

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSED DEMOLITION OF THE EXISTING DWELLING AND  
OUTBUILDINGS, CONSTRUCTION OF NINE NEW DWELLINGS  
(RESUBMISSION FOLLOWING REFUSAL OF APPLICATION  
S.20/1584/FUL)**

**AT 4 WHITEHOUSE PARK, CAINSCROSS, STROUD,  
GLOUCESTERSHIRE, GL5 4LD**

**PLANNING STATEMENT**

**Prepared by**

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**Our Reference:                      DJD.LPC.4904**

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## **1.0 INTRODUCTION**

- 1.1 This Planning Statement has been prepared in support of a full planning application for the proposed demolition of the existing dwelling and outbuildings, and the construction of nine new dwellings at 4 Whitehouse Park, Caincross, Stroud, Gloucestershire, GL5 4LD. This application represents a resubmission following the recent refusal of application S.20/1584/FUL.
- 1.2 This revised scheme follows a currently extant planning permission at the same address, approved under reference S.17/1962/FUL (dated 23/11/2017). This scheme increases the density by one additional dwelling but otherwise represents a very similar layout, design, road infrastructure and drainage.

## **2.0 THE SITE DESCRIPTION**

- 2.1 This application site is located within an established residential curtilage in a built up residential area, within the settlement boundary of Stroud. The proposed plot lies on the corner of Whitehouse Park and Cashes Green Road. It relates to number 4 Whitehouse Park and comprises a detached dwelling and outbuilding situated within very large grounds. The main dwelling is a large two storey building painted white that overlooks a lawn that contains a number of mature trees. The topography of the site slopes gently downwards from north to south.
- 2.2 Within the vicinity there are a range of buildings of varying sizes, building materials and architectural styles. Immediately to the west of the site is an NHS facility which comprises a large complex of municipal buildings. Immediately to the south is 2 Whitehouse Park, which comprises a modestly proportioned bungalow, bordered by hedgerows. Further to the south is the main Whitehouse Park estate which comprise 20<sup>th</sup> century semi-detached bungalows of brick and concrete tile construction. To the east, the site is visible from the Cashes Green Road, which is bordered by a brick wall. This road is lined on the opposite side by detached two storey dwellings lining the road in a tightly uniform arrangement. They are early 20<sup>th</sup> century of brick and render construction, under hipped roofs.
- 2.3 In addition to the variety of building styles and materials, there is no particular uniformity of plot size, or building line. Provided on the following page is an aerial image of the plot set within the surrounding built context.



**Aerial Photograph**

### **3.0 THE APPLICATION PROPOSALS**

3.1 This proposal comprises a full application for the demolition of the existing dwelling on the site, and outbuilding, and the erection of nine dwellings. This represents a revised scheme following the recent refusal of planning application S.20/1584/FUL. The dwellings will front onto a centrally positioned access road and comprise the following house types.

House Type A      1 Storey Bungalow & Detached Garage

House Type B      2 Storey House & Attached Garage

House Type C      2 Storey House

House Type D      1 Storey Bungalow

3.2 The access road will incorporate a turning head at the northern end of the site. Each property will be served by its own private garden and two off street parking places.

3.3 The submitted house types and overall layout have been substantially revised following the refusal of application S.20/1584/FUL. In particular, the house types have been reduced in scale, and the layout represents a much more considered and sensitive approach with parking located to the sides of properties where possible, so that it is far less of a dominating feature.

## **4.0 THE PLANNING HISTORY**

- 4.1 The most relevant planning history comprises the recent refusal of application S.20/1584/FUL dated 15/10/20 for the erection of nine dwellings, and the grant of application S.17/1962/FUL dated 23/11/2017 for the erection of eight dwellings (including 2 affordable units).
- 4.2 The above planning permission remains extant until 1 May 2021 by virtue of the provisions of section 17 of the Business and Planning Act 2020, which states that any planning permission which will expire between 19th August and 31st December 2020 are automatically extended until 1 May 2021. This scheme could therefore still be implemented and therefore remains a material consideration to this application as it comprises a lawful fall-back position. It is disappointing that this was not taken into account by officers in the determination of application S.20/1584/FUL, though this application represents the opportunity for this to be rectified.

## **5.0 RELEVANT DEVELOPMENT PLAN POLICIES**

5.1 All planning decisions should be determined in accordance with the Development Plan unless other material considerations indicate otherwise pursuant to section 38 (6) of the Planning and Compulsory Purchase Act 2004. In this instance the relevant Development Plan policy framework is believed to be provided by those policies listed below from the adopted Stroud District Local Plan (2015)

CP1 - Presumption in favour of sustainable development.

CP3 - Settlement Hierarchy.

CP14 - High quality sustainable development.

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

ES3 - Maintaining quality of life within our environmental limits.

ES4 - Water resources, quality and flood risk.

ES10 - Valuing our historic environment and assets.

ES12 - Better design of places.

### **Commentary**

5.2 In strategic planning terms, the site lies in a very sustainable location within the settlement limits of Stroud. In this respect the site fully accords with policies CP3 and HC1.

5.3 In all other respects, the proposals accord with all other policies of the Development Plan. This can be demonstrated that the previous application for eight dwellings was approved in 2017. The scheme is the same in all respects apart from the addition of one extra dwelling but this does not affect the above policies in the Development Plan.



## 6.0 THE NATIONAL PLANNING POLICY FRAMEWORK

6.1 The objective of this application is the delivery of new homes, which is a clear priority of the NPPF. This is stated at paragraph 59.

Equally, paragraph 68 makes clear that:

*“Small and medium sized sites can make an important contribution to meeting the housing requirements of an area, and are often built out relatively quickly.”*

Sub section c) of paragraph 68 then goes onto to say that local planning authorities should

*“support the development of windfall sites through their policies and decisions”*

6.2 In this case, this site is in a highly sustainable location within the Stroud Development Boundary. It is therefore the first priority for the location of new housing development within the District.

6.3 With regard to the provision of affordable housing, whilst the Development Plan policies require a 30% contribution, the NPPF is clear that in urban areas affordable housing contributions only apply to major applications. Paragraph 63 of the NPPF make clear that the

*“provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)”*

6.4 This application is not in a designated rural area and is not major development. It falls below 10 dwellings, it is below 1000 sqm in floor area and the site area is below 0.5 hectares. Consequently, not affordable housing contribution is required in this case, notwithstanding adopted Development Plan policy.

## 7.0 MAIN ISSUES

7.1 Having regard to the planning history and relevant planning policy framework, as outlined above, I shall now address what are considered to be the main issues relevant to the determination of this application.

### Principle

7.2 The site lies in a very sustainable location within the settlement boundary of Stroud. The site lies adjacent to Cashes Green Road, and there are several other facilities with easy access such as St Matthews Primary School adjacent to the south-west corner of the site, a nursery school and co-op supermarket about 100m south of the site, a playing field about 160m south-west of the site and a busy bus route on Ebley Road.

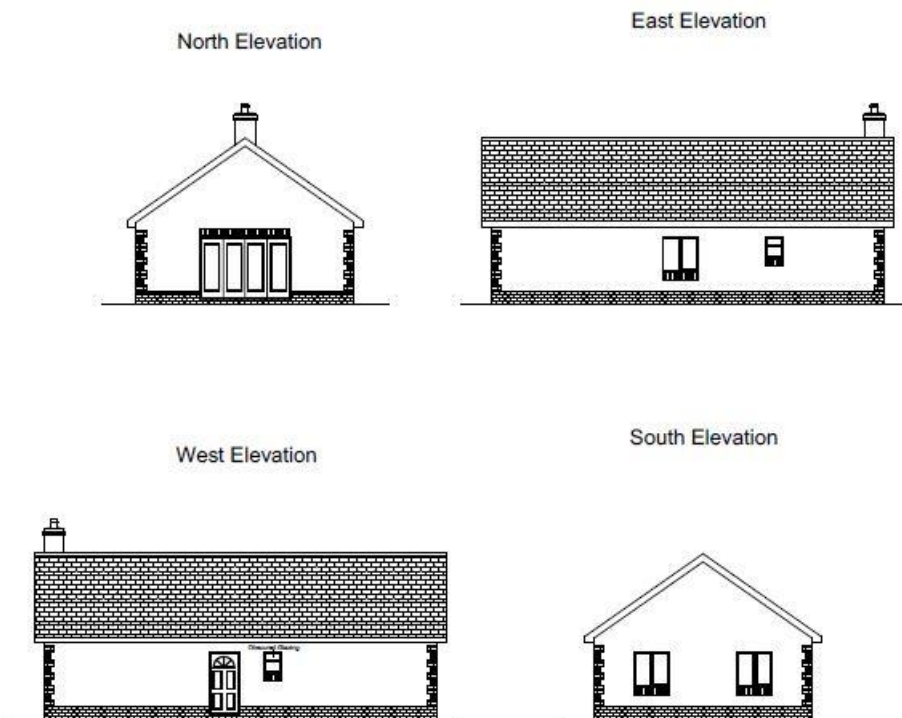
7.3 The principle of development on this site has also been firmly established by the grant of planning permission S.17/1962/FUL for eight dwellings. That permission remains extant until 22/11/2020, and therefore remains a valid fall-back position, which could be implemented at any time before expiry. Therefore, the principle of developing this site for residential use is not in doubt.

### Design Layout and Appearance

7.4 The officer's report for the recent refusal application states as follows:

*The new dwellings on plots 1 & 9 have a prominent large and long gable form. The window to wall ratios and wall to roof ratios are considered to be out of proportion, resulting in the buildings appearing somewhat top heavy and bulky. The gable to the west elevation does not relate well to the main bulk of the building, it appears at odds and contrived. As with the dormer window proposed to the east elevation that also does not relate or fit well within the roof slope. As such, the proposed units would not blend with the surrounding built form and are therefore not considered acceptable.*

- 7.5 In response to the above assessment, plots 1 and 9 will now comprise single storey bungalows, thereby reducing scale and removing dormers. As shown below.



And in terms of the siting of plots 1 and 9, there location is no different to the two plots at the entrance to the site as part of the approved scheme.

- 7.6 The officer's report goes onto state that *"The design of the new dwellings proposed on plots 2, 3 and 4 also appear out of proportion. While the window to wall ratio appears to be balanced, the wall to roof ratio is out of proportion. The pitch of the roof is too shallow which has resulted in the proportion of roof appearing limited and the wall appearing tall. Again, the proposed units would not blend with the surrounding built form and are not considered acceptable."*

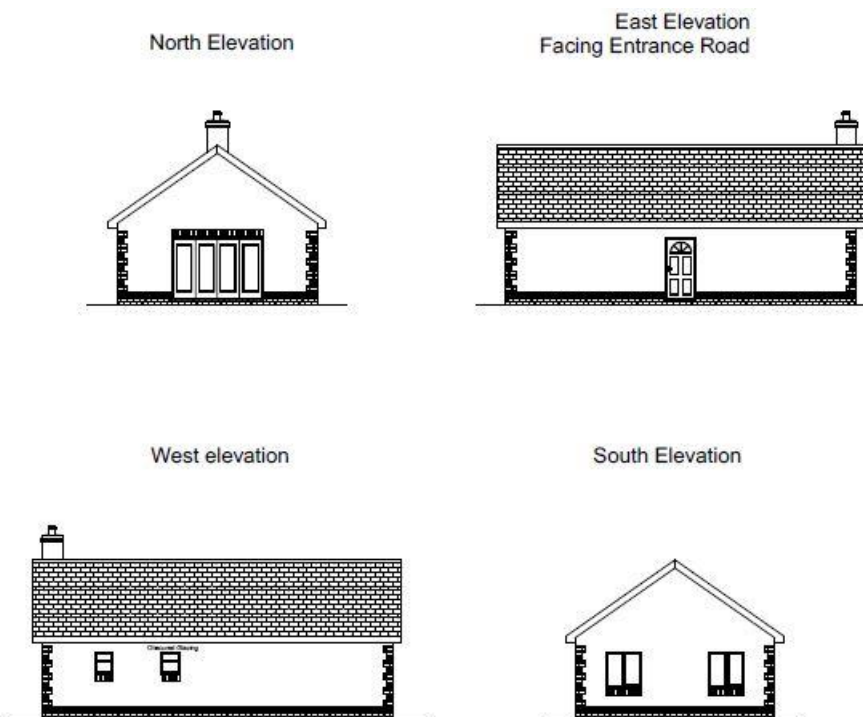
- 7.7 In response to this statement, the design of the house type for plots 2, 3 and 4 has been revised. This represents an improvement with a better overall proportion and a slightly steeper pitch to the roofs, as demonstrated below.



7.8 In terms of any comments that officers may have regarding the siting of plots 2, 3 and 4, and garden size in proportion with house size, I would like to point out that they correspond almost exactly with the approved scheme.



- 7.9 In the officer's report for application S.20/1584/FUL there is repeated reference to the houses being out of proportion with plot size, resulting in a cramped development, with repeated reference to plot 4. However, by comparing the approved scheme with the proposed (above) you can see two layouts are essentially the same. The only difference is that at the northern end of the site there is a row of three detached houses (plots 5, 6 and 7) instead of two large houses. But because these plots are smaller on the new scheme, they do not require as large a garden.
- 7.10 The officer's report refers to Plot 8 as top heavy and out of proportion. In response this has been reduced to a single storey bungalow, as shown below.



This significantly reduces the overall scale and proportions on this plot.

### **Residential amenity**

- 7.11 The Officer's Report for Application S.20/1584/FUL states as follows.  
*“due to the relatively limited separation distance between the properties, plot 1 and plot 9 face one another with clear glazing. The*

*separation distance is approximately 11.5m. Plot 8 and plot 3 & 4 face one another with clear glazing. The separation distance is approximately 15M and plot 1 overlooks No.2 Whitehouse Park with clear glazing. The separation distance is approximately 9M. As such, there would be a level of overlooking that would not be considered acceptable and would not comply with the Councils Residential Design Guide. While it is noted that these windows could be obscured to seek to protect the amenity of neighbouring residents, this would not be considered to be a well-designed scheme and would then be to the detriment of the occupier as the rooms would be an undesirable place to be with limited light and view.”*

7.12 Regarding the relationship between plots 1 and 9, the revised plans completely address the issues raised. The only facing windows will be a small bathroom window, which will be obscurely glazed. The main windows will be on the gable ends. Similarly, with plot 8 there will be no windows in the front elevation thereby addressing the concerns regarding plots 3 and 4. And in terms of the relationship between plot 1 and No.2 Whitehouse Park, the opening on the rear elevation will be minimal and now all at single storey level. Furthermore, the proximity between these dwellings is exactly the same as has already been approved.

### **Drainage and Flood Risk**

7.13 The recent application has been refused for the following reason: *“Insufficient information has been submitted to demonstrate that the proposal would not result in any drainage, surface water or flooding issues. Particularly relating to the houses closest to the railway, in terms of the outfall of surface water and the location of any soakaways, attenuation tanks, septic tanks. The proposal is therefore contrary to Local Plan Policy ES4.”*



7.14 However, no such objection was encountered as part of application S.17/1962/FUL. No drainage details were provided during that application and no objections were raised. In fact, a condition was attached to the permission, see below.

*The development hereby permitted should not commence until drainage plans for the disposal of surface water and foul sewerage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.*

*Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.*

7.15 The circumstances are exactly the same as they were with application S.17/1962/FUL. There is no reason why this application should be treated any differently, and indeed to do so would be tantamount to unreasonable behaviour on the part of the Council. We trust that this resubmission will enable officers to rectify this oversight.

### **Overall Planning Balance**

7.16 I have set out below what I consider to be the main public benefits of this appeal, set against NPPF sustainable development indicators: -

<b>NPPF Overarching Objectives sustainable development</b>	<b>Key Benefits</b>
Economic	<ul style="list-style-type: none"> <li>• The proposals will contribute to the Council's housing supply as a sustainable windfall site.</li> </ul>

	<ul style="list-style-type: none"> <li>• The new housing will result in a new homes bonus for the Council. This is a grant paid by central government to local council's for increasing the number of homes and their use.</li> <li>• The new housing will increase local employment during the construction and local tradesmen and suppliers will benefit</li> <li>• Residents of the new housing will use local amenities e.g. pubs and shops, thereby sustaining these local services.</li> </ul>
Social	<ul style="list-style-type: none"> <li>• The new dwellings will add to the available housing stock in the area and increase householder formation and generational engagement to maintain the local vitality.</li> <li>• The new dwellings are well designed reflecting the scale and appearance of surrounding housing and use of materials.</li> <li>• The site lies in a sustainable location within walking distance of services</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• The site is unaffected by environmental constraints e.g. flooding or contamination</li> <li>• The site is not located in the Green Belt, Conservation Area, or Area of Outstanding Natural Beauty.</li> <li>• There will be no adverse impact on protected species or trees</li> </ul>



7.17 Cumulatively, these benefits are considered to far outweigh any adverse impacts of this development.

## 8.0 CONCLUSIONS

- 8.1 This revised application follows a recent grant of permission for eight dwellings on the site. This permission remains extant, and represents a legitimate fall-back position.
- 8.2 This revised scheme seeks to make the most efficient and effective use of the site in accordance with national guidance, whilst at the same time not overdeveloping it. This represents a highly sustainable location where windfall sites can make an important contribution.
- 8.3 No affordable housing is required as the scheme does not represent “major development”. Despite Development Plan policy, this is the approach adopted by the NPPF.
- 8.4 The layout generally follows the same principles as the extant permission with the dwellings facing onto the centrally positioned access road running through the middle. On plot parking will be provided in accordance with adopted parking standards.