<table>
<thead>
<tr>
<th>Item No:</th>
<th>04</th>
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<tbody>
<tr>
<td>Application No.</td>
<td>S.17/1986/HHOLD PP-06356046</td>
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<td>Site No.</td>
<td>PP-06356046</td>
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<td>Site Address</td>
<td>1 New Buildings, Longney, Gloucester, Gloucestershire</td>
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<tr>
<td>Town/Parish</td>
<td>Longney &amp; Epney Parish Council</td>
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<tr>
<td>Grid Reference</td>
<td>376231,212681</td>
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<tr>
<td>Application Type</td>
<td>Householder Application</td>
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<tr>
<td>Proposal</td>
<td>Second storey extension, garage conversion and replacement garage</td>
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<tr>
<td>Recommendation</td>
<td>Permission</td>
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<tr>
<td>Call in Request</td>
<td>Cllr Mossman</td>
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![Map of the site location](image)
| Applicant’s Details | Mr & Mrs Martyn Midgeley  
1 New Buildings, Manor Farm Longney, Longney, Gloucester, GL2 3SN |
|---------------------|--------------------------------------------------------------------|
| Agent’s Details     | D2B Designs  
5 Moorhen Court, Quedgeley, Gloucester, GL2 4LE, |
| Case Officer        | Tom Fearn |
| Application Validated| 04.09.2017 |

**CONSULTEES**

| Comments Received | Biodiversity Officer  
Parish / Town |
|-------------------|---------------------------------------------------------------------|

**Constraints**

- Flood Zone 2  
- Flood Zone 3  
- Longney and Epney Parish Council  
- SAC SPA 7700m buffer  
- Settlement Boundaries (LP)  
- Village Design Statement

**OFFICER’S REPORT**

**MAIN ISSUES**
- Design and appearance  
- Residential Amenity  
- Highways  
- Ecology

**DESCRIPTION OF SITE**
The site is a two storey, semi-detached dwelling within the village. It is red brick, with interlocking concrete roof tiles and UPVC fenestration. The property has a double garage to the northern elevation, as well as off road parking provision for multiple vehicles. The site also has an extensive rear curtilage which backs on to open fields to the east. It has no landscape designation.

**PROPOSAL**
A second storey extension, conversion of the existing garage and a new detached garage.

**REVISED DETAILS**
A revised drawing for the garage has been submitted which lowers the ridge height but maintains the level of screening for the balcony.

**MATERIALS**
Walls: brick to match existing.
Roof: concrete tile to match
Windows: UPVC to match
Doors: UPVC to match

REPRESENTATIONS
Statutory Consultees:
Parish Council - neither supports nor objects but asks for the application to be considered at DCC.

Public:
One objection has been received from the neighbouring resident at Clover Cottage.

NATIONAL AND LOCAL PLANNING POLICIES
National Planning Policy Framework.
Available to view

Stroud District Local Plan.
Policies together with the preamble text and associated supplementary planning documents are available to view on the Council's website:

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.

The Longney & Epney Parish Design Statement

PLANNING CONSIDERATIONS
DESIGN/APPEARANCE/IMPACT ON THE AREA
The application proposes a first floor extension above the existing double garage. It is also proposed to convert the garage to provide additional living accommodation. As a result, there would be no additional increase in footprint. The materials used will match the existing which means it will appear sympathetic. The new ridge height of the proposed extension will be slightly lower than the existing, meaning the extension will appear as a subservient addition to the dwelling.

When considered against the context of the existing dwelling, the current double garage has a ridge height which extends to the same height as the eaves of the property. The proposed extension will only raise this by approximately two metres, meaning that it will not appear as overly dominant. The adjacent property, 2 New Buildings has had a two storey extension to the side of the property.

The proposed detached single garage will be positioned just behind the extension and accessed to the side of it, where there is currently a gated entrance. The plot size is large
enough to accommodate the garage without appearing cramped or overdeveloped as the property has a fairly large garden area. The proposed garage would be to the side of the host property. The garage is visually of the right proportions and is of an appropriate size for its intended purpose and use. When viewed in relation to the dwelling, it would appear as a subservient outbuilding. Furthermore, given the site is set back away from the road, it would not appear out of place. The materials proposed are appropriate to the existing house and its wider setting.

RESIDENTIAL AMENITY
The immediate neighbours at Clover Cottage are concerned about the potential for overbearing and overshadowing. The overall increase in height however, is not felt to be significant, raising the ridge by approximately 2 metres. There will also be a gap maintained between the extension and the neighbouring boundary. No windows are proposed in the northern elevation of the extension.

The garage has a high ridge height (to approximately the eaves of the extension), which will enclose the proposed rear balcony and therefore provide a level of screening to the rear garden of the neighbouring dwelling.

HIGHWAYS
Highway safety will not be affected by this proposal. Whilst the garage will be converted, sufficient parking provision will remain on site in accordance with the Councils standard.

ECOLOGY
The Preliminary Ecological Appraisal concluded that the buildings have low potential for roosting bats. However, bats are highly mobile and opportunistic creatures so their presence can never be completely discounted. As such, the Councils Biodiversity Officer has recommended an informative to be included should planning permission be forthcoming.

REVIEW OF CONSULTATION RESPONSES
One objection received from neighbouring resident raising the following concerns:

Firstly the excessive size and scale of the extension would infill the space between the proposal site and the neighbouring dwelling, which would be contrary to the Longney and Epney VDS and harm the setting of Clover Cottage.

Officers suggest that the design of the proposed extension maintains the current form of the existing property and will leave an acceptable visual gap between the properties. Moreover, Clover Cottage is set forward of the application dwelling, meaning that it will maintain a more prominent location within the local vernacular. Whilst the VDS does state the importance of maintaining the traditional vernacular, it is considered that the extension will appear subservient, rather than an overly dominant addition. Therefore, the proposals accords with Policies LBE1 and LBE2 of the VDS as the extension will remain in proportion to the existing building. The objection also mentions the garage size within a 'small plot', however officers suggest that the large rear garden of the dwelling can accommodate the garage with ease.
Secondly concerns have been raised about overbearing and overshadowing impact on Clover Cottage, particularly, due to the site being located due south of the adjacent property.

As the extension will only raise the ridge height of the existing garage by two metres and it will remain lower than the ridge height of the existing, it is not considered that any greater degree of overshadowing will occur. The actual footprint of the building will not increase, only the height. A gap will be maintained between the application site and the neighbouring dwelling. Therefore, any increase in overbearing will not be significant enough to warrant refusal. The new balcony, will be screened by the garage so that there will be no significant overlooking to the neighbouring rear garden.

**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.

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<th>Subject to the following conditions:</th>
<th>1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</th>
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<td>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.</td>
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<td>2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:</td>
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|                                     | Existing elevations and block plan of 04.09.2017  
Plan number - 8366/01 |
|                                     | Proposed floor plans of 04.09.2017  
Plan number - 9026/03 |
|                                     | Revised elevations showing lower garage ridge height of 13.11.2017  
Plan number - 9026/02 |
Reason:
To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. The materials used in the construction of the external surfaces of the extension hereby permitted should be to match those used in the existing dwellinghouse.

Reason:
To preserve the character of the local vernacular and the surrounding street scene.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant.

2. Although the risk of bats being affected is considered by the local planning authority to be low, the applicant is advised that this remains a possibility. Therefore, if at any time during the proposed works, bats, or signs of bats (e.g. droppings) are found then all works must stop and advice should be sought from Natural England before any further work proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and The Conservation Habitats & Species Regulations 2010 from disturbance and harm.