



WREYLAND RURAL PLANNING

PLANNING STATEMENT

Woodbine Cottage, Dark Lane, Rodborough, Stroud. GL5 3UF | February 2021
Householder Application for works to an existing garden building



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1.0 Introduction and site context

- 1.1 This Planning Application has been submitted on behalf of the Applicants, [REDACTED] for an extension to an existing garden building to provide additional workshop space.

The Property

- 1.2 The proposed development will be located at Woodbine Cottage, Rodborough, as located in figure 1 below:

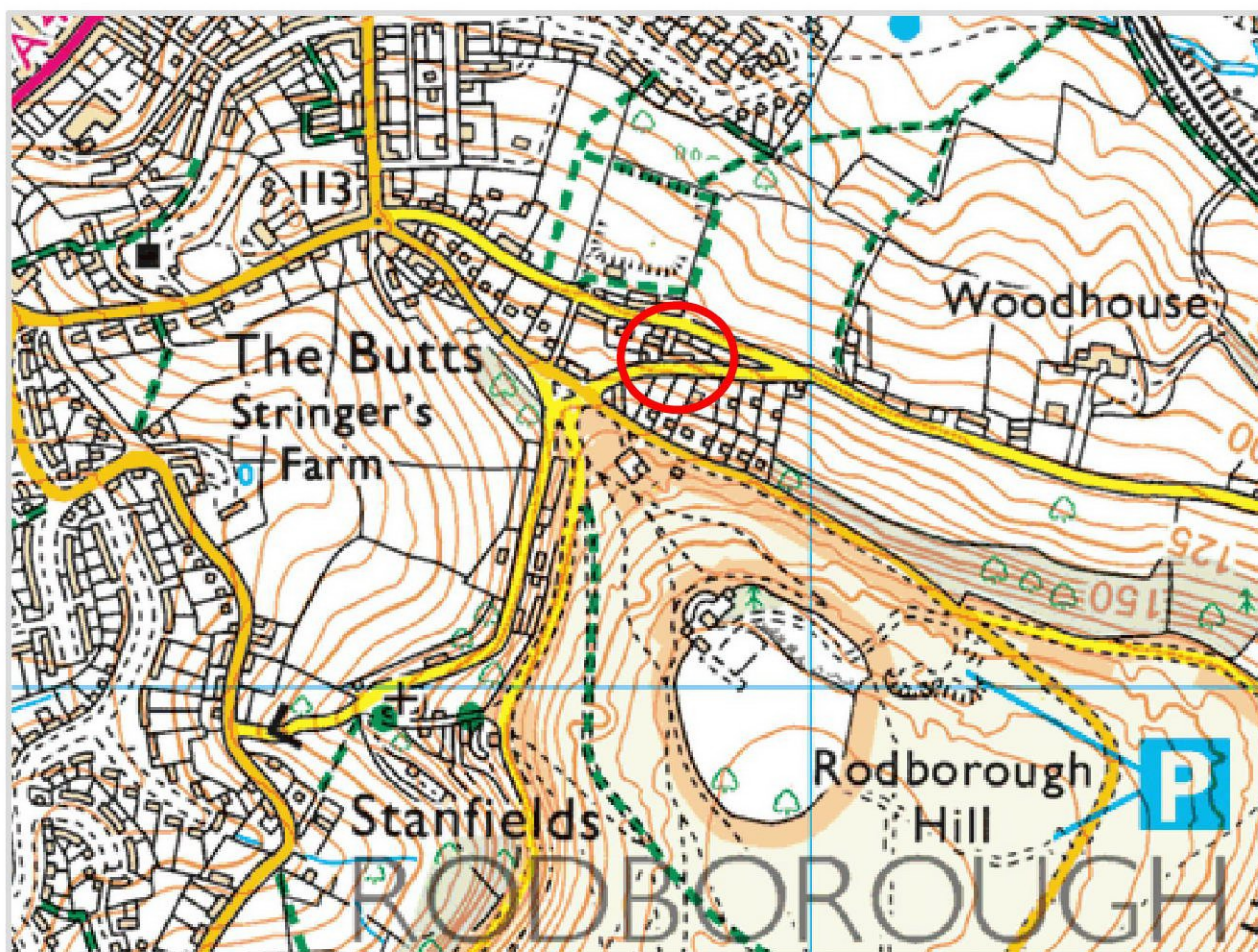


Figure 1 showing Woodbine Cottage within the Parish of Rodborough, which is located directly to south of Stroud and within the Stroud District.

- 1.3 The associated dwelling at Woodbine Cottage is a traditional 3 bed property constructed of stone elevations below a slate and stone tile roof. The property has undergone subsequent, recent alterations as discussed further below.
- 1.4 Woodbine Cottage is detached and sits within its own plot of circa 350m². The plot is irregularly shaped, long and thin with the dwelling situated at its westernmost extremity.
- 1.5 Situated 20m to the east of the cottage, across the garden and parking area is the subject building for extension, a single story timber clad garage and store with a gross external area of circa 36.2m².



Figure 2 showing the principal, (eastern) elevation of Woodbine Cottage taken from the parking area.



Figure 3 showing the existing garden building for extension



Figure 4 outlining Woodbine Cottage's general arrangement.

Woodbine Cottage and garden

Parking area

Subject building for extension

- 1.6 In terms of planning constraints, Woodbine Cottage is located within the Stroud Settlement Boundary (Policy HC1), within the Cotswold AONB (Policy ES7) and within the Stroud Valleys as identified in Policy CP4 to the Local Plan. The property is also located within Flood Zone 1 (Clear) on the Environment Agency's Flood Risk Map for Planning.
- 1.7 1Woodbine Cottage is Grade II Listed (25th June 1974) with the List Entry citing "*Late C18/early C19. Hammerdressed rubble. Pitched stone roof. 2 storeys. 2 ranges of iron casements. Fretwork porch with tent roof. All the listed buildings in Dark Lane for a group.*"
- 1.8 The implications drawn from these specific policies, as well as wider national policy and the proposed developments concordance with them is explored below in this document.

Planning History

- 1.9 Woodbine Cottage has the following relevant planning history

S.09/1207/LBC

Retrospective application for the replacement of one window frame, two windows and door frame. Approved 29th June 2009.

S.12/0330/LBC & S.12/0329/HHOLD

Partial demolition of existing extension, erection of 2 storey extension. Approved 17th February 2012

The Case Officer considered the partial demolition of a small extension and its replacement with a marginally larger structure, and concluded that the existing extension was of no historic interest and that its loss was not detrimental to the character of the listed building. Conversely, the proposed extension would still be modest in scale and would clearly be read as subservient to the main building. No important elements of the historic plan would be lost and no harm undertaken to the character of the listed building. The application was therefore deemed appropriate.

S.12/2300/MINUM

Minor amendment to planning permission S.12/0329/HHOLD to replace patio doors with a window. Refused 13th February 2013 (due to error on submitted plans).

S.13/0374/MINAM

Minor amendment to planning permission S.12/0329/HHOLD to replace patio doors with a window. (resubmission of S.12/2300/MINAM). Approved Monday 3rd November 2014.

2.0 Proposed Development

- 2.1 The proposed development will extend and existing garden building to provide for a workshop.
- 2.2 The proposed development will retain the same footprint as the existing outbuilding, though will raise the rear part of the roof over an existing storage area to match the existing roof. This proposal will provide for an additional 8.52m² of storage space for purposes ancillary to the principal dwelling.

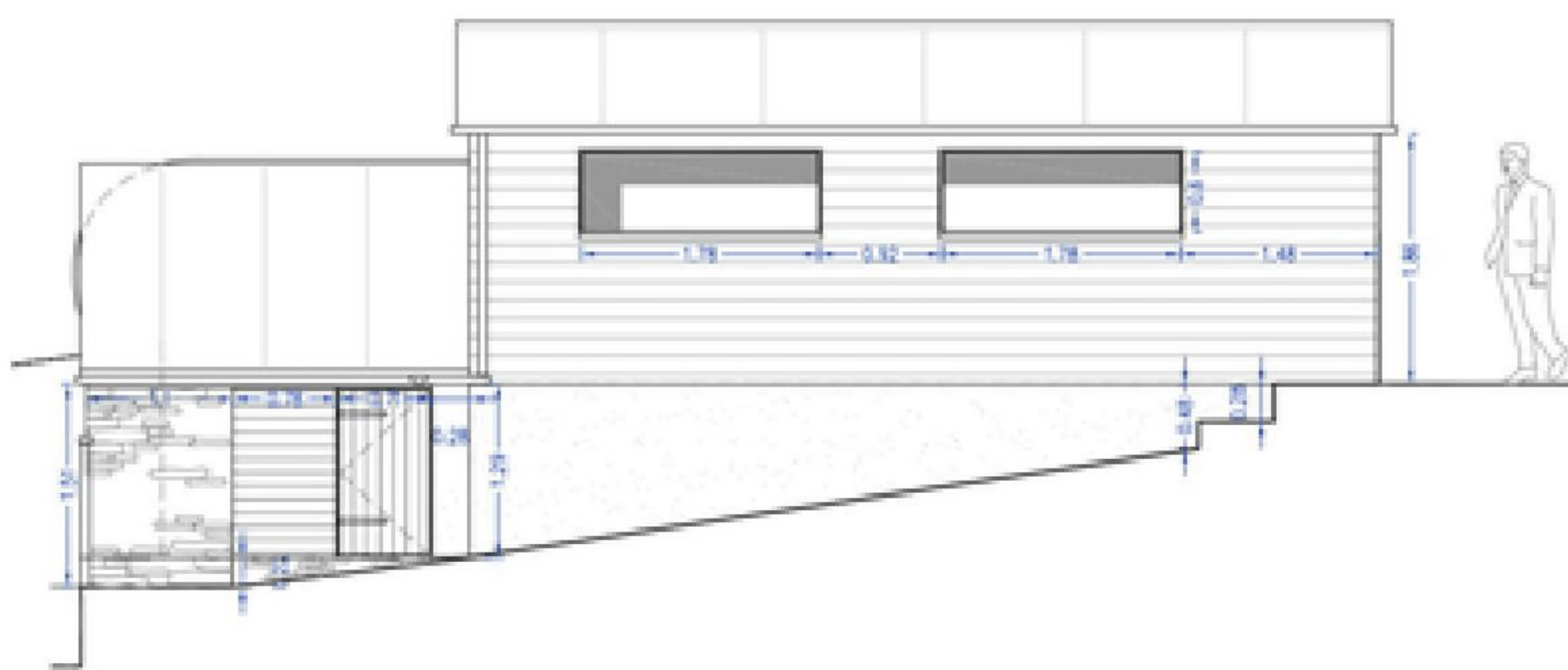
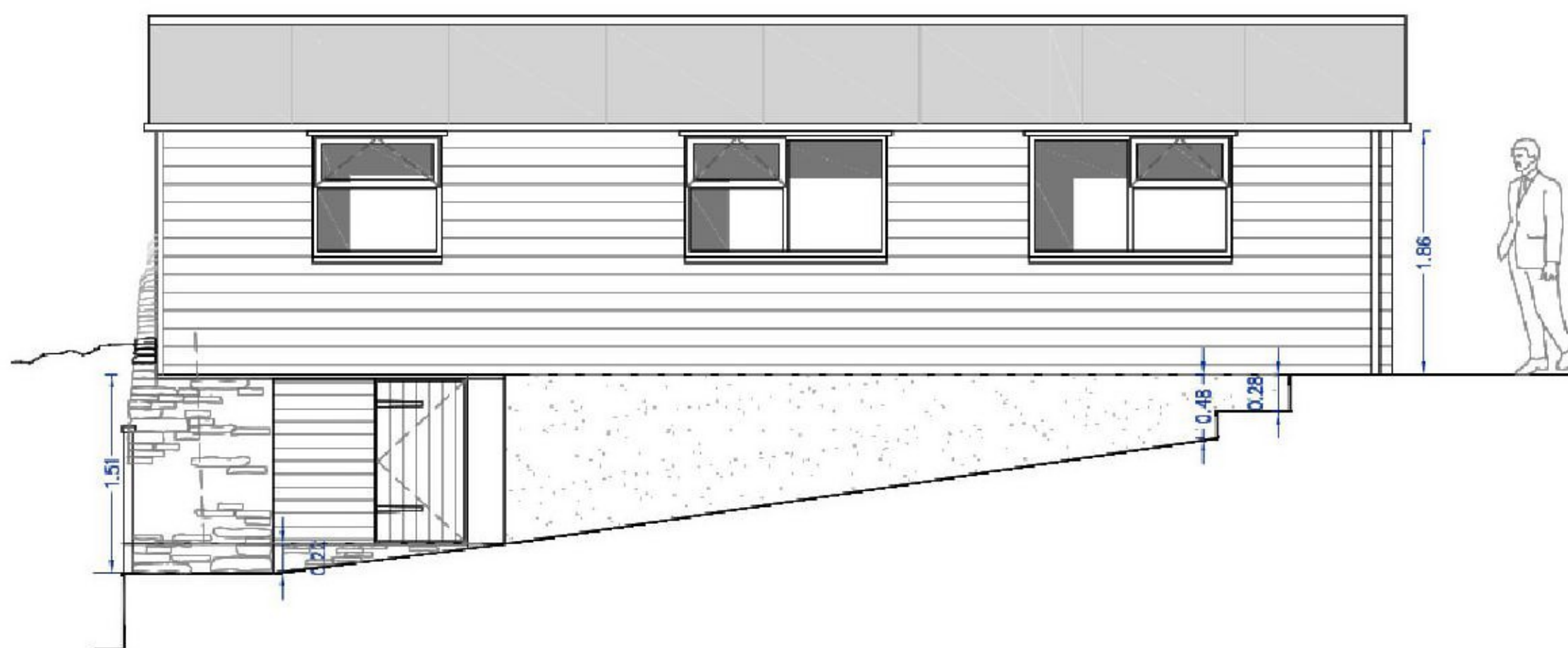


Figure 5 existing north elevation (above)

The proposed development will retain the same stained timber clad elevations as existing together with maintaining roof materials.

Replacement windows will also take advantage of natural light.

Figure 6 proposed north elevation (below)



- 2.3 The proposed development will stand alone, and will have no impact on any other existing fabric.

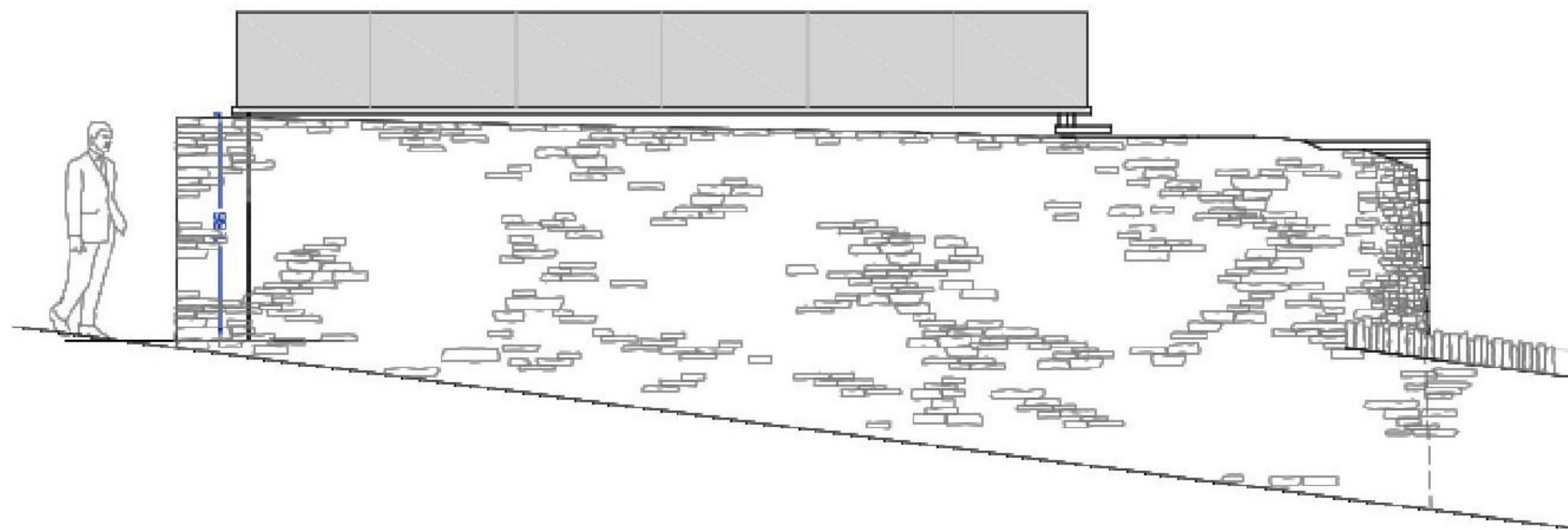


Figure 7

To the roadside, the proposed extension will sit within the existing walled boundary. There will be no interference with the wall's existing fabric.

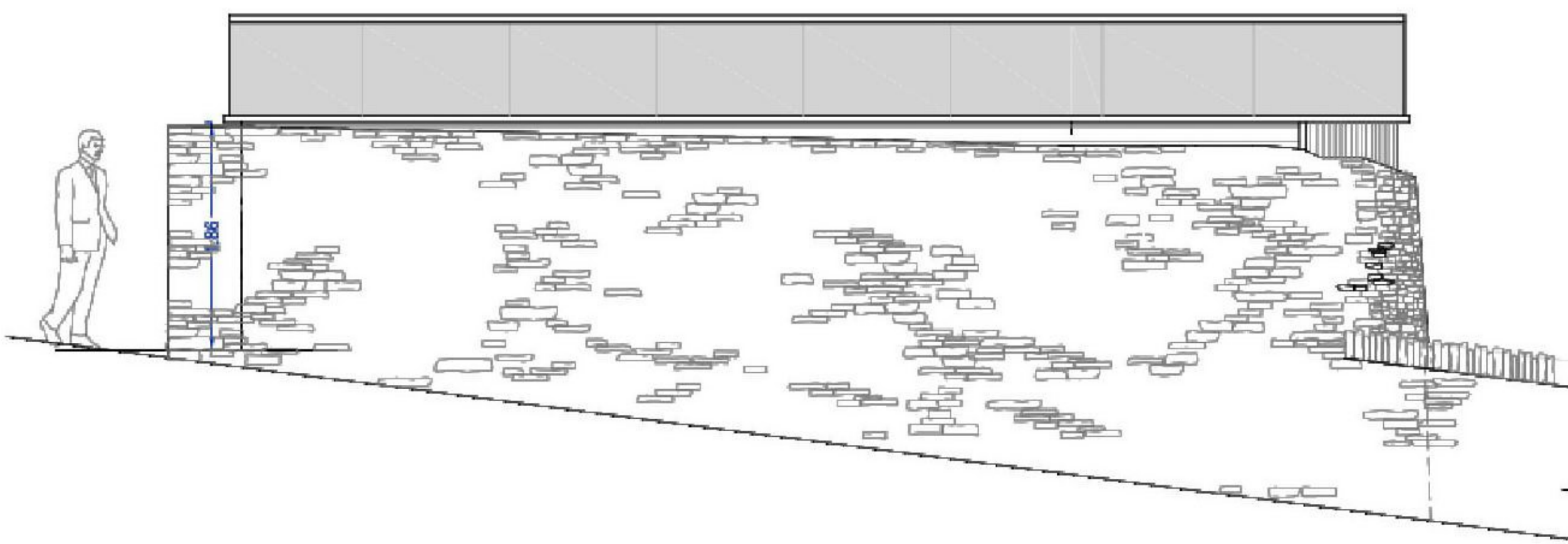
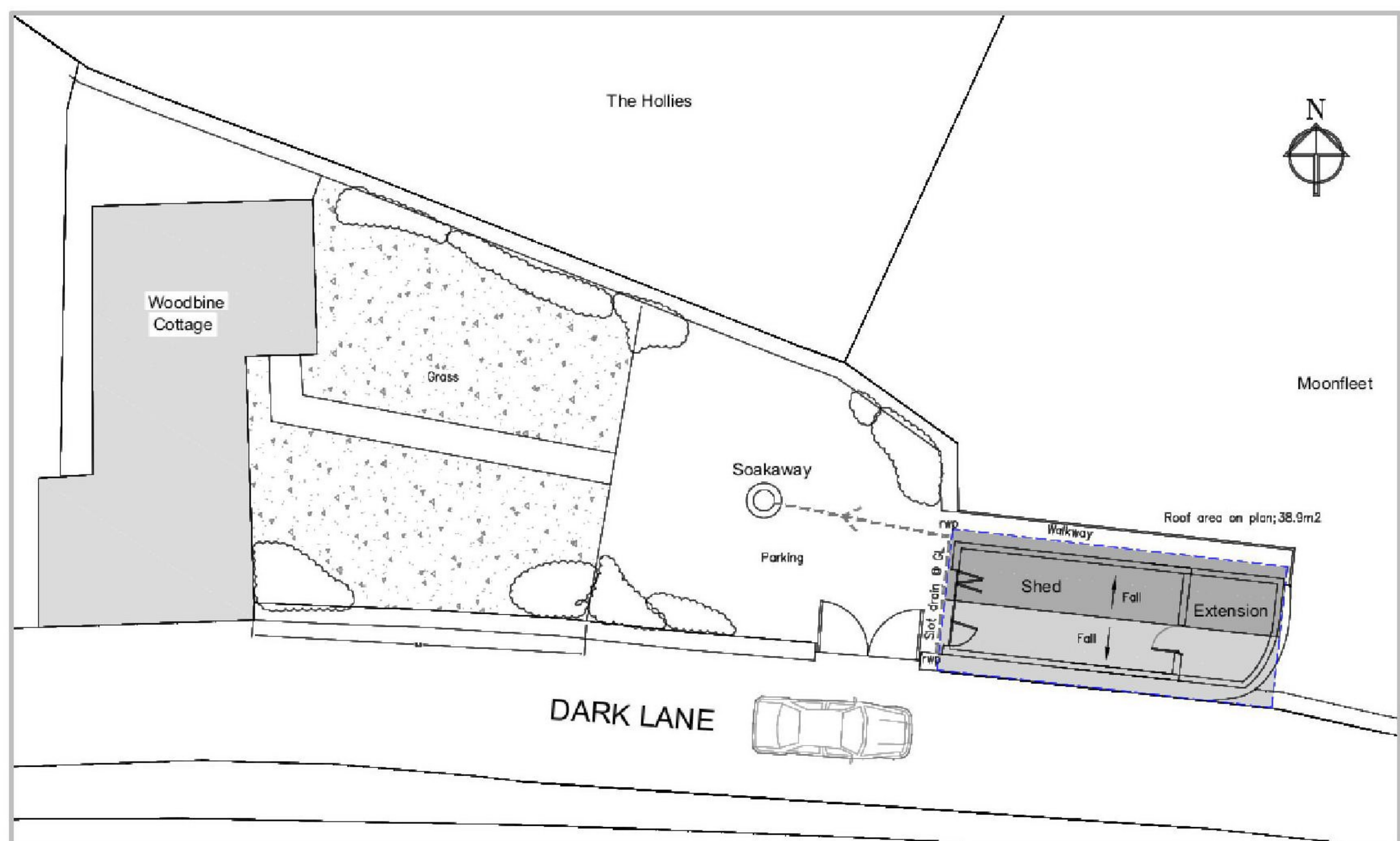


Figure 8

Showing the minor visible changes from the roadside.

Figure 9 (below) demonstrating the proposed extensions physical separation from Woodbine Cottage



3.0 Policy Concordance

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan.
- 3.2 It is also necessary to consider any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within the Planning Practice Guidance (PPG), as well as any locally adopted supplementary planning guidance (SPG) and documents (SPD).
- 3.3 The development plan in this instance comprises the Stroud District Local Plan 2015. Relevant SPD's may also include the Local Authority's Residential Design Guide 2000, though this may be afforded limited weight given its age. No Neighbourhood Plan is in effect.

PRINCIPLE OF DEVELOPMENT

STROUD DISTRICT LOCAL PLAN

- 3.4 **Policy CP1** seeks to reiterate the National Planning Policy Framework's support for sustainable development, summarising at paragraph 2.66 of the Local Plan that "sustainable development is about positive growth – making economic, environmental and social progress for this and future generations."
- 3.5 **Policy CP1** also states that, "When considering development proposals, the Council will take a positive approach that reflects the presumption on favour of sustainable development..." and that *"It [the Council] will always work proactively with applicants jointly to find solutions which mean that proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of an area."*
- 3.6 **Policy CP4** requires that development proposals protect and enhance a sense of place, that is, with a locally inspired or distinctive character and with appropriate materials, textures, colours and locally distinctive styles. This policy also places an onus upon creating safe homes and workplaces.
- 3.7 The site is located within the District's settlement boundary under **Policy HC1**, which in principle supports re-development subject to specified criterion. Although a small redevelopment of an existing outbuilding, it is not considered that the proposed

development will be discordant with Policy HC1. The proposed development's layout will remain as existing and would sit amidst existing development retaining the sense of transition in this locale between the nearby open countryside and the settlement's core. There will be no damage to open space and the existing character of the immediate settlement will remain unchanged. Though the proposed development is located within the AONB and is subservient to a Listed Building, it is not anticipated that there will be any prejudice to these designations. Notwithstanding this, these two elements have been considered in greater detail further below in this document.

3.8 Policy HC8 specifically pertains to extensions to dwellings, and states that *"Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met"*

- 1 *The plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site*

The proposed development is a replacement outbuilding which will maintain the footprint of an existing outbuilding. There will therefore be no cramping or over-development.

- 2 *The height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location.*

The proposed development will retain its existing height and the building will continue to sit entirely concordantly with the surrounding, existing development.

- 3 *Following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area*

There will be no prejudice to the existing parking area.

- 4 *The proposed construction meets sustainability requirements for new build dwelling and any opportunity to enhance the energy efficiency of the existing dwelling or unit is taken.*

The proposed development will be built to take advantage of contemporary advances in energy efficiency.

- 3.9 **Policy HC8** as outlined above runs concurrently with **Policy CP14** which seeks to foster a high-quality built environment. It is considered that there is again no discord with Policy CP14. In terms of criterion 2 and 4 of CP14 the proposed development will include the provision of a more appropriate SuDS solution. At present runoff from the roof of the existing structure discharges directly into adjacent residential property of the neighbouring dwelling to the immediate east. The proposed development will re-route runoff from the roof of the proposed development to be retained within the freehold of Woodbine Cottage through a combined collection system using water-butts for collection and re-use of grey water in the garden, and through the provision of a dedicated soakaway to allow surface water to be stored on the property before gradual integration into the ground.

OTHER MATERIAL CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK

- 3.10 Section 2 of the NPPF supports the provision of sustainable development, with its three strands supporting the provision of development which is economically, socially and environmentally desirable. This application does not run discordantly with these principles.
- 3.11 Paragraph 117 (d) supports the development of under-utilised land and buildings, especially where they can be used more effectively.
- 3.12 Paragraph 127 (a) – (f) pursues the achievement of well-designed places, in particular those that will function well over the lifetime of the development, are visually attractive and establish among other things a strong sense of place and an appropriate mix of development.

HERITAGE

- 3.13 Woodbine Cottage is Grade II listed as reference above in this Statement having been added to the list in June 1974.
- 3.14 Unless explicitly stated otherwise, Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a listed building also includes any ancillary object or structure within its curtilage which forms part of the land and has done so since before 1st July 1948.
- 3.15 Though it cannot be confirmed when the current garden building was constructed, it is not considered that it either predates 1st July 1948 or the date of the listing. Furthermore, as shown in figure 4 above, there is a degree of separation between the listed element of the property and the garage itself. As a result it is arguable that the

garage building will not form part of the listed building and therefore Listed Building Consent will not be required.

- 3.16 Notwithstanding this, the redevelopment of the garage building will be a 'stand-alone' proposal. There will be no impact on any historic fabric and the setting of the listed building will remain unaffected. Though a rebuild, the proposed development will use the same materials as the existing outbuilding, will continue to be subservient to the host dwelling, reversible and will be located a suitable distance from it and will not interrupt the legibility of the existing historic building.

COTSWOLD AREA OF OUTSTANDING NATURAL BEAUTY

- 3.16 Paragraph 172 of the National Planning Policy Framework states that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in... Areas of Outstanding Natural Beauty..."*
- 3.17 Woodbine Cottage, though located within the Cotswold AONB, is located amidst existing peri-urban fringe development in an area of sloping ground. It is not therefore considered that the proposed replacement building will be of detriment to the wider landscape's scenic beauty as it is already of the built environment, and its location on the side of a hill and use of dark natural materials will allow it to continue to sit concordantly with the landscape.

TRANSPORT

- 3.18 There will be no increase in traffic as a result of the proposed development, indeed, as a result of the need to no longer commute on a daily basis, there will be a reduction.

SuDS

- 3.19 In terms of flood risk and drainage, as outlined above, the property is not located within a flood zone, nor is it subject to surface water. Roofs will not be of a materially larger area than existing and therefore there will not be any material increase in terms of volume of surface runoff over existing levels

RESIDENTIAL DESIGN GUIDE

- 3.20 This proposal does not compromise Stroud's Residential Design Guide.

4.0 Neighbour consultation

- 4.1 This proposal is a revised proposal of a previous design. Surrounding neighbours were written to in anticipation of this application with no objections received.

45 Brookfield Lane
Churchdown
Gloucester GL3 2PR

10th February 2021

Dear Neighbours

I hope you are well and still coping with the ongoing trials caused by Covid-19.

Following our conversations last year regarding [REDACTED] and my proposed development of the workshop at Woodbine Cottage we have had a re-think. Be reassured we did not move to Dark Lane to cause upset to any of our neighbours and have thus revised our intentions.

The revised plans (enclosed) show what we now intend. This is to alter the workshop by raising the floor and roof level of the existing 'annex' (i.e. that lower part with the single pitch roof sloping away from the road). The new roof-line would be the same as the existing roof-line of the main existing structure. This is a suggestion that was made when we met and indicated as being acceptable.

In addition:

- the end wall of this 'extension' will be inside the existing stone wall; something about which you raised concerns previously. If any disturbance to the wall occurs during construction be reassured we would 'make-good' to the existing state as soon afterwards as practicable;
- we intend to re-align the guttering on both sides of the roof to drop towards the drive/ parking area of Woodbine Cottage. We will ensure the guttering is correct to actually remove water effectively and will eliminate the current situation where the guttering empties into your garden;
- we intend to construct a soakaway of suitable capacity for this rainwater under the drive/ parking area of Woodbine Cottage to meet current regulations.

Hopefully you'll find this proposal more acceptable.

We intend to submit planning permission towards the end of next week so if you have any queries please don't hesitate to get in touch. Unfortunately I am not spending time at Woodbine Cottage at present as [REDACTED] and my occupations make it inadvisable due to Covid. My email and phone numbers are above.

Regards

5.0 Conclusion

- 5.1 This application concerns a minor extension to an existing garden building.
- 5.2 This application conforms with all national and local planning policy and in particular local policy HC8.
- 5.3 This proposal will have no detriment to the amenity of surround residences – indeed, it will improve amenity in terms of local drainage.
- 5.4 This application follows previous iterations which were discussed with neighbouring residents, and is a result of discussions with neighbours. No local objections have been raised to the applicants current proposal.
- 5.5 Notwithstanding that the proposed development sits within the ownership of a listed building and the AONB, it is not considered that this proposal will be detrimental to these constraints. The proposed development will not coincide with any historic materials, and will not have any bearing upon the setting of the listed building or the wider landscape.
- 5.6 It is therefore considered that this application concords wholly with all relevant policy and we would respectfully request that this application be determined positively without delay.

WREYLAND RURAL PLANNING

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