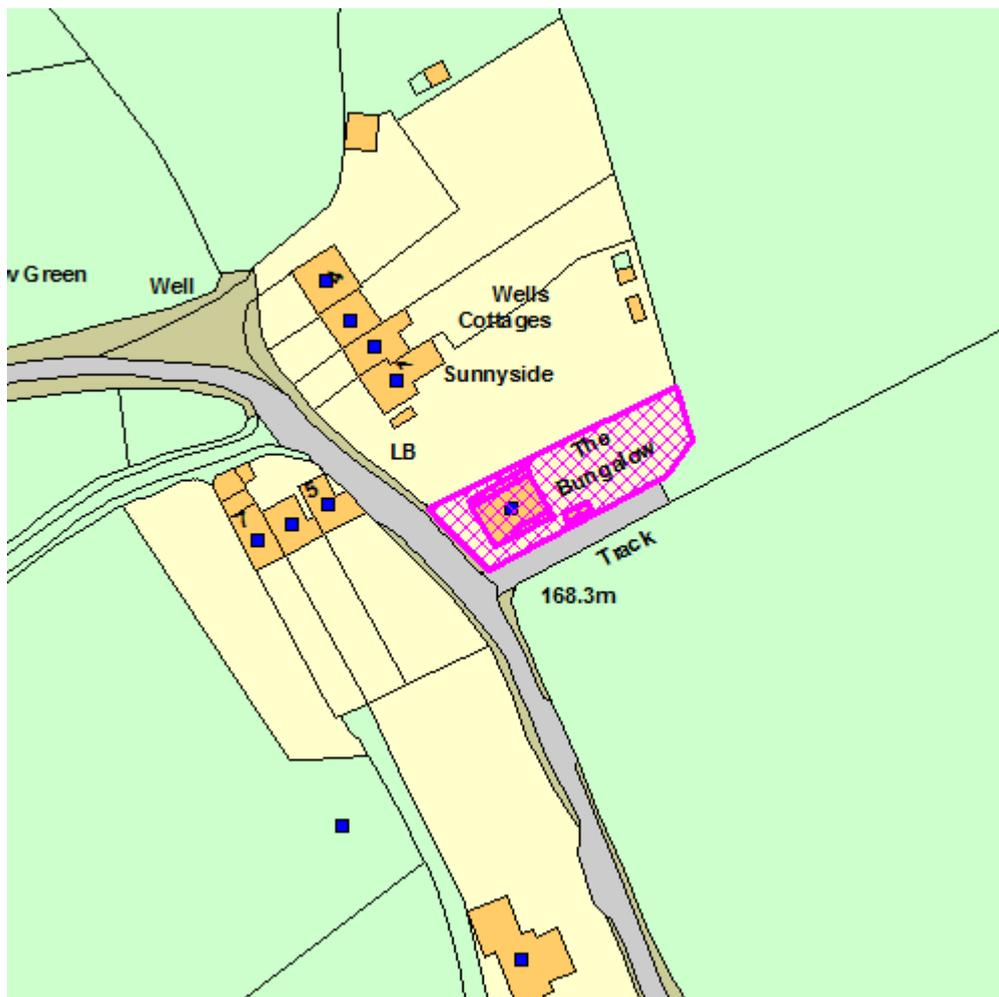




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Item No:	05
Application No.	S.18/0322/HHOLD
Site No.	PP-06732403
Site Address	The Bungalow, Wallow Green, Horsley, Stroud
Town/Parish	Horsley Parish Council
Grid Reference	383816,198871
Application Type	Householder Application
Proposal	Extension and renovation of existing bungalow, part 2 storey extension, part first floor and ground floor extension. Demolition of the existing garage and lean to extension. Removal of the existing roof and some external walls.
Recommendation	Permission
Call in Request	Councillor Stephen Robinson





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Applicant's Details	Mr & Mrs Robinson The Bungalow, Wallow Green, Horsley, GL6 0PB,
Agent's Details	Miss Emma Taylor The Old Warehouse , Old Market, Nailsworth, GL6 0DU,
Case Officer	Rachel Brown
Application Validated	09.02.2018
CONSULTEES	
Comments Received	Horsley Parish Council Biodiversity Officer
Constraints	Area of Outstanding Natural Beauty Kemble Airfield Hazard Neighbourhood Plan Nympsfield Airfield Zone Horsley Parish Council Affecting a Public Right of Way
OFFICER'S REPORT	

MAIN ISSUES

- o Design and appearance
- o Residential Amenity
- o Highways
- o Ecology

DESCRIPTION OF SITE

The site is located in a rural setting within a small group of houses known as Wallow Green, and comprises a detached late 1960's bungalow positioned towards the front of a relatively large plot. The property is clad in Bradstone and is of little architectural merit.

The site is within the open countryside, outside of any development settlement limits, and within the Cotswold Area of Outstanding.

PROPOSAL

Extension and renovation of existing bungalow, part 2 storey extension, part first floor and ground floor extension. Demolition of the existing garage and lean to extension. Removal of the existing roof and some external walls.

REVISED DETAILS

Revised plans show both the ridge and eaves heights reduced by 200mm.



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MATERIALS

- Walls: Dark and light coloured vertical timber cladding
Roof: Standing seam metal roof and green roof
Windows: Dark framed double/triple glazed windows
Doors: Dark grey framed solid and partly glazed doors

REPRESENTATIONS

Statutory Consultees:

GLOUCESTERSHIRE COUNTY COUNCIL - this development does not appear to affect the public right of way.

HORSLEY PARISH COUNCIL - Object to the proposal on the following grounds:

- o Proposal does not meet environmental objectives as set out in NPPF
- o Major enlargement and detracts from character and appearance of area
- o Height, scale and design are over bearing
- o Out of keeping with scale of original building
- o Cramped and overdeveloped site
- o Design is disrespectful of surroundings
- o Lack of recognition of relationship with neighbouring built environment
- o Detract and damage surrounding built and natural environment
- o Imposing size and roof height will have an unacceptable adverse impact on neighbours
- o Use of metal roof and wood cladding and design neither sympathetic or complimentary to the landscape
- o Proposed building will obscure skyline and be overbearing
- o Concern that Cotswold stone is to be removed

Public:

To date 13 letters of objection have been received. Objections raised relate to:

- o Height of building restricts light to garden
- o Materials not in keeping/would not blend in/not sympathetic
- o Removal of stone wall
- o Excessive size and height out of proportion
- o Reduction in parking
- o High and size is large and high and would dominate landscape
- o Much higher than adjoining cottages and would overshadow them
- o Existing wooden building is un-obstructive garage/cannot be compared
- o Out of character with area
- o Height is excessive and unnecessary
- o Overbearing
- o Not of traditional style
- o Block neighbour's light and impose their privacy
- o Intrusive and out of character with current dwellings
- o Set a precedent
- o Scar on the landscape
- o Too visible from distance
- o Does not integrate into natural setting



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- o Detrimental impact on neighbouring properties and general character of village
- o Not an extension should be described as demolish and rebuild

1 letter of comment have been received. Comments raised relate to:

- o Generally in favour of development
- o An improvement on the existing
- o A lower profile would be more in keeping with neighbouring buildings

11 letters of support have been received on the grounds of:

- o Opportunity to improve design, character and appearance of existing dwelling
- o Design and materials appropriate for design and surroundings
- o Significant improvement on current bungalow
- o Existing bungalow is an eyesore
- o No detrimental effect on neighbouring properties, countryside or environment
- o Large plot and not overdeveloped
- o Does not diminish view of surrounding properties
- o Sufficient separation from neighbours with regards shadowing and overbearing issues
- o Adequate parking
- o Existing building poorly insulated
- o Improve energy efficiency of building
- o Impact on environment would be positive
- o Re-uses 3 out of 4 existing walls
- o Sustainable material/environmentally friendly
- o Horsley and surround area architecturally diverse
- o Sensitive building should be encouraged
- o Flat roof will encourage biodiversity
- o Properties in area have wooden exteriors and metal roofing material

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view

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

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.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES12 - Better design of places.



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NEIGHBOURHOOD PLAN

Horsley has been designated as a Neighbourhood Area however a Neighbourhood Development Plan has yet to submit a Neighbourhood Development to the Council.

PLANNING CONSIDERATIONS

DESIGN/APPEARANCE/IMPACT ON THE AREA

The existing property is of no real architectural merit and is poorly insulated. The proposal would improve the energy performance of the existing building by insulating the existing floor slab and external walls. The existing property has an approximate footprint of 100.4sqm, with a detached garage of approximately 12sqm. The proposed scheme has a footprint of approximately 153.9sqm excluding an external shed of approximately 6.6sqm. The proposal would extend the length of the building by around a further 4m and increase the ridge height by approximately 2.58 metres. The ground floor existing walls (except for the eastern end gable wall) and slab would be retained.

The property sits within a relatively large plot that would easily accommodate the proposed 53.5sqm increase in footprint whilst retaining an appropriately sized garden and maintaining a visual break to the site boundary to ensure the plot does not appear cramped or overdeveloped.

The existing property is a 1960's bungalow clad in reconstructed stone. The building is un-offensive, but of no particular architectural merit and not in keeping with the nearby traditional 2-storey Cotswold stone terraced cottages. Other neighbouring properties within the vicinity include a row of three terraced stone cottages on the opposite side of the lane and a detached rendered dormer bungalow approximately 55 metres to the south.

The ridge height of the extended property would be higher than the ridge height of the neighbouring cottages, however there is a separation distance of at least 20 metres and therefore would be viewed in separation to the neighbouring cottages. Although an increase in height would result in the extended property appearing more prominent within the street scene, the visual impact would be alleviated by its simple form and detailing and ensure there would be no harm caused to the character of the area and the landscape within this part of the AONB.

Furthermore, the building would be clad in dark and light colour vertical timber boarding, a natural material that will fade over time. The material is appropriate to the design of the proposal and to its wider rural setting.

RESIDENTIAL AMENITY

There is a separation distance of approximately 20 metres between the extended dwelling and the neighbouring property to the north west. Whilst the neighbouring property has windows that have an outlook towards the application site, the amount of separation would be sufficient to ensure that there would be no significant loss of light or overbearing impact. Some additional shadowing may occur to the neighbour's garden; however this would not be so severe as to warrant refusal on the grounds of amenity impact. All windows to the north west elevation at first floor would be obscurely glazed to maintain privacy levels and to comply with the Council's Residential Design Guide.



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The outlook from the neighbouring properties, including those to the west of the application site, would change, however would not have a detrimental impact on the amenities of the neighbouring occupiers. Loss of a view is not material planning consideration and can be afforded little weight in the decision of this application.

HIGHWAYS

The existing wall to the front west boundary is to be demolished to allow full access to the front area for parking. Whilst the removal of the Cotswold stone wall is unfortunate, this in itself does not require planning permission. Furthermore, the lane is an unclassified highway and as such the alteration to the existing access would be permitted development.

Following construction of the extension, sufficient parking provision would be available to comply with the Council's parking standards and the development would not result in any significant increase in vehicular movements and would not be detrimental to highway safety.

ECOLOGY

Given the nature of the works and the location of the site, an initial walk-over survey was carried out to check for any evidence of bats. After considering the submitted bat survey it is concluded that bats are not using the structure. However, bats by nature are highly mobile opportunistic creatures so their presence can never be totally discounted; it is therefore recommended an informative be included in any granting of permission advising the applicants of this possibility.

REVIEW OF CONSULTATION RESPONSES

Letters of objection, comment and support have been received in response to the application and these are available to view on the electronic planning file.

The objections and comments raised have been duly noted and considered in full in the main body of this report.

RECOMMENDATION

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

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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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:

Site Plan Proposed of 09/02/2018

Plan number = SD 200

Proposed floor plan of 09/02/2018

Plan number = SD 201

Section of 20/03/2018

Plan number = SD 220 Version number = A

Proposed Elevations of 20/03/2018

Plan number = SD 240 Version number = A

Reason:

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

3. The upper floor windows proposed in the north elevation of the hereby permitted shall be glazed in obscure glass and maintained as such 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.

Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant. The case officer was in regular contact with the applicant/agent, acting in a positive and proactive manner, seeking dialogue and solutions.



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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.
3. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise, dust, smoke/fumes and odour during the construction phases of the development. This should include not working outside regular day time hours, the use of water suppression for any stone or brick cutting, not burning materials on site and advising neighbours in advance of any particularly noisy works. It should also be noted that the burning of materials that gives rise to dark smoke or the burning of trade waste associated with the development, are immediate offences, actionable via the Local Authority and Environment Agency respectively. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume, noise or dust complaints be received. For further information please contact Mr Dave Jackson, Environmental Protection Manager on 01453 754489.