

No comment

Conservation Team

No Comments have been received.

Neighbour Contributions

Address	Date Sent	Date Replied
Coach House Woodchester House Woodchester GL5 5NY		12.11.2008
Woodchester House High Street South Woodchester Stroud Gloucestershire GL5 5NY	28.10.2008	12.11.2008
Mandalay High Street South Woodchester Stroud Gloucestershire GL5 5NZ	28.10.2008	
Long Reach High Street South Woodchester Stroud Gloucestershire GL5 5NZ	28.10.2008	10.11.2008
2 The Cottages High Street South Woodchester Stroud Gloucestershire GL5 5NZ	28.10.2008	17.11.2008
1 The Cottages High Street South Woodchester Stroud Gloucestershire GL5 5NZ	28.10.2008	13.11.2008
Woodlands Station Road Woodchester Stroud Gloucestershire GL5 5EQ	28.10.2008	

Tower House
South Woodchester
GL5 5NZ

13.11.2008

6 Springhill
Uplands
Stroud
Gloucestershire
GL5 1TN

13.11.2008

Letters of Objection

A Mock, Coach House, Woodchester House

R Hains, Woodchester House, High Street

R Luldow, Long Reach, High Street

Mr D Michael, 2 The Cottages, High Street

B W G Smith & Mrs M M Smith, 1 The Cottages, High Street

- Existing footprint of garage and surrounding land is not sufficient to provide a property with enough parking.
- Original permission granted for garage, not accommodation.
- No land / garden leisure area around the existing garage.
- Insufficient parking spaces.
- Congestion of narrow road.
- Woodchester Drive access is privately owned.
- Situated on an unsuitable narrow drive.
- Within AONB and Conservation Area.
- Not in keeping with surroundings.
- No amenity space or parking.
- 2 storey dwelling will overpower the drive.
- The footprint is big enough to sustain the development.
- Private Drive - any development or additional parking will obstruct drive and emergency vehicles may be hindered.
- Development overlooks property - privacy will be violated.
- Please visit site.
- Within close proximity.
- Loss of privacy due to height and overlooking.
- Notes that driveway is privately owned.
- Car parking be restricted to one car park - limited visibility.
- Site visit is essential.

Letters of Support

M Osborne, Tower House, South Woodchester

J Foster, 6 Springhill, Uplands

- Driveway would be safer.

- New starter home.
- Provide low cost housing suitable for local people.
- Would make public footpath seem much safer with a dwelling alongside.

Letters of Comment

DC S.08/2023/FUL ;

Report:

This is going to Committee because Mixture of letters and parish comments

0. SITE

The site is located within the settlement boundary and is accessed via a single track driveway that passes Woodchester House. It is an elongated shaped site with a detached, single-storey garage, which is aligned north/south to follow the path of the adjacent driveway. The garage is a mix of materials including stone and render and has an interlocking tiled roof. The current building has a floor area of approximately 60sqm and has wooden doors at either end. It is set down slightly from the road, with access available at either end. The site lies within the defined Conservation Area and the Cotswold Area of Outstanding Natural Beauty.

PROPOSAL

The application is made to create a single dwelling in place of the existing garage. The dwelling would be one-and-a-half storeys in height, with the ridge extending to 6m. The new dwelling would be formed over the existing footprint of the garage and would comprise a living/dining room and kitchen on the ground-floor, with two bedrooms and a small bathroom on the first-floor. A single parking space would be provided to the northern elevation with an area of domestic curtilage made available to the southern (rear elevation).

REVISED DETAILS

Revised plans have been received to lower the height of the building by 200mm.

MATERIALS

Roof: Plain tiles
Walls: Natural stone
Doors/Windows: Timber

RELEVANT PLANNING HISTORY

S.08/1608/FUL - Creation of dwelling from existing garage. Withdrawn 08/10/2008.

PLANNING CONSIDERATIONS

In considering this application, the provisions of Policies HN8, BE5, NE8 GE1, GE5 and TR1 of the adopted Stroud District Local Plan, November 2005 and Planning Policy Statement 1 have been taken into consideration. These aim to retain the character and amenity of the site and that of neighbouring properties.

Principle of development

The site lies within the Settlement Boundary where there is a strong presumption in favour of development subject to amenity considerations and to satisfactory means of access. This plot is well sized, comprises land that is already in residential use, and lies in an area of established residential development. Its development would not lead to an incursion into the surrounding countryside. The principle of a new dwelling is considered to be acceptable in accordance with Policy HN8.

Design Implications

The footprint of the building is not being extended beyond the existing garage. The height of the building would be increased but only to one and a half storey. Its narrow footprint, simple massing and height would give a very low key appearance. There is very little fenestration, with the exception of the south elevation but this is largely obscured from view. The limited fenestration avoids a domestic appearance and rather suggests an outbuilding.

The new building would be improved by the use of natural stone walling and plain roof tiles. Painted timber doors and recessed windows are required by conditions.

The design principles of PPS1 are satisfied.

Landscape and Conservation Area Impact

Given the small scale of the proposed dwelling and the use of sensitive materials, it is felt that there would be no harm to the Conservation Area. The site is well screened to the east by a line of mature planting that obscures the site from views across the valley. This planting is not within the applicants control; however should it be removed in the future, the building would be viewed against a backdrop of other stone buildings within an existing residential area. At the western boundary a mix native species hedge is proposed, which will obscure the car parking area and domestic curtilage. Consequently it is felt that Policies BE6 and NE8 are satisfied.

Impact on Neighbouring Properties

The nearest residential property to the building would be located approximately 18m to the northeast and as such it is argued that given the low height of the proposed dwelling, no significant impact would be caused by way of overbearing effect or loss of light. A window is proposed at first-floor level in the north elevation, although it is noted that the orientation of the neighbouring property is such that any views towards this property would be oblique. Consequently no direct loss of privacy would be experienced. Policy GE1 is satisfied.

Highway Implications

Given that the application site is located within the defined settlement boundary there is a presumption in favour of residential development and associated accesses, which in this location is considered to be sustainable. The dwelling would be accessed via a single track driveway that serves a number of other existing properties. Objections have been raised as to whether the applicant has a legal right to use this access; however it must be noted that this is a civil issue that cannot influence the outcome of this application.

Gloucestershire County Council have objected on highway grounds citing the narrow, poorly aligned access and the unorthodox junction and poor visibility present where the driveway meets the public highway. However, the garage and access have an existing use and this small should not generate substantially more traffic. Traffic speeds are low to the constrained nature of the roads. Policies GE5 and TR1 are satisfied.

Representations

Objections have been received from the Parish Council and from neighbours, particularly expressing concern about the principle of the development and its impact on the conservation area and the adjoining highway, suggesting that the height and massing are inappropriate and that the access to the site is substandard. For the reasons set out in the report the proposal satisfies relevant policy criteria and will sit comfortably in place of the garage. It is therefore not possible to justify support for the representations that have been received.

RECOMENDATION

In light of the above, the application is recommended for **CONDITIONAL 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 to those referred to in this report, warranted any different action to that recommended.

Policies:

In determining this application, the Case Officer has considered the following policies.

1. HN8 - New residential development within settlement boundaries - criteria for permission
2. BE5 - Development affecting Conservation Areas
3. NE8 - Protection of Cotswolds AONB
4. GE1 - Minimising noise, general disturbance, smell, fumes, loss of daylight, sunlight or privacy
5. GE5 - Minimising development detrimental to highway safety
6. TR1 - Transport requirements for all developments
7. PPS 1 - Delivering Sustainable Development

Signed by Case Officer

Read By:

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