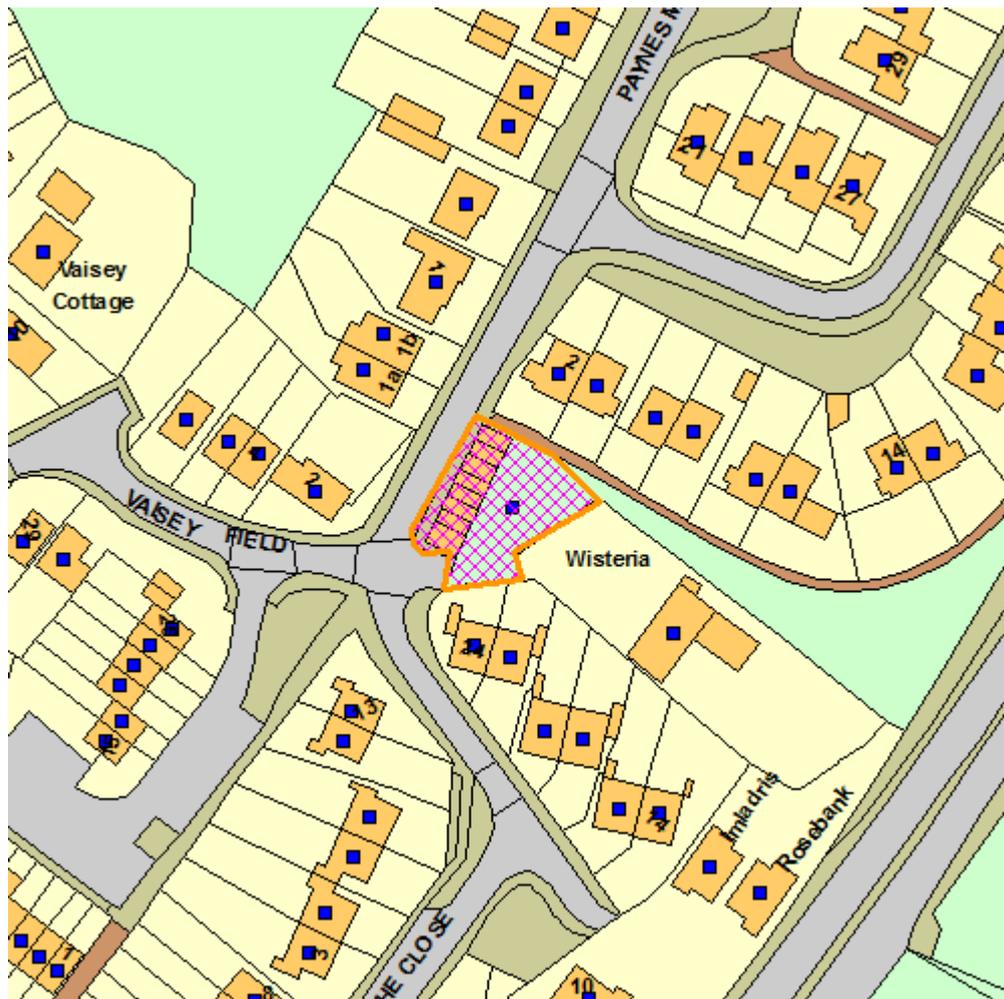




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Item No:	07
Application No.	S.18/1678/FUL
Site No.	PP-07097975
Site Address	Land Adjacent No.24, The Close, Whitminster, Gloucestershire
Town/Parish	Whitminster Parish Council
Grid Reference	377671,208190
Application Type	Full Planning Application
Proposal	Erection of one single storey dwelling with associated vehicle parking and landscaping (revised scheme).
Recommendation	Permission
Call in Request	Requested by the Planning Manager





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Applicant's Details	Trower Davies Ltd 8 Manor Park, Mackenzie Way, Cheltenham, Gloucestershire, GL51 9TX
Agent's Details	None
Case Officer	Rachel Brown
Application Validated	08.08.2018
	CONSULTEES
Comments Received	Policy Implementation Officer (E) Whitminster Parish Council
Constraints	Consult area Whitminster Parish Council SAC SPA 7700m buffer Settlement Boundaries (LP) Village Design Statement
	OFFICER'S REPORT

MAIN ISSUES

- o Principle of development
- o Design and appearance
- o Residential Amenity
- o Highways
- o Landscape
- o Ecology
- o Affordable Housing
- o Obligations

DESCRIPTION OF SITE

The site is located adjacent to 24 The Close, within the settlement of Whitminster. The site is currently car parking and garaging.

The site is not affected by any sensitive landscape designation. There are no nearby listed buildings and the site is not within a conservation area.

PROPOSAL

Erection of one single storey dwelling with associated vehicle parking and landscaping (revised scheme).

REVISED DETAILS

Revised drawings and design and access submitted amending the proposal to two dwellings (semi-detached).

Following the November Development Control Committee revised plans have been submitted (14/12/18) amending the proposal to a single storey dwelling.



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REPRESENTATIONS

Statutory Consultees:

GCER - protected species have been recorded within the vicinity

SDC Policy Implementation Manager (Planning, Housing & Regeneration) - No comment

SDC Environmental Protection Manager - recommends standard conditions and informative

Whitminster Parish Council Object to the application for the following reasons:

- Design of the development pays no regard to Whitminster Village Design Statement
- Type of dwellings proposed out of keeping with the locality; single storey dwellings would be more suited
- Inadequate parking
- Exacerbate on street parking problems
- Overbearing; loss of light; loss of privacy

Following the submission of revised plans (14/12/18) Whitminster Parish Council Support the application

Public:

9 letters of objection received on the grounds of:

- Overbearing
- Loss of light
- Tall buildings out of context with the street scene being surrounded by bungalows
- Materials of context with street scene
- Lack of parking
- No garden
- Prefer to see 2 bungalows
- Over-development
- Loss of privacy
- Out of character with the area
- Loss of off-road parking; result in cars parking on road
- Highway safety
- Restricted age bungalow more appropriate and beneficial to community
- Not in keeping with Whitminster Design Statement
- The building is too high
- Impact on view
- Insufficient infrastructure
- Impeded access for emergency vehicles
- Exacerbate existing parking issues
- Lack of consultation pre-application

Following the submission of the revised drawings 7 letters of objection have been received. Objections relate to:

- Overlooking
- Loss of privacy
- Parking issues



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- 2 bungalows would be more in keeping
- Garages should have been offered for sale to local residents
- Loss of light
- Overbearing
- Not in keeping with area
- Previous objections still stand

Following the submission of the revised plans received 14/12/18 2 letters of support have been received.

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 Council's 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:

CP1 - Presumption in favour of sustainable development.

CP3 - Settlement Hierarchy.

CP9 - Affordable housing.

CP14 - High quality sustainable development.

HC1 - Meeting small-scale housing need within defined settlements.

ES3 - Maintaining quality of life within our environmental limits.

ES6 - Providing for biodiversity and geodiversity.

ES7 - Landscape character.

ES12 - Better design of places.

The proposal should also be considered against the guidance laid out in:

Residential Design Guide SPG (2000)

Stroud District Landscape Assessment SPG (2000)

Planning Obligations SPD (2017)

VILLAGE DESIGN STATEMENT

The Whitminster Village Design Statement was adopted on 23rd October 2014 and is a material consideration. The relevant policies include:

WNE3 (protection of wider landscape character)

WBE1 (build design)

WBE2 (scale)

WBE3 (character/design)

WBE5 (pre-application consultation)

WBE6 (parking standards)



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WCF2 (CIL)
WBM1 (building materials)
WBM3 (alternative energy/environmental solutions)
WRP4 (off-road parking provision)

The application has a number of considerations which both cover the principle of development and the details of the proposed scheme which will be considered in turn below:

BACKGROUND

The application is supported by the following statement:

“Due to ongoing maintenance requirements Stroud District Council's garage stock is in decline in terms of being fit for purpose and their financial viability. Reduced demand for garage spaces and historic underinvestment has become a catalyst for anti-social and criminal behaviour in some residential areas which is a concern.

The retention of underused land and garages requires investment that represents an unacceptable impact on Council finances, particularly as investment in housing takes a higher priority. Stroud District Council is obliged to manage its assets and make the best use of its existing property to build new homes and safeguard its finances.

In September 2015 the Council's Housing Committee reviewed its district wide garage ownership and resolved to rationalise its garage stock via various options including their redevelopment and/or sale.

It must be noted that the strategy applies only to garages and parking spaces that are let independently of any other tenancies, and for which a separate charge is levied. Any garages or parking spaces managed by the Council (e.g. garages attached to houses, carports etc) are outside the scope of this policy and managed according to commercial arrangements.”

PRINCIPLE OF DEVELOPMENT

The site lies within the defined Settlement Boundary of Whitminster, designated as a Third Tier Settlement within the Local Plan, where there is a presumption in favour of development subject to design and amenity considerations and to a satisfactory means of access being provided. The site is within walking distance of the village centre and is set amongst other residential properties. In this respect the principle of further residential development on the site can be supported; however, the further consideration of the design, layout and appearance of the scheme has to be assessed.

DESIGN AND LAYOUT

Initially the proposal was for the erection of a two storey residential apartment block comprising of 4 apartments with associated vehicle parking and landscaping. Following concerns raised regarding possible impact on neighbouring occupiers revised drawings were submitted, proposing two semi-detached dwellings with associated parking and landscaping. The application was presented to the November Development Control Committee where it was deferred for Officers to negotiate a single storey design and changes to the materials.



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Revised plans have been submitted to address the Committee's concern over the height of the previous design, the choice of material finish and parking provisions. The application now proposes one single storey dwelling constructed using imitation stone finishes and a roof tile that better reflects neighbouring dwellings in Paynes Meadow.

The surrounding area comprises a mix of single storey and two storey dwellings in varying materials including recon stone and concrete hanging tile, together with brick. The dwellings within Vaisey Field are two storeys in height and finished in brick. The dwellings within Paynes Meadow are a mix of single storey and two storey dwellings, faced in recon stone with the occasional hanging concrete tiles.

The proposed dwelling is of a scale, layout and design compatible with the character, appearance and amenity of this part of Whitminster. The siting and general layout would not compete with the surrounding form of the area and there would be no detrimental impact caused to the character and appearance of the street scene.

The arrangement of the plot as detailed would provide adequate garden for the proposed dwelling, compliant with the standards set out in the Council's Residential Design Guide and in keeping with the form of surrounding development. Ample space would remain so as to ensure the plots did not appear cramped or overdeveloped.

RESIDENTIAL AMENITY

The submission of the revised drawings addresses many of the objections made to the previous proposal regards to loss of light and loss of privacy.

A separation distance of approximately 14 metres is proposed between the new dwelling and the nearest neighbouring property. Given the dwelling now proposed is single storey and the degree of separation, the proposal would not have a detrimental impact on neighbour's light levels or have an overbearing impact. The privacy levels will be maintained. The development would not harm residential amenity.

HIGHWAYS

The dwelling would have a vehicular access directly off Paynes Meadow together with two parking spaces. This would be in compliance with the Council's adopted parking standards. In addition the existing site access and vehicle turning area to the neighbouring property Wisteria, would be maintained.

ECOLOGY

The site as a whole provides negligible habitat for wildlife. There is however scope to enhance the site ecologically as suggested within the submitted ecological report. This would be welcomed in accordance with the Natural Environment and Rural Communities Act 2006.

The site is located within the 7.7km of the Severn Estuary SPA/SAC/Ramsar site where Stroud District Council has adopted an interim strategy. Each new dwelling is required to pay £385 per dwelling to contribute to projects that relieve the recreational pressure on the designated site. A Unilateral Undertaking has been submitted to secure this payment.



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OBLIGATIONS/AFFORDABLE HOUSING

The Council has implemented a Community Infrastructure Levy (CIL). A completed CIL additional questions form has been submitted with the application.

Adopted Local Plan policy CP9 specifies that small scale residential schemes (1 -3 dwellings) for should pay a contribution to affordable housing of at least 20% of the total development value (where viable). Given that this policy has now been tested and it has been shown that the majority of these very small sites have been unable to support a payment towards affordable housing, the Council will only be pursuing an affordable contribution in respect of sites less than 4 units where the combined floor area of the units exceeds 1000m².

REVIEW OF CONSULTATION RESPONSES

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

Following the November Development Control Committee, revised plans have been submitted to which two letters of support have been received. Furthermore, Frampton on Severn Parish Council now support the application.

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.

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 14/12/2018
Plan number = 1002 Rev B

Proposed floor plans and elevations of 14/12/2018
Plan number = 1010 Rev B



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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. No construction site machinery or plant shall be operated, no process shall be carried out and no construction related deliveries taken except between the hours of 08:00hrs and 18:00hrs on Monday to Fridays, between 08:00hrs and 13:00hrs on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason:

To protect the amenity of the locality, especially for the people living/ or working nearby, in accordance with Stroud District Local Plan Policy ES3.

5. Prior to the occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied and maintained as such thereafter.

Reason:

In the interests of the amenities of local residents and to ensure the satisfactory appearance of the development, in accordance with Policies HC1 and ES3 of the Stroud District Local Plan.

6. The dwellings hereby permitted shall not be occupied until the vehicular parking has been provided in accordance with the approved plans. The approved parking shall be permanently available and free of obstruction thereafter.

Reason:

To reduce potential highway impact by ensuring that parking is available within the site, in accordance with Policy ES3 of the adopted Stroud District Local Plan, November 2015.



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Informatives:

1. In accordance with Article 35 (2) the Local Planning Authority have worked with the Applicant. The case officer contacted the applicant/agent and negotiated changes to the design which has enhanced the overall scheme; these have been detailed in the Officer Report.
2. 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.