



TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: REMEDIAL WORKS TO DWELLING EXTENSIONS (REDUCTION OF BALCONY WALL AND REVISED FENESTRATION TO DORMERS IN NORTHERN EXTENSION) AND LANDSCAPING OF EXTERNAL AREAS AND GARDEN

SITE LOCATION: Springside, Marle Hill, Chalford, Stroud GL6 8EX



**SUPPORTING STATEMENT PREPARED BY
MR. PHILIP STADDON BSc, Dip, MBA, MRTPI.**

on behalf of

MR and MRS BAILEY

MARCH 2021

1.0 SUPPORTING STATEMENT

Background

- 1.1 This short explanatory statement is made on behalf of Mr and Mrs S. Bailey (the Applicants) who are the owner / occupiers of *Springside*, a 1960s built detached house in Chalford Hill, in Stroud district. *Springside* was acquired by the Applicants in 2017 as a rather tired and somewhat unattractive house that required significant work and upgrading.
- 1.2 The Applicants applied for Planning permission for a transformational scheme of extensions and alterations and permission was granted in September 2017 (application reference S.17/0677/HHOLD).
- 1.3 Due to expediency and site factors, including the steeply sloping nature of the land, some minor changes were made to the scheme during implementation. Whilst recognising that this was not ideal, and that the variations were carried out 'at risk', the changes were considered uncontentious and there was a pressing need to make the property habitable for family occupation.
- 1.4 A retrospective application was subsequently submitted (reference S.19/0908/HHOLD) seeking approval of the 'as built' scheme. After a protracted period, the application was refused.
- 1.5 A subsequent appeal (reference APP/C1625/D/20/3249495) was dismissed. However, the Inspector's analysis supported many elements of the scheme and used phrases including 'substantial improvement on the original dwelling' and 'positive contribution'. However, the decision to dismiss the appeal related to some strictly limited elements of the 'as built' proposal.
- 1.6 In essence, the Inspector's concerns were threefold. First, the fenestration on the west elevation of the north side extension was considered unsatisfactory. Second, the side balcony wall was considered awkward. Third, the basement wall, viewed from the west, was judged to be 'solid' in appearance, but the Inspector advised that this could be neutralised by soft landscaping. It is quite apparent that all 3 matters are capable of resolution.
- 1.7 Following the appeal decision, the Applicants have been keen to resolve matters and address the limited issues identified by the Inspector. A pre-application advice process was followed, resulting in a virtual meeting held with Planning and Conservation officers in December 2020. Those discussions have helped inform the current proposals.

The proposals

- 1.8 The submitted application seeks to address each of the three matters identified by the Inspector. These are explained below.

West elevation – fenestration

The Applicants engaged an experienced architect with local knowledge of the conservation area and the local vernacular. The proposed remedial works will involve removal of the 3 pane dormer window units and the retrofitting of deeper inward opening glazed doors, with an external glazed balustrade. This will rebalance the elevation when viewed from the west and reduce the amount of solid wall area at the upper level.

Balcony – side wall

The stone flank wall will be reduced in height to 1100mm (above the balcony floor level) to reduce its bulk and create an acceptable appearance.

Landscaping

Whilst the Inspector's limited concern about the basement wall could be addressed by localised landscaping works, the Applicants have always intended to undertake a comprehensive landscaping scheme. Accordingly, fully detailed comprehensive landscape design proposals are submitted as part of this application. These proposals will not only achieve the required basement wall softening, but will also enhance the property and the appearance of the wider conservation area. They will also contribute to enhanced biodiversity.

Conclusions

- 1.9 It is considered that the submitted proposals address the limited matters identified by the Inspector and that the proposals accord with relevant policies contained in the development plan and the National Planning Policy Framework.

Philip Staddon BSc, Dip, MBA, MRTPI

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