

# **PROPOSED BUNGALOW AT ORCHARD ROAD, BISHOPS CLEEVE. GL52 8LX.**

## **PLANNING STATEMENT.**

### **1. SITE DESCRIPTION.**

The application seeks full planning permission for the construction of one detached single storey dwelling.

The site, which is accessed from Orchard Road, is also adjacent to Cheltenham Road, Bishops Cleeve.  
It is set among other dwellings of a variety of styles.

Bishops Cleeve is classified as a Rural Service Centre and the site is in a very sustainable location.

The site is designated as Zone 1 by the Environment Agency and therefore at low risk of a flooding event.

The site is not situated in a designated area, neither does it impact any designated assets.

### **2. PLANNING POLICY AND LEGISLATIVE FRAMEWORK**

#### **2.1 The Development Plan**

The development plan consists of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCT) 2017

#### **2.2 Government Policy**

National Planning Policy Framework  
Planning Practice Guidance

### **3. RELEVANT PLANNING HISTORY**

A previous application on the site (13/00543/FUL) was refused permission and the subsequent Appeal (APP/G1630/A/14/2213253) was dismissed.

The present application seeks to address the reasons for refusal and the subsequent dismissal at appeal and to take into account changes in local and national policies since those decisions.

#### **4.1 Principle of the Development**

The application site lies within the settlement boundary and conforms with criterion 4 of Policy SD10 which states that on sites that are neither allocated or previously developed land, housing development will be permitted, except where otherwise restricted by policies within district plans, where it would represent infill within the existing built up areas of Tewkesbury Borough's towns and villages.

As the application site forms part of a residential garden and is bordered by residential properties on two sides, the development would represent infill and as such the principle of housing in this location can be considered to be acceptable.

This principle is subject to material planning considerations including design, the effect on the living conditions of future occupiers and of the existing occupiers of neighbouring properties and highway safety.

## 4.2 Design and Layout.

JCS Policy SD4 requires that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness and addressing the urban structure and grain of the locality in terms of street pattern, layout mass and form.

Criterion 6 of JCS Policy SD10 states that residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment and the safety and convenience of the local and strategic road network.

This is similarly contained in emerging policy RES5 of the PSTBP.

The proposal equates to a density of 40 dwellings/hectare which is acceptable for a development located in a Rural Service Centre.

The proposal follows the existing pattern of development for properties to the west of Orchard Road in that they front and are accessed from Orchard Road and provide rather blank elevations as seen from Cheltenham Road, usually behind high fences and hedging.

In dismissing the previous appeal (APP/G1630/A/14/2213253) the Inspector concluded, in para 4, that the proposed development, which was not only larger but also situated significantly nearer to the Conifers than the proposal, *'would follow the existing pattern of development and that Orchard Road forms the main context of the proposal'*. Also, that *'the street scene of Orchard Road is varied and includes a bungalow to the south of the appeal site, which is accommodated on a similar plot of land as the appeal site. As such, I concur with the appellant that the proposed development could add some symmetry to the street scene'*.

The Bungalow, the existing property referred to above in the Appeal decision, is situated to the south of the application site. This dwelling is larger than the present proposal, being a two bedroom, single storey dwelling with detached garage. The curtilage is larger than that of the proposal site at 330m<sup>2</sup> compared to the 241m<sup>2</sup> of the application site. However the developed area is a much greater proportion of the site, with a footprint of 116m<sup>2</sup> compared with the proposed 67m<sup>2</sup>.

In para 5. inspector concluded that *'the proposed bungalow would be sited close to the Conifers and that the Conifers makes a positive contribution to the street scene and that the role would be compromised by the siting of the proposed bungalow, which would partially mask the Conifers' frontage'*.

The proposed dwelling is now significantly smaller than that previously considered at appeal.

In addition, the building is now located centrally on the site at a greater distance from The Conifers and designed so that no part of the proposal will appear in front of Conifers when seen from public viewpoints on Orchard Road. The roof design of the proposal, with the ridge line perpendicular to the front of the existing house, appears recessive as it slopes away above eaves level, avoiding further any impression of intrusion.

### **4.3 Residential Amenity.**

JCS Policies SD4 and SD14 require development to enhance comfort convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.

The proposal will provide a single storey dwelling with a GIA of 56.6m<sup>2</sup> and a bedroom with a floorspace of 16m<sup>2</sup>. Both exceed the minimum requirements of the Nationally Described Space Standards for a one bedroom, two person single storey dwelling.

Access arrangements will exceed the requirements of part M of the Building Regulations and will satisfy the recommended criteria in the Lifetime Homes Standards.

Particular design emphasis has been placed on adaptability, to allow the dwelling to potentially cater for inhabitants with varied accessibility needs.

There are two proposed areas of private amenity space, one accessed from the lounge/kitchen and the other accessed from the bedroom.

Both will be enclosed by 1.8m high fences and are not directly overlooked by neighbouring properties. Each has an area of approximately 40m<sup>2</sup>.

The established pattern of development on Orchard Road is to have open front gardens. This is the case in the proposed layout, which will be bounded by a low brick wall.

The proposal will not have an unacceptable impact on existing neighbouring properties by virtue of either loss of light or outlook.

This was also the conclusion in the aforementioned appeal decision of the dismissed proposal.

### **4.4 Access and Highway Safety**

The site will provide two parking spaces.

A dropped kerb will be necessary to provide access over the existing footpath, with an existing access reinstated.

Secure bicycle storage will also be provided.

The proposal will create low traffic movements.

## **4.5 Drainage and Flooding**

The proposals will result in minimal loss of permeable surface area.

Clean roof water will be collected in water butts for re-use.

Soakaways, located beneath the parking area, will manage any excess water and ensure that water management at the site mimics natural drainage as closely as possible. The proposed gravel parking areas are permeable; there is no requirement to extend or increase any areas of hardstanding within the site.

The application site is in Flood zone 1 and in an area at low risk of surface water flooding.

Foul drainage will to be served by the existing mains drainage system.

## **4.6 Sustainability and Energy Performance.**

Insulation values of the structure will exceed the requirements of the current Building Regulations.

Photovoltaic panels will provide renewable energy in excess of 10% of the total energy requirements of the dwelling.

Plumbing fixtures will be restricted to limit water usage to a maximum of 105 litres/person/day.

## **5.0 Conclusion.**

The proposal seeks to respond to the previous reasons for refusal, which was decided in accordance with the previous development plan. The application complies with the policies of the current adopted plan and government guidance and emphasis.

The reduction in floor area and the changes of siting of the proposal have significantly reduced the negative impacts of the previous application.

The plot density of the proposal is now considered appropriate to the location.

The layout now provides a much needed single storey dwelling that responds to the requirements of the NPPF para 61 to provide the size, type and tenure of housing needed for different groups in the community. It then lists the groups which includes older people and people with disabilities, both who could be well served by the proposed dwelling.

