

27 May 2021

Kieron Roberts  
Development Management  
Tewkesbury Borough Council  
Gloucester Road  
Tewkesbury  
GL20 5TT

Dear Kieron

**Framfield, Two Hedges Road, Woodmancote, Cheltenham, GL52 9PT**  
**Application for the erection of an attached single storey studio**  
**Planning Portal ref: PP-09863199**

Please find attached a householder application that we are submitting on behalf of our client, [REDACTED]

The submission includes:

- This covering letter
- Relevant form
- Drawings and information as detailed below

Framfield is a detached house, located on the south side of Two Hedges Road, in the village of Woodmancote, nestled in the Green Belt and like many properties of its period, has undergone a series of changes and extensions to form the property it is today. Due to personal circumstances, our client continues to be in need of an attached studio to the west elevation.

*Site and history*

Planning permission for a two storey side and single storey rear extension was approved in July 2019, reference 19/00346/FUL. The extensions are all but complete.

In November 2020, the Council refused planning permission for a small single storey side extension (ref. 20/00462/FUL), to the west side of the dwelling for the following reason:

*'The proposed extension would result in disproportionate additions over and above the size of the original dwelling which would be harmful to the openness of the Green Belt. The proposal would therefore represent inappropriate development in the Green Belt in conflict with Policy SD5 of the Joint Core Strategy (2017) and advice within the National Planning Policy Framework 2019.'*

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The refusal of this application prompted an application Under Class E, Part 1 of Schedule 2 of the GPDO to erect two substantial detached outbuildings within the curtilage of the property, each at least as large as the refused extension. This certificate was granted on 13<sup>th</sup> May 2021.

### *Justification*

The Certificate of Lawful Development has established a principle for development. Furthermore, it has confirmed that what can be undertaken without the need for full planning permission is more harmful to the openness of the Green Belt than what was proposed under 20/00462/FUL and what is proposed in this fresh application.

Under the CLP, (ref. 20/01273/CLP) our client may erect an outbuilding to the south of the site measuring 6m x 10m, and another measuring 5.5m x 3.7m to the west of Framfield, in ostensibly the same location as what is proposed.

These two outbuildings do not demonstrate the full extent of what could be constructed at the site under permitted development rights which, given the size of the garden, could be considerably more than confirmed by the certificate. This 'fallback' position is a fresh material consideration that significantly alters the context within which this new application should be assessed and determined. In comparison with what we have confirmed can be built without planning permission, the proposal has a negligible impact on the openness of the Green Belt and is thus acceptable.

As shown on the submitted plans, the extension is just 0.2m wider than the outbuilding and is not materially further from the existing dwelling – with the main difference being the corridor 'link' between the house and the studio addition. The proposal is certainly not materially different in scale, or with regard to impact on the openness of the Green Belt.

Bearing in mind the material differences now in front of the LPA, we trust this application (although identical to one recently refused) will meet with your support and result in a favourable recommendation in due course. Please contact me if you require any further information at any stage of the application process; and please contact me if it is intended to do anything other than grant planning permission under delegated authority.

Yours sincerely

**Simon Firkins MRTPI**  
**SF Planning Limited**