

PLANNING STATEMENT



29 BARNHILL ROAD, BROADWELL



APRIL 2021

V-1

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PLANNING STATEMENT

Project Ref: 69234.RM

Client: Mr & Mrs Martin



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Contents

1.0	INTRODUCTION:	1
2.0	SITE ASSESSMENT:	2
2.1	Location	2
2.2	Site	2
2.3	Planning History	3
3.0	POLICY & GUIDANCE REVIEW:	4
3.1	Principle of Development	4
4.0	PROPOSAL:	5
4.1	Development Details	5
4.2	Layout	5
4.3	Scale	5
4.4	Design & Appearance	5
4.5	Access	6
4.6	Amenity	6
4.7	Flood Risk & Drainage	6
4.8	Sustainable Measures	7
4.9	Landscaping	7
5.0	CONCLUSION:	8

Appendix 1 Site Photographs

1.0 INTRODUCTION:

1.1 This Planning Statement has been prepared by Acre Planning Limited on behalf of Mr & Mrs Martin (hereafter '*the Applicants*') to support a Householder Planning Application relating to 29 Barnhill Road, Broadwell (hereafter '*the site*').

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Erection of a two-storey side extension and rear single-storey extension. Re-roof main dwelling along with associated works.'

1.3 The purpose of this Planning Statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan.

1.4 This Planning Statement should be read in conjunction with the accompanying plans submitted as part of the application, which includes:

- 01A – Survey Plans
- 02A – Proposed Scheme

1.5 The structure of this Planning Statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Guidance Review - Sets out the national and local planning policy and guidance context.

4.0 Proposal - Describes the proposed development in detail and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location

- 2.1.1 The application site is located within the settlement of Broadwell on its eastern fringe. **Figure 1** below shows the site's location (red line) within the settlement.

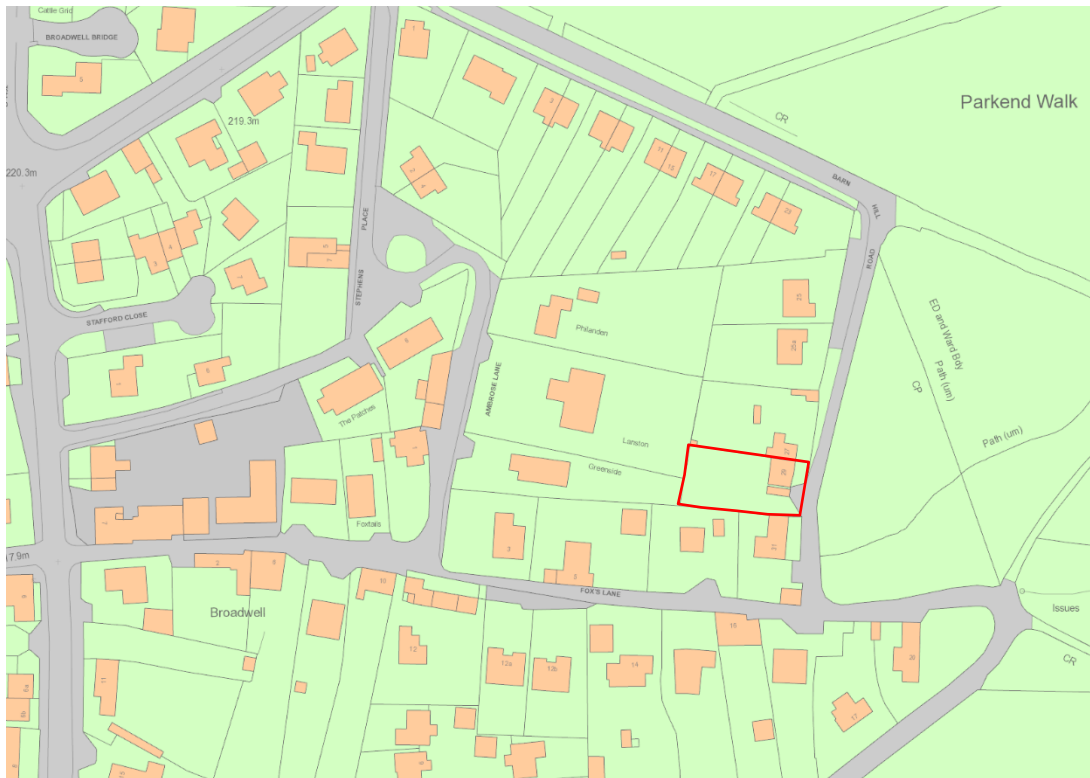


Figure 1: Site Location

2.2 Site

- 2.2.1 The site includes a two-storey semi-detached dwelling known as 29 Barnhill Road. The property is finished in a grey render with a pitched slate roof front Barnhill Road with a flat roof to the rear of the dwelling. The rear of the dwelling is finished in white roughcast render with older UPVC windows.
- 2.2.2 There is a single storey attached garage located on the southern side of the property with a parking area and front garden adjacent to the public highway.
- 2.2.3 To the rear, the property has a single-storey rear extension with a good-sized rear garden which includes a pond, lawn and raised beds.
- 2.2.4 Photographs of the site are included in **Appendix 1**.

2.3 Planning History

2.3.1 No recent or relevant history is available.

3.0 POLICY & GUIDANCE REVIEW:

3.0.1 This section identifies the relevant planning policies within the Development Plan for the Forest of Dean in line with Section 38(6) of the Planning and Compulsory Purchase Act, (2004).

3.0.2 In this case, the Local Development Plan consists of the adopted Core Strategy and the adopted Allocations Plan.

Core Strategy (Adopted February 2012)

3.0.3 The adopted Core Strategy is consistent with the provisions of the NPPF, with the following policies being of relevance to this application:

- CSP.1 - Design and Environmental Protection

Allocations Plan 2006 to 2026 (Adopted June 2018)

3.0.4 The adopted Allocations Plan is also considered to be consistent with the provisions of the NPPF, with the following policies being of relevance to this application:

- AP.1 - Sustainable Development
- AP.4 – Design of Development

3.1 Principle of Development

3.1.1 Policy CSP.1 of the Core Strategy advocates that the design and construction of any new development must consider the important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment.

3.1.2 Policy AP.1 of the Allocations Plan establishes that development proposals would be assessed in the context of sustainable development. Where development does not meet the Framework and Core Strategy requirements, it will not usually be permitted.

3.1.3 Regarding the principle of development, the site is located within the settlement of Broadwell, where adopted planning policies direct new development. The development of extensions is therefore considered to be acceptable in principle.

3.1.4 In addition to the principle of development, there are other planning policy considerations and site constraints that need to be considered regarding the overall planning balance.

4.0 PROPOSAL:

4.1 Development Details

4.1.1 The development proposal includes:

- Single storey rear extension (replacing the existing).
- Two-storey side extension (replacing the existing garage).
- Re-roof re part of dwelling with a ridged roof.
- New parking space to the side of the garage.
- Removal of the gas tank.

4.1.2 The proposal is now considered in more detail:

4.2 Layout

4.2.1 The proposal would replace the existing garage with a new two side extension. This would provide a new master bedroom with a garage and store retained below.

4.2.2 A single-storey rear extension would replace the existing conservatory with the new extension adjoining the proposed side extension.

4.2.3 There is considered to be sufficient room within the site for the proposal. As such, the scheme would not overdevelop the site.

4.3 Scale

4.3.1 The proposed side extension would match the height and scale of the existing dwelling. Also, the existing rear flat roof would be replaced with a ridged roof with a leaded gully. The existing flat roof has very little in the way of insulation, and it is prone to leaking. The scale of the proposal is in keeping with the existing dwelling.

4.3.2 The proposed rear extension is subservient to the host property.

4.4 Design & Appearance

4.4.1 A modern approach is taken concerning the proposed rear extension with a flat roof and roof lantern proposed. The extension would have a parapet wall to create a sleek modern feel which is supported by the use of brick to contrast with the render on the dwelling.

4.4.2 The two-storey extension would be finished in render to match the front of the existing dwelling with a cross gable to add character. Windows and doors would match those used in the front elevation of the dwelling.

- 4.4.3 The materials used within the proposed build will match the existing property and tie in with the area's character and appearance. The materials proposed will not dominate the landscape. The development due to its positioning, design and scale will appear as a natural progression of the properties history and form without detracting from the dwelling's character.
- 4.4.4 The proposal is therefore in accordance with Policy CSP.1 of the Core Strategy, Policy AP.4 of the Allocations Plan and the advice in the Council's Residential Design Guide- Alterations and Extensions.

4.5 Access

- 4.5.1 Access to the site from Barnhill Road would be maintained as existing. A small portion of the wall to the side of the existing garage would be removed to create a further parking area. This would be surfaced with permeable paving.

4.6 Amenity

- 4.6.1 The scheme ensures that the proposed dwelling has sufficient amenity space in the form of a landscaped garden. The existing pond would be removed as a result of the scheme. The dwelling would still benefit from over 100m² of private amenity space, which is in accordance with the advice given in the Council's Residential Design Guide.
- 4.6.2 The proposed two-storey extension is located off the boundary with No.31 Barnhill Road. As such, it would not be overbearing. No first-floor side windows are proposed. There would not be any impacts from relating to neighbouring dwellings being overlooked as the property already has first floor rear windows.
- 4.6.3 The single-storey extension is located off the boundary from No.27 Barnhill Road so that it is not overbearing and would not harm light entering this dwelling. Indeed, there is a 2m wall to the neighbouring dwelling, with this property having a single-storey extension on the boundary.
- 4.6.4 It is considered that the development would not result in an undue adverse impact on residential or visual amenity by way of overlooking or overshadowing. It, therefore, accords with the requirements of the Policy CSP.1 and CSP.4 of the Core Strategy, Policy AP.4 of the Allocations Plan and the advice in the Council's Residential Design Guide- Alterations and Extensions.

4.7 Flood Risk & Drainage

- 4.7.1 The site is not located in an area that is at risk from flooding, and surface water arising from the scheme can be attenuated as per the approved scheme

4.7.2 Existing foul and surface water drainage systems will be maintained.

4.8 Sustainable Measures

4.8.1 The proposal includes the addition of photovoltaic panels to generate electricity.

4.8.2 Heat loss from the dwelling will be reduced by adding a new ridged roof to the rear of the dwelling.

4.8.3 Also, the energy efficiency of the proposal will be enhanced by:

- Fitting new A++ rated triple glazed windows throughout, achieving a U-value of 0.8.
- Doubling the thickness of insulation in the roof voids giving a maximum U-value of 0.3.

4.9 Landscaping

4.9.1 The proposal includes removing the existing gas tank and fishpond and adding a new patio and a new parking area.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that the proposed extensions and associated works are indeed acceptable in planning terms.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that it can come forward without harm to adjacent dwellings.











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