



PLANNING STATEMENT

Land at Ingleside, Dog Lane, Crickley Hill, Bentham GL3 4UG | May 2021

Permission in Principle application for the erection of 1no. infill dwelling.

On behalf of Richard Hughes

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1.0 Introduction and Site Context

INTRODUCTION

- 1.1 This planning application has been submitted on behalf of [REDACTED] and seeks permission in principle for the development of 1no. infill dwelling on land at Ingleside, Dog Lane, Crickley Hill, Bentham.
- 1.2 This application has been submitted with a view to establishing whether the proposals would be acceptable in principle, taking into account policy considerations and other matters affecting the site.

SITE CONTEXT

- 1.3 The application site is located to the north of the dwelling known as Ingleside and to the south of the dwelling known as Sunnybank Cottage, as identified on the site location plan submitted with this application.
- 1.4 The site lies within the settlement of Bentham, within the Cotswolds Area of Outstanding Natural Beauty and within the Green Belt. It lies outside of any conservation area. There are also no listed buildings or scheduled monuments within the vicinity.
- 1.5 The application site comprises a parcel of land which is currently part of the garden to Ingleside. Ingleside is a two storey dwelling, comprising a mix of render and timber in a mock Tudor style (refer to Images 1 & 2 below). Sunnybank Cottage to the north of the site is constructed in a different style (refer to images 3 & 4 below).

Image 1: North west elevation of Ingleside



Image 2: South west elevation of Ingleside



Image 3: North east elevation of Sunnybank Cottage

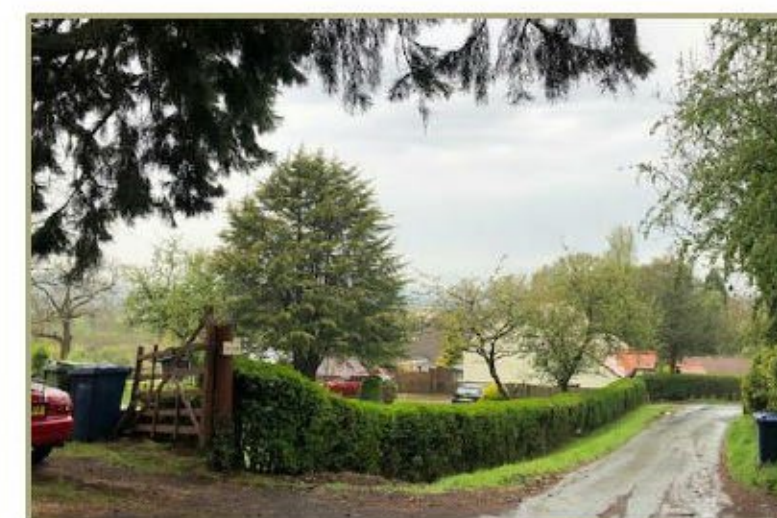


Image 4: South west elevation of Sunnybank Cottage



1.6 The site forms part of the garden for Ingleside and currently accommodates a timber outbuilding, second access, driveway and hardstanding (refer to images 5-8 below).

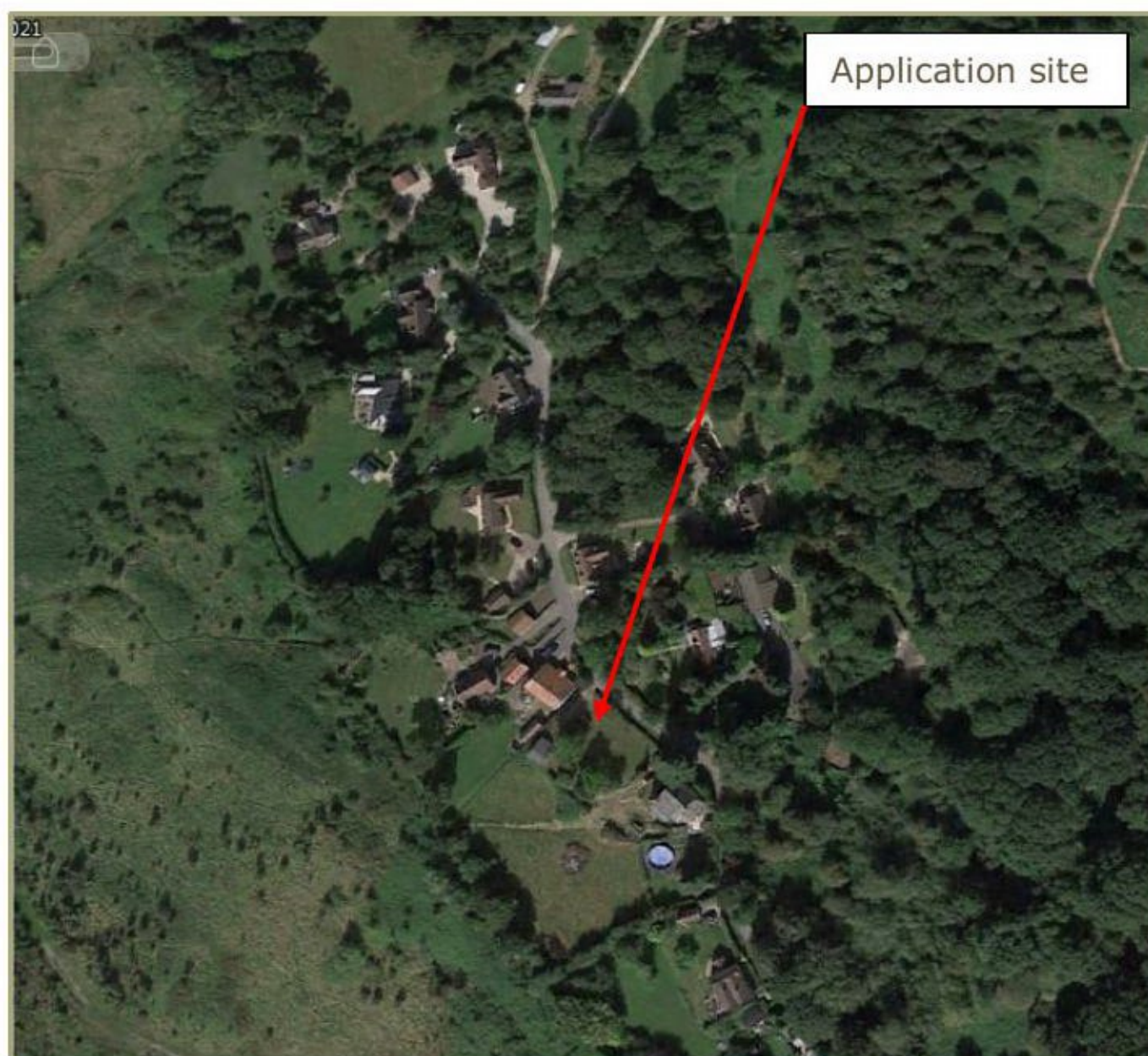
Images 5-8: The application site





- 1.7 As can be seen from Image 9 below, the site is situated within the village of Bentham within a collection of dwellings.

Image 9: Extract from Google Earth showing the site's context



- 1.8 The site is accessed along a single track road, Dog Lane, approximately one mile from the A417 and therefore there is good access to the road network. The site is an approximate 5 minute drive from Little Witcombe and Brockworth where there is a broad range of amenities and facilities. Closer to the site are the Church of St Peter, Crickley Hill café at the Country Park, and the Air Balloon public house.

PLANNING HISTORY

- 1.9 The site has no previous planning history.

THE PROPOSAL

- 1.10 The proposal is to demolish the existing outbuilding and construct a single dwelling utilising the existing access from Dog Lane.

2.0 Permission in Principle

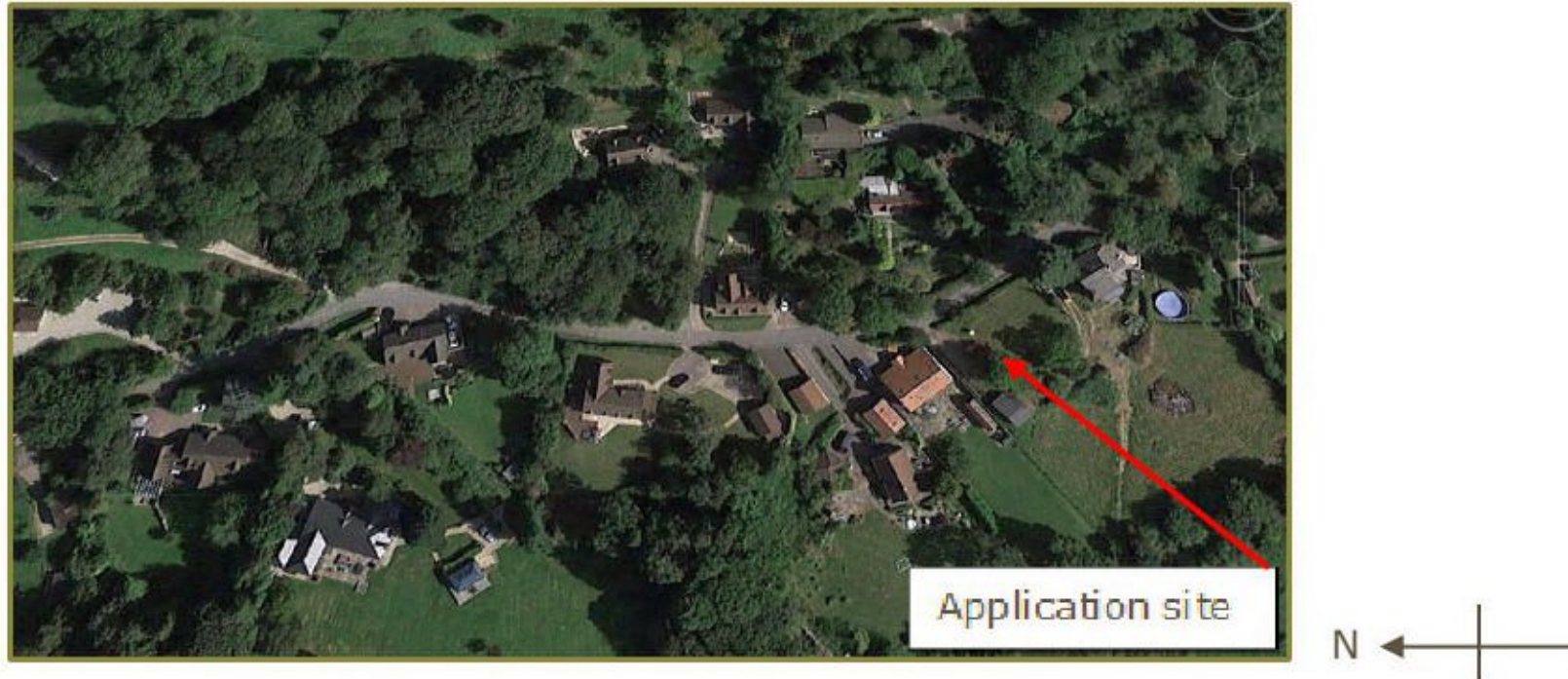
- 2.1 The permission in principle route to obtaining permission came into force on the 1 June 2018 and aims to provide a fast-track route through the planning process in order to speed up housing delivery. The Planning Practice Guidance relating to permission in principle describes this consent route as an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail. The permission in principle consent route has two stages. The first stage (permission in principle as per this application) establishes whether a site is suitable in principle and the second stage (technical details consent) is when the detailed development proposals are assessed.
- 2.2 A decision on whether to grant planning permission to a site following a valid permission in principle application must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the NPPF and national guidance, which indicate otherwise. The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.
- 2.3 It is worth noting that local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for full planning permission. The timescale for the determination of a permission in principle application is 5 weeks from the day the local authority has received a valid application.

PLANNING POLICY AND LOCAL PLAN CONSIDERATIONS

- 2.4 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, to assess the acceptability of this proposal, it is necessary to consider it against the adopted development plan. It is also necessary to take account of any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF), the national Planning Practice Guidance and the Cotswolds AONB Management Plan 2018-2023.

- 2.5 The development plan comprises the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 (JCS) and the saved policies of the Tewkesbury Borough Local Plan to 2011 (TBLP). For the avoidance of doubt, there is no made Neighbourhood Development Plan for the area. The policies of the emerging Tewkesbury Borough Plan 2011-2031 will also carry some weight in the determination of the application as it is currently at Examination.
- 2.6 The application site lies within the village of Bentham and as such is considered a suitable location for housing development due to complying with criterion 4.ii. of JCS Policy SD10. This allows housing development where:
- ii. It is infilling within the existing built-up areas of the City of Gloucester, the Principal Urban Area of Cheltenham or Tewkesbury Borough's towns and villages except where otherwise restricted by policies within District plans.*
- 2.7 The application site is clearly an infill plot in accordance with the JCS's definition of 'infill development' set out at paragraph 4.11.5 of the JCS which is as follows:
- 'the development of an under-developed plot well related to existing built development.'*
- 2.8 The site is well related to existing built development in that there are existing dwelling houses to the north, south, east, north east and south east. It is also under-developed in that it forms part of a large garden associated with Ingleside. Even with the construction of 1 dwelling on this plot, the remaining area of garden is more than adequate.
- 2.9 The infilling development is also within the existing built-up area of the village of Bentham, as can be seen from Image 9 above and Image 10 below.

Image 10: Extract from Google Earth showing the site's context



- 2.10 Although the area contains many trees, it is still built-up with numerous dwellings of various ages and styles.
- 2.11 Policies RES3 and RES4 of the emerging Tewkesbury Borough Plan recognise that some residential development is needed in order to support the vitality of rural communities. Policy RES3 relates to new housing outside settlement boundaries and states that the principle of new residential development will be considered acceptable where development being proposed consists of, *inter alia*:
 - 3. *Very small-scale development at rural settlements in accordance with Policy RES4.*
- 2.12 Policy RES4 states that very small-scale residential development will be acceptable in principle within and adjacent to the built-up area of 'other rural settlements' (i.e. those not featured within the settlement hierarchy). This is providing the following six criteria are met:

- a) it is of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development;
- b) it does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period;
- c) it complements the form of the settlement and is well related to existing buildings within the settlement;
- d) the site of the proposed development is not of significant amenity value or makes a significant contribution to the character and setting of the settlement in its undeveloped state;
- e) the proposal would not result in the coalescence of settlements
- f) the site is not located in the Green Belt, unless the proposal would involve limited infilling in a village, limited affordable housing for local community needs (in accordance with Policy RES6) or any other exceptions explicitly stated within the National Planning Policy Framework.

2.13 The proposed development complies with all of these criteria. In respect of criterion f), as identified earlier in this Statement, the application site is located within the Green Belt. However the proposal does involve limited infilling in a village and therefore it complies with criterion f).

2.14 To this end, the proposal also complies with national Green Belt policy contained within Section 13 of the NPPF. As set out in paragraph 143 of the NPPF, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 145 goes on to state that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. However, it lists a number of exceptions including criterion e): *limited infilling in villages*.

2.15 This Statement has also already identified that the site is located within the AONB. JCS Policy SD7 requires all development proposals in the Cotswolds AONB to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals are also required to be consistent with the policies set out in the AONB Management Plan.

- 2.16 It is considered that a single dwelling can be designed such that the development will comply with this policy and be consistent with the AONB Management Plan's policies. A technical details stage application will be accompanied by not only a Design & Access Statement explaining the design rationale for the proposal but also a Landscape & Visual Impact Assessment which will consider the impact of the proposal on the character and appearance of this part of the AONB. Such considerations do not preclude the acceptability of the principle of a dwelling on this site.
- 2.17 A single modestly-sized dwelling can be designed such that it will have no impact on the amenities of the occupiers of the surrounding residential properties and no adverse impact on the special qualities of the AONB.

3.0 Conclusion

- 3.1 In summary, the current application proposes the construction of a single dwelling in the built-up area of the village of Bentham thereby complying with the housing policies of the adopted development plan as well as the emerging Borough Plan housing policies. It will also assist the Council in boosting the supply of housing, albeit in a small way, at a time when a five year supply of deliverable housing sites cannot be demonstrated.
- 3.2 It comprises limited infilling in the Green Belt thereby complying with national and local Green Belt policy.
- 3.3 The dwelling can be designed such that the amenities of the occupiers of existing residential properties surrounding the site are safeguarded and no adverse impact is caused.
- 3.4 It is anticipated that there will be no insurmountable issues that arise at technical details stage such as transport impacts, impacts on the AONB, flooding, and so on.
- 3.5 This Statement has demonstrated that the proposal is in accordance with the development plan and there are no material considerations that indicate that permission in principle should not be granted.



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