



WREYLAND RURAL PLANNING

PLANNING STATEMENT

The Kneelings, Dog Lane, Witcombe, Gloucestershire, GL3 4UG | April 2021

Extension to existing dwelling



Contents

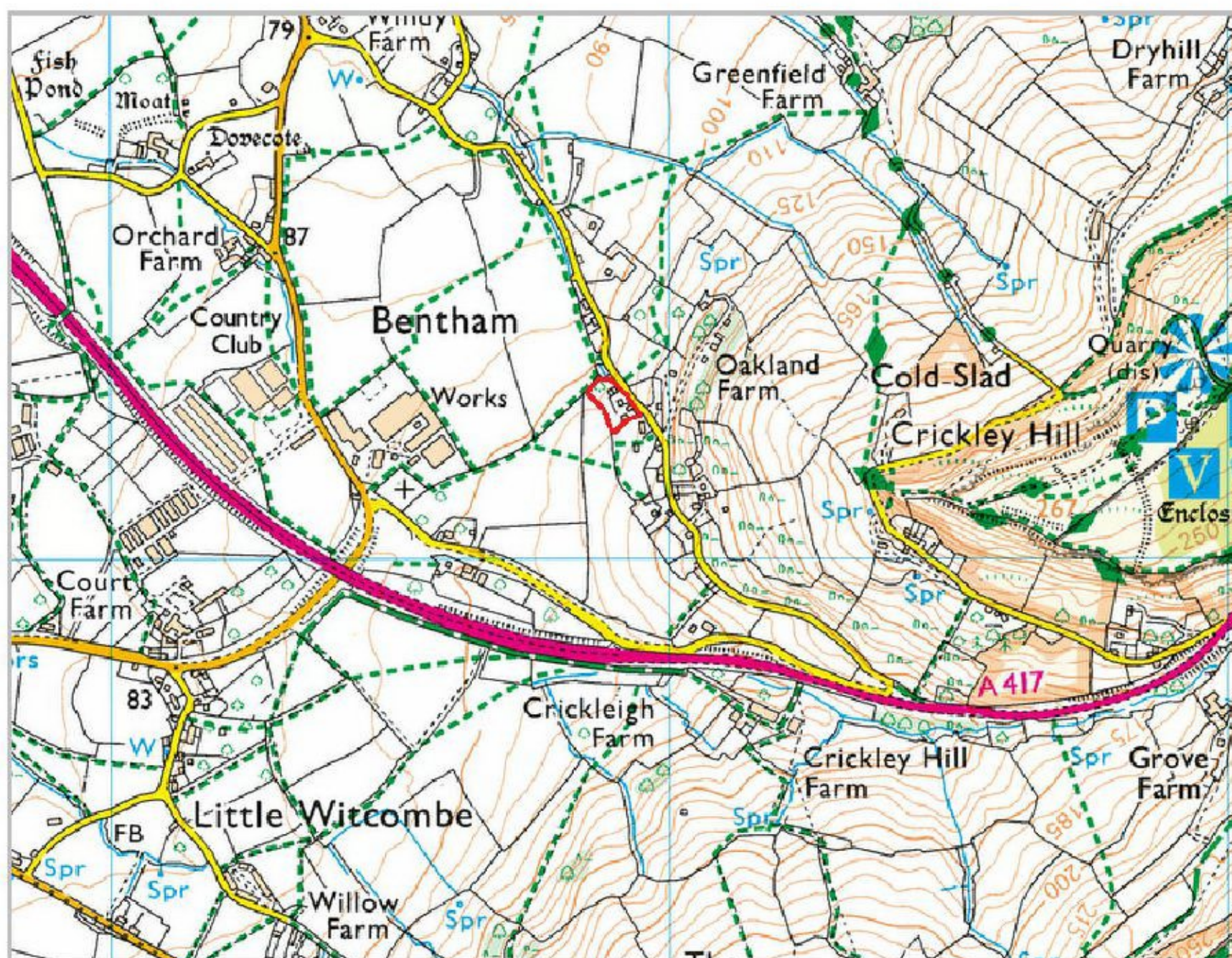
1.0	Introduction	2
2.0	Context	3
3.0	Planning history	6
4.0	The 'original building' and the 'existing dwelling'	11
5.0	Proposed development	12
6.0	Planning Policy Considerations	14
7.0	Visibility Assessment	20
8.0	Conclusion	24

1.0 Introduction

- 1.1 This Planning Statement has been compiled in support of a Full Planning Application for the provision of an extension to an existing dwelling known as [REDACTED]
[REDACTED]
- 1.2 This Planning Statement will describe the site in terms of its context, setting and constraints. It provides a review of relevant planning policy and will demonstrate how the proposal conforms with policy and other relevant material considerations.
- 1.3 This Planning Statement should be read in conjunction with the submitted plans.

2.0 Context

- 2.1 The Kneelings is a four bedroom detached dwelling of 275.8m² (GEA) over two floors and situated centrally within its own plot which extends to 0.47ha (1.17ac).
- 2.2 The dwelling is located adjacent to Dog Lane within the Parish of Badgeworth as identified on the OS extract below:



- 2.3 The Kneelings is located within a small, linear hamlet of properties sitting astride Dog Lane. There are no Listed Buildings, SSSI's, or nearby dwellings upon which this proposal might have an impact. Public Rights of Way run in the vicinity, however there is considered to be sufficient distance and screening for the proposal to have very limited impact upon their amenity – a fuller assessment of PRow's is provided below.
- 2.4 The Kneelings is located within the Green Belt, and within the Cotswold AONB. The implications of these designations are also further considered in detail below.
- 2.5 The site is located within Flood Zone 1 (clear) on the Environment Agency's Flood Risk Map for Planning.



Figure 2 showing the dwelling's existing north and western elevations



Figure 3 showing the dwelling's existing southern elevation



Figure 4 showing the dwelling's existing western elevation with conservatory constructed in circa 1998.



Figure 5 showing the general arrangement of the dwelling in the context of its surrounding garden.

(Red-line boundary is indicative only).

3.0 Planning history

- 3.1 Contrary to its contemporary character, it is understood that the building is older than its 1980s appearance.
- 3.2 Inspection of historic OS records show that the building's form changed rapidly and often throughout the nineteenth and twentieth centuries. The building has been subject to significant alteration and re-building. Parts of the original building remain, however they have been subsumed within subsequent 20th century development, as detailed within the following extracts:
- 3.3 Figure 6 (below) shows the building at a point between 1873 and 1878 (point 1). The red colouring is anticipated to identify a residential dwelling at this time. A faint tie-mark indicates that the building held the whole of field number 209 in-hand.



Figure 6 OS extract 1873 to 1878

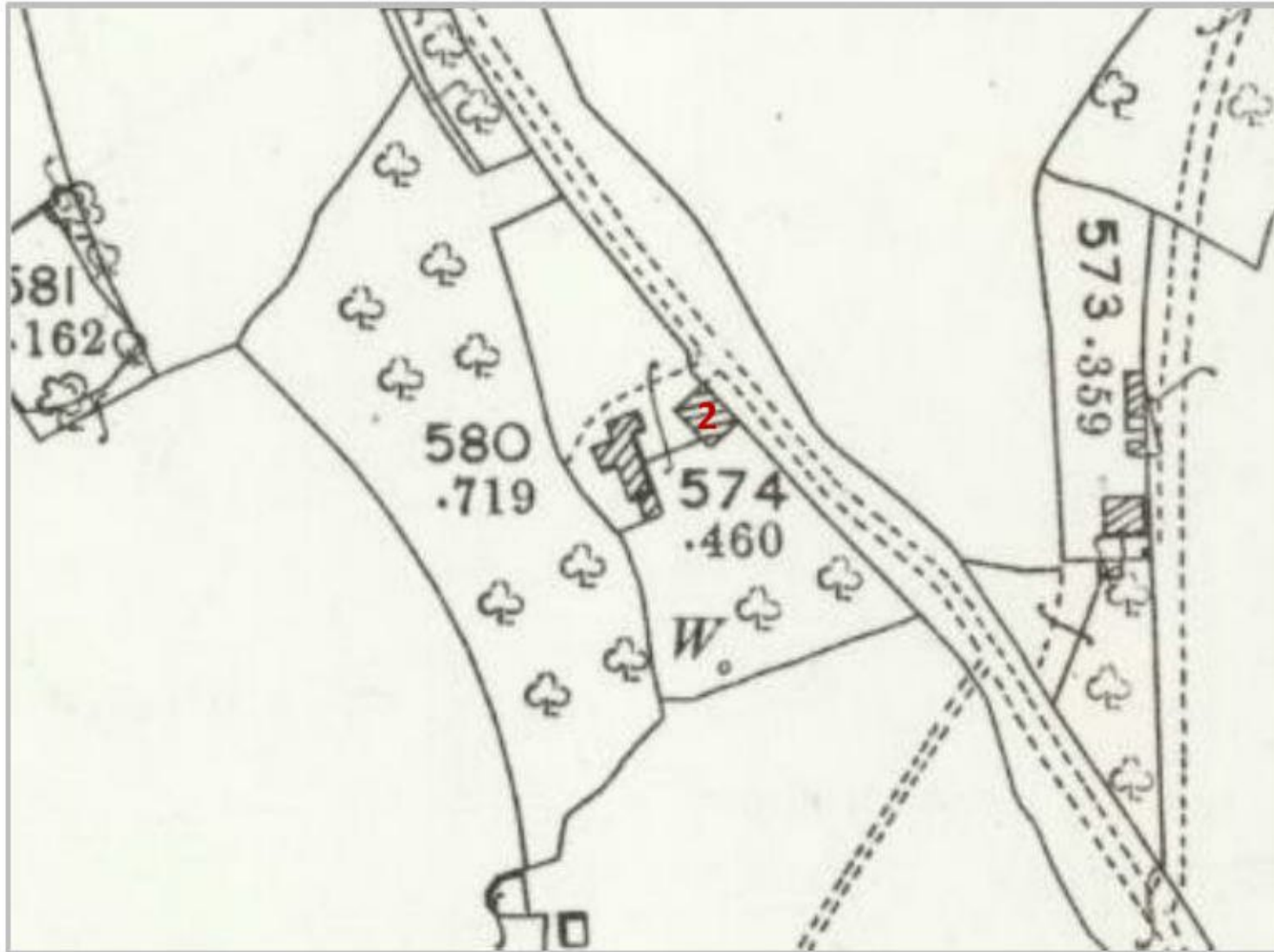


Figure 7 OS
extract 1902

3.4 Figure 7 (above) shows the building in 1902 with the addition of a second building at the roadside (point 2). Field number 209 has now been numbered 574.

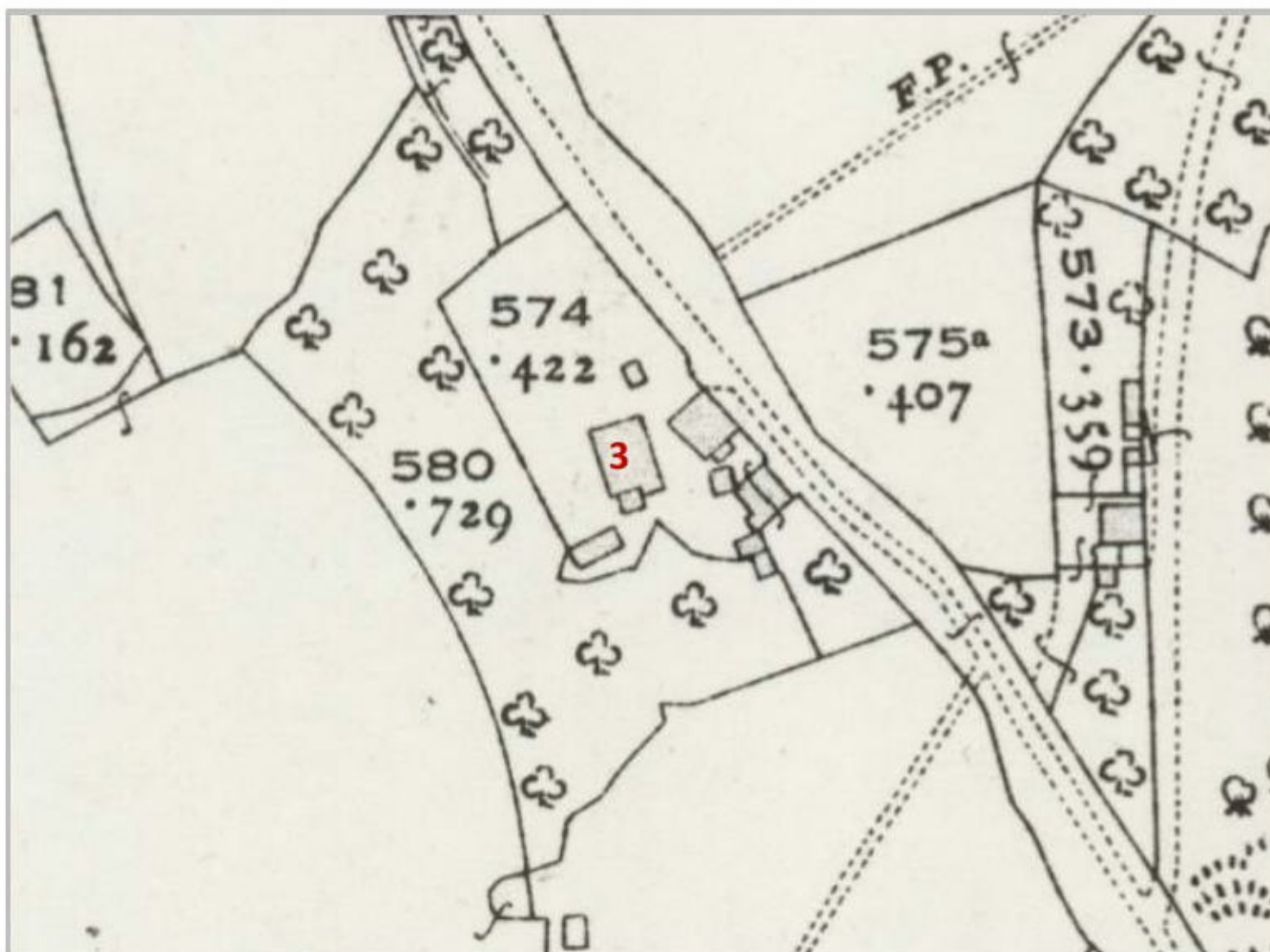
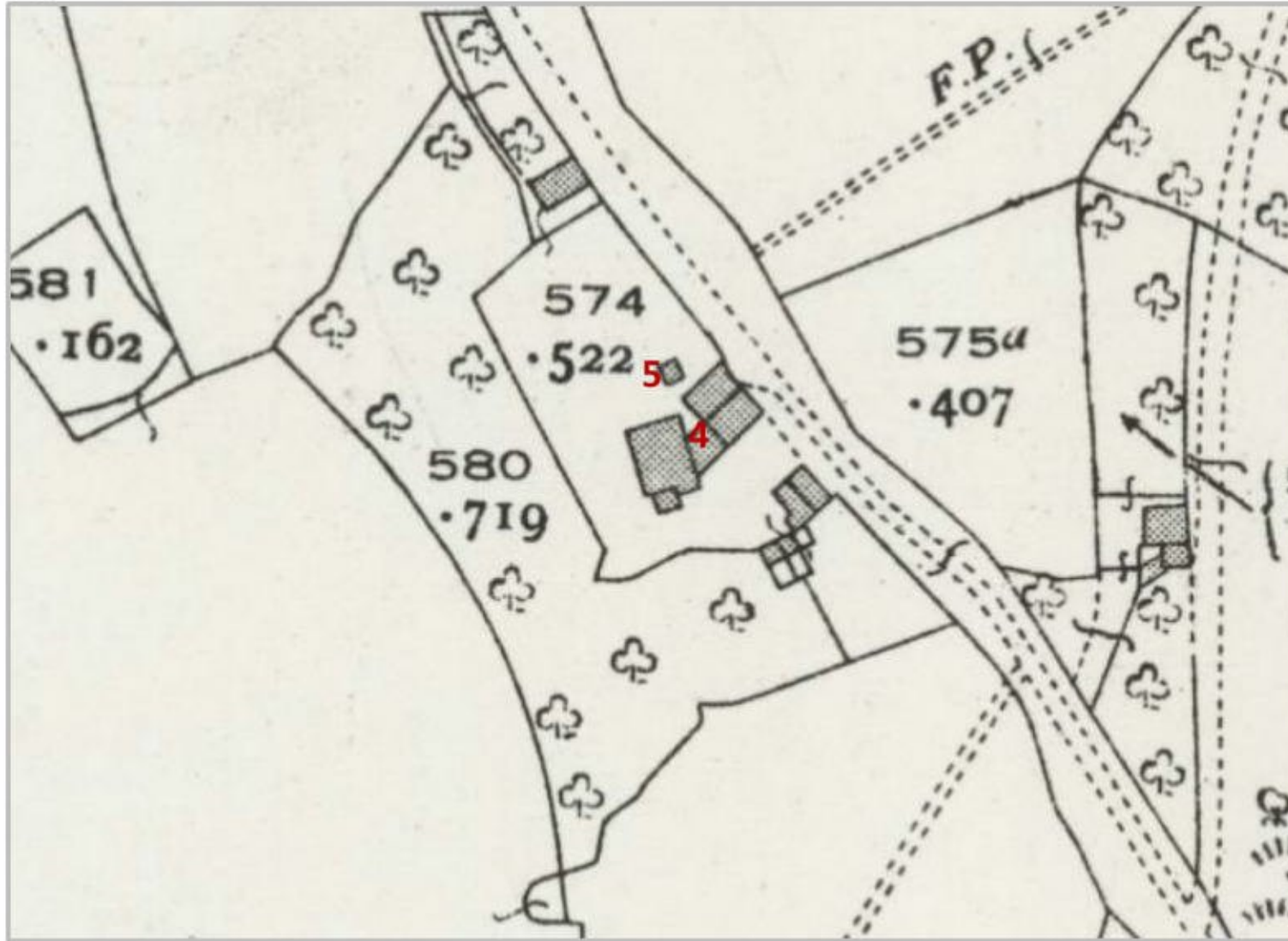


Figure 8 OS
extract 1922

- 3.5 Figure 8 (above) was published in 1922. It now shows that a number of additional buildings have been erected on the site. In addition, the movement of the tie mark indicates that field numbers 574 and 580 may now have been occupied under the same freehold. Of greatest importance however is that the previously, irregularly shaped dwelling has now been infilled to form a square building of a more regular shape and with a measured footprint of 97.8m² (point 3).

Figure 9 OS extract 1947



- 3.6 Figure 9 (above) shows the site as it appeared on the OS in 1947 with the buildings now consolidated into one single building (point 4) with a footprint of 194.8m².
- 3.7 It is anticipated that the element identified in point 3 of figure 8 above was two storey and therefore the GEA of that element alone in 1947 is believed to have been 195.6m². The whole consolidated building in 1947 is therefore anticipated to have had a GEA of 292.6m². This is larger than the current GEA of The Kneelings, which is 275.8m².
- 3.8 From 1947 onwards, the Ordnance Survey loses its fidelity, however the introduction of the first Town and Country Planning Act 1947 assists in determining how the building has developed thereafter, as outlined below.

Figure 10 Planning History

Application Number	Proposal	Decision	Decision Date
T.4703	4 loose boxes, hay barn and garage.	PERMIT	17.03.1965
T.4703/A	Outline application for the erection of two detached dwellings with garages.	REFUSE	20.09.1972
T.4703/B	Proposed two storey extension to existing house to provide a living room and hallway with two additional bedrooms over.	PERMIT	18.04.1973
79/00677/FUL	Alterations and extension to existing dwelling house to provide a living room and hallway with two additional bedrooms over.	PER	31.05.1979
81/00623/FUL	Alterations and extensions to existing dwelling to provide a porch, breakfast room, utility room, clock room, hall and larder with 2 bathrooms and bedrooms over.	PER	16.06.1981
97/01319/FUL	Proposed conservatory to rear elevation	PER	13.05.1998
05/01323/FUL	Demolition of existing garage and replacement of garage.	PER	30.11.2005
06/00227/COND2	Demolition of existing garage and replacement of garage. Discharge of condition 2	DISCHA	
06/00121/COND3	Demolition of existing garage and replacement of garage. Discharge of condition 3	DISCHA	

- 3.9 The Local Authority's archives have been closed to the public as a result of the Coronavirus and therefore the details of the above records are currently inaccessible. What can be concluded however was that in 1947 and as per the historic OS plans – most notably that shown in figure 9 of this document, the original building amounted to a GEA of 292.6m².
- 3.10 The building has since 1947 been altered, most notably in the 1980s when it appears that an element of demolition and rebuilding of parts of the original building lead to the original parts becoming incorporated into the existing dwelling to create the largely 20th century character of the building that is visible today. As a result of these

changes, the existing dwelling now has a GEA of 275.8m² (established in 1981) which is 16.8m² less than the GEA of the original building in 1947.

- 3.11 It is also noted that a garage exists on site, which, as identified in 05/01323/FUL is a replacement for a previous garage. The previous garage is believed to have been the building identified as point 5 in figure 9 above which had a GEA of 21.49m². The replacement garage has a footprint of 31.9m².
- 3.12 Cumulatively therefore, the current built-form identified above on site is 6.39m² less than the built form identified as being extant in 1947.
- 3.13 It is also the case that a conservatory was added in 1998, which will be replaced by this proposal. Therefore it has not been considered further. A woodshed also exists on site which has existed since the 1920s. This building has not been taken into account in the above calculations. Similarly, a stable building also exists, however equine buildings are an acceptable form of development in the Green Belt and therefore this building too has been disregarded from these calculations.

4.0 The 'original building' and the 'existing dwelling'

- 4.1 As referenced above in the previous section, two recurring themes emerge in considering the development of The Kneelings. These are the concepts of what constitutes the 'original building' and what constitutes the 'existing building.'
- 4.2 An 'original building' is clearly defined within the NPPF as "*A building as it existed on 1st July 1948 or, if constructed after 1st July 1948, as it was built originally.*"
- 4.3 An 'existing dwelling' is not so clearly defined, however a definition provided within the GPDO 2015 can be a useful guide, being; '*existing immediately before the carrying out... [of development]*'
- 4.4 As identified above in this document, the building existed in 1947 (see point 4 of figure 9 above), and its form can be extrapolated to still have been representative of the building's built form on 1st July 1948. Subsequent changes in the latter half of the twentieth century made changes to the building as shown, however its original form remains extant within The Kneelings today. It is therefore concluded that, for the purposes of this proposal the 'Original Building' is the dwelling as it existed in 1948 with its GEA of 292.6m².
- 4.5 In 1981, the dwelling underwent changes with the original form of the building becoming incorporated into the existing dwelling. These works changed the '*character*' of the dwelling to that which exists today. Therefore, in terms of what constitutes the '*existing dwelling*' the developments of the 1980s changed the external façade of the building to such a degree, that its character, design and ethos are more a product of the latter twentieth century, than its original form as it existed in 1948.
- 4.6 These concepts have a fundamental bearing upon the acceptability of the proposal in accordance with planning policy.

5.0 Proposed development

- 5.1 This Planning Application concerns the provision of a rear extension to the existing dwelling. The dwelling is currently an irregular 'T' shape – the proposed extension will infill the north-western corner of the property.



Figure 11



Figure 12

- 5.2 The proposed materials have been selected to match the existing dwelling in terms of its rendered façade with timber frames to windows and doors, and will therefore sit concordantly with the dwelling's contemporary ethos and twentieth century design palette.
- 5.3 The eastern elevation will also have a new window installed, which will help to break up and add detail to its current featureless form when viewed from the highway.

The proposed development will replace the existing conservatory which was granted permission in 1998 with a two-storey extension to provide a dedicated dining room, with a bedroom and en-suite bathroom over.

The proposed built form, which is 'stepped back' from the existing principal elevations and has a lower roof height follows the principles of subservience common to contemporary domestic extensions.

Its scale, mass and volume are entirely within the existing built context of the dwelling and do not represent a departure from the dwelling's current layout, nor a projection away from the existing built-form.

- 5.4 In terms of additional floorspace, the proposed extension replaces the existing conservatory and therefore results in an increased floorspace of just 60.6m² GEA over the two floors.
- 5.5 This increase in floorspace, with the additional 6.39m² added in 2005 from the increased size of the garage, provides a new GEA of 342.79m² – this is a 17.15% increase to the GEA of the original building.
- 5.6 These conclusions are important in terms of the provisions of both the NPPF, the Joint Core Strategy and Tewkesbury's Local Plan and are considered further below.

6.0 Planning Policy Considerations

- 6.1 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, in order to assess the acceptability of this proposal, it is necessary to assess it against the adopted development plan.
- 6.2 It is also necessary to consider any material considerations relevant to the development proposal, such as the national planning policy contained within the National Planning Policy Framework (NPPF) and the national planning guidance contained within the Planning Practice Guidance (PG), as well as any locally adopted supplementary planning guidance (SPG) and documents (SPD).
- 6.3 The development plan comprises the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 adopted in December 2017 (JCS) and any saved policies of the Tewkesbury Borough Local Plan to 2011 (TBLP) that have not been superseded by the JCS.
- 6.4 The relevant policies comprise Policies SD4 and SD5 of the JCS and saved Policies HOU8 and GRB1 of the TBLP in conjunction with Sections 13 (Protecting the Green Belt) and 15 (Conserving and Enhancing the Natural Environment) of the NPPF. Policy RES10 of the emerging Tewkesbury Borough Plan Pre-Submission Version 2011-2031 (TBP) is also germane and can be given moderate weight as the TBP has now been submitted to the Secretary of State for examination. Policy SD10 of the JCS is not relevant.
- 6.5 The Cotswold AONB Management Plan has also been considered.

DESIGN

- 6.6 Saved TBLP Policy HOU8 states that extensions to existing dwellings will be permitted subject to qualifications. These points have been considered in turn below.
- i. ***The proposal respects the character, scale and proportion of the existing or, where appropriate, original dwelling.***

The proposed development is a subservient infill of the dwelling's existing built form. It replaces an existing conservatory and does not project beyond the dwelling's current dimensions. Its roof height too is lower than the principal roof of the dwelling and the proposal does not dominate the existing built form. The overall design follows the principles of subservience.

The proposed development's materials and colour palette have been selected to match the existing character of the dwelling.

It is considered that the proposed development is in accordance with the character, scale and proportion of the existing dwelling.

II. ***The detailed design reflects or complements the design and materials of the existing dwelling.***

The proposal's external walls will be rendered to match the existing elevations, the extension will also have matching window frames.

The use of high-quality materials and demonstrably good design will maintain a high-quality feel to the property long into the future.

There will be no discordance between the current material and style of the existing dwelling and the proposed extension – the two elements will run together to create one legible building.

III. ***The proposal does not result in inadequate car parking or maneuvering space***

This element of HOU8 is not relevant to the current proposal.

IV. ***The proposal does not have an unacceptable impact on adjacent property and the protection of residential amenity in terms of bulk, massing, size and overlooking.***

There are no adjacent properties which may be impacted by this proposal.

V. ***The proposal respects the character and appearance of surrounding development***

As stated above in points I and II, the proposal will fundamentally 'infill' to the rear of an existing dwelling, utilising materials and a palette concordant with existing development.

In the vicinity, significant residential works have been undertaken since the mid twentieth century. The built environment comprises a linear development along Dog Lane of principally well-proportioned detached residences set within their own plots and often subject to similar extensions. It is not considered that this proposal discords with the wider area.

- VI. ***Where an extension is capable of being occupied as a separate residential unit, the grant of planning permission will be subject to a condition restricting its use to being ancillary to the main dwelling.***

The proposed development is not capable of functioning as a separate unit.

- 6.7 The policy approach of HOU8 has been taken forward in the emerging Pre-Submission TBP through Policy RES10. Policy RES10 mirrors outgoing Policy HOU8, but also requires that:

The domestic curtilage of the existing property is capable of comfortably accommodating the extension or outbuilding without resulting in a cramped / overdeveloped site or creating a lack of suitable parking or maneuvering space.

It is demonstrable that the site can comfortably accommodate this proposed infilling extension in terms of scale, size and mass without resulting in an overcramped site.

- 6.8 In terms of Local Plan policies HOU8 / RES10, the proposed development's design is therefore acceptable.

THE GREEN BELT

- 6.9 In determining the acceptability of all types of development proposal within the Green Belt, it is important to recognise the underlying reason for its existence.

- 6.10 Section 13 of the NPPF states in paragraph 133 that the fundamental aim of the Green Belt is to prevent urban sprawl. In paragraph 134 the NPPF qualifies this aim with identifying five purposes served by the Green Belt;

- a) To check unrestricted sprawl of large built-up areas
- b) To prevent neighbouring towns merging into one another
- c) To assist in safeguarding the countryside from encroachment
- d) To preserve the setting and special character of historic towns
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 6.11 Paragraph 143 of the NPPF states that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."* This is then qualified in Paragraph 144 which directs Local Authorities to determine as 'inappropriate' the construction of new buildings, with the exception to this being given in Paragraph 145 criterion (c) as *"The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of **the original building.**"* (Our emphasis added).

- 6.12 The Government's Planning Practice Guidance advises in paragraph: 001 Reference ID: 64-001-20190722 that, *"Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgement based on the circumstances of the case.*
- 6.13 More locally, Policy SD5 of the Joint Core Strategy takes a macro approach to the Green Belt, incorporating as its policy the paragraphs identified above within the NPPF.
- 6.14 Policy GRB1 of the Tewkesbury Borough Local Plan to 2011 has also been identified as 'saved'. This policy makes provision for *'Limited extension, alteration... of dwellings provided that any extension or alteration does not result in disproportionate additions over and above the size of the **original building**...'* (Our emphasis added).
- 6.15 A more current indication of the Local Plan's direction of travel in terms of extensions within the Green Belt can be found in Tewkesbury's Pre-Submission Borough Plan 2011 – 2031 which can be afforded moderate weight as it has been submitted to the Secretary of State for examination. At paragraph 3.57 in the 'reasoned justification' section to Policy RES10 (*Alteration and extension to existing dwellings*), it is stated that, *'Proposals for the extension of dwellings in the Green Belt will also be considered in relation to the advice within the NPPF requiring that the extension does not result in disproportionate additions over and above the size of the **original building**.'*
- 6.16 As identified above in paragraph 6.6, it has already been determined that the design of the proposed extension is unequivocally sound in terms of volume, mass, space, materials and effect on amenity. It is a well-designed addition to the existing dwelling.
- 6.17 In terms of whether the proposed development is 'proportionate' to the original building, as outlined above in Section 4, the original building was the building which stood on the site on 1st July 1948, and which now forms the core to the existing dwelling.
- 6.18 The original building had a GEA of 292.6m². The proposed dwelling will, taken cumulatively with the proposed extension and the 2005 addition of the garage have a total GEA of 342.79m², representing an increase in terms of GEA of 50.19m² or a **17.15%** increase to the GEA of the original dwelling.

WHAT IS PROPORTIONATE?

- 6.19 Tewkesbury Borough Council do not stipulate in binary percentage terms what constitutes a 'proportionate' extension. Each application is determined upon its own merits.

- 6.20 At Cleveland, on Broadclose Road, Down Hatherley (13/01142/FUL) permission was granted for an extension of 85% increase in floorspace to the original dwelling. In that instance the Planning Officer commented that *“Such additions could be said to be disproportionate to the original house, thus constituting inappropriate development. However, in considering the actual visual impact on the Green Belt’s openness and visual amenity, it is considered that the extensions would appear subservient in relation to the main house and would not appear disproportionate or out of scale with development in the area... The development would therefore not appear disproportionate in the overall context of development in Broadclose Road.”*
- 6.21 More locally at Ridgeway, Dog Lane, (17/01024/FUL), a proposed extension was granted with the Planning Officer commenting that; *“The current proposal would result in a cumulative increase of approximately 45%. Within Green Belt policy it is reiterated that only limited extensions are acceptable. Whilst the proposal would cumulatively result in a 45% increase in floor space. This is not considered to be a disproportionate addition in Green Belt terms.”*
- 6.22 It is therefore considered that an increase in terms of floorspace at The Kneelings of just 17.15% increase on the original building is well within the parameters of what can be considered ‘proportionate.’

THE AONB

- 6.23 Policy LND1 of the Tewkesbury Borough Local Plan to 2011 has not been saved, and expired on 31st March 2009. It is understood that policy pertaining to the Cotswold AONB is now encompassed by the principles of Paragraph 172 of the NPPF, and Policy SD7 of the Joint Core Strategy.
- 6.24 Paragraph 172 to the Framework emphasises the requirement to give ‘great weight’ to conserving and enhancing landscape and scenic beauty in, inter alia, Areas of Outstanding Natural Beauty.
- 6.25 Policy SD7 of the JCS requires that *‘All development proposals in or within the setting of the Cotswolds AONB will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will be required to be consistent with the Cotswold AONB Management Plan.’*
- 6.26 The Cotswold AONB Management Plan seeks to *‘conserve and enhance the natural beauty of the Cotswold AONB as part of its core aims.’*

- 6.27 Policy CE1 to the AONB Management Plan states a need to have regard to the scenic quality of the location and its setting to ensure that views and visual amenity are conserved and enhanced.
- 6.28 Policy CE10 states that development proposals should comply with national planning policy and guidance, and to help to deliver the Management Plan through compatibility with the AONB's guidelines.
- 6.29 The proposed development is, as described above, a limited scale residential extension which seeks to infill a void between the property's principal elevations. As a result, its impact upon the AONB will be very limited. An assessment of the visibility of the proposal has been undertaken below in Section 7, which demonstrates its absence of impact upon the AONB.

7.0 Visibility Assessment

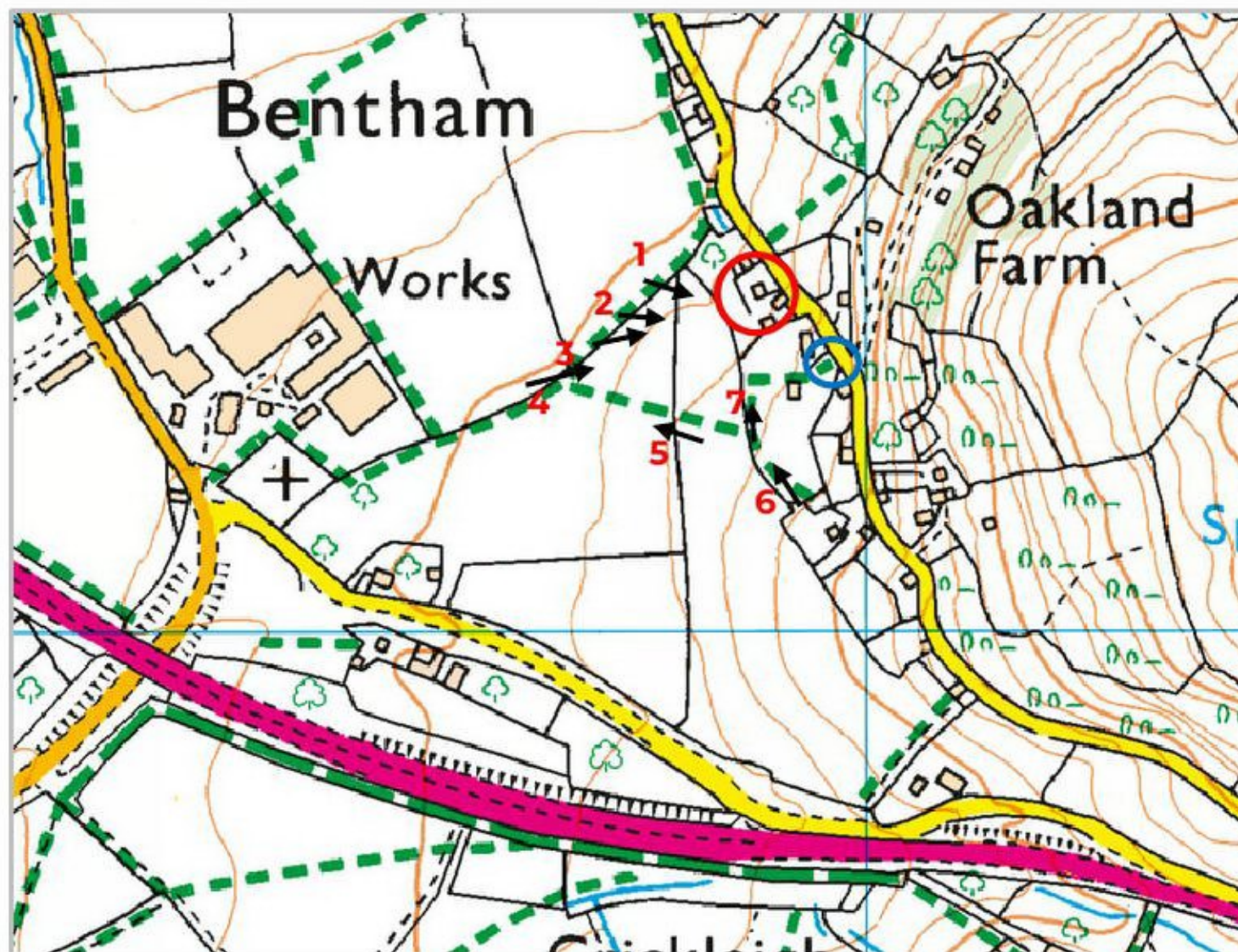


Figure 13

An assessment of the proposed development's intervisibility from the AONB, and most particularly local PRowS was undertaken.

The marked arrows correspond with the images below.



Point 1

The proposed development is entirely screened behind mature vegetation.



Point 2

The proposed development is entirely screened behind mature vegetation with only the gable end of the highest part of the roof visible from the footpath.



Point 3

The proposed development is entirely screened behind mature vegetation. At this point, a bund has been constructed which then rises to the east.



Point 4

The bund rises to a significant height, entirely blocking out any views of the proposed development from the footpath.



Point 5

The bund continues along the length of the footpath as it runs to the east.



Point 6

Between points 6 & 7, the footpath is entirely hemmed in with undergrowth.



Point 7

Between points 6 & 7, the footpath is entirely hemmed in with undergrowth.

Between point 7 and the blue circle (marked on the plan in figure 13, the footpath has been stopped-up and is impassable.

8.0 Conclusion

- 8.1 This proposal concerns the development of a two-storey extension to an existing detached dwelling at The Kneelings, Dog Lane.
- 8.2 The inclusion of the dwelling within the Green Belt and the Cotswold Area of Outstanding Natural Beauty has a bearing on the acceptability of the proposal in policy terms.
- 8.3 In terms of the Green Belt, extensions to residences are determined to be an acceptable form of development insofar as they are proportionate with the scale of the original building. As demonstrated, the original building stood in 1947 with a GEA of 194.8m². Subsequent changes to the building have changed its nature to a contemporary existing dwelling.
- 8.4 As a result, the original building still exists and it is from 1948 therefore the determination of proportionality should be considered. Conversely, the nature of the existing dwelling is contemporary and it is from what exists currently that design in terms of HOU8 and RES10 should be considered.
- 8.5 The proposed development represents a 50.19m² increase in terms of the original building, which translates as an increase in percentage term of just 17.15%, which should be considered proportionate when compared against similar developments.
- 8.6 The proposal is demonstrably compliant with Policy HOU8 and emerging policy RES10 of the current and emerging Local Plans in terms of its design. The proposal is subservient to the principal, existing contemporary dwelling, concordant with its existing scale, and sympathetic in terms of the use of existing materials. The development will be a natural evolution of the existing dwelling. There will be no impact upon the amenity of neighbouring dwellings and the proposed development will not be visible from the streetscene.
- 8.7 In terms of the AONB, the proposal represents a minor addition to an existing dwelling, which benefits from extensive screening in terms of views from the AONB. There will be no impact upon the AONB, and no prejudice to its amenity.
- 8.8 As a result, it is conclusive that this proposed development is wholly concordant with current planning policy, and we therefore look forward to a positive determination without delay.

WREYLAND RURAL PLANNING

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