

Planning, Design and Access Statement

Nind Mill Cottage
Nind Lane
Kingswood
Wotton-under-Edge
Glos
GL12 7QU

Site description:

Nind Mill Cottage is located to the southeast of the village of Kingswood. The site is not affected by any landscape designations or constraints.

The property is a two-storey dwelling, the rear of which backs immediately on to the Ozleworth Brook and beyond which lies the Nind Nature Reserve. The property is accessed from a private drive which serves the small enclave of dwellings. Parking is located to the southwest of the house in a dedicated parking area.

The cottage is an eaves fronted rendered dwelling under a plain tiled roof. A flat-roofed two-storey rear addition is located to the rear (northeast elevation). A conservatory has also historically been added to the side (northwest) elevation.

The front of the house faces southwest, with the garden area extending outwards in a south-westerly direction.

Planning History:

Planning history for the site is limited with only a single planning application being found on the Council's website.

Planning permission was granted in 2005 for the erection of a single storey extension to the front of the property under planning application reference S.05/2145/FUL.

Proposal:

The application proposes an increase in height of the ridge to the existing dwelling by 1m, an increase in height of the existing chimney stacks by 1m and the insertion of two rear dormer windows.

The existing roof appears slightly disproportionate, the increase in the height of the ridge will afford the cottage a more proportionate roof to wall ratio.

The proposed development would facilitate a loft conversion that will provide necessary accommodation for the applicant and their family.

Planning Policy:

Section 38(6) of The Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan for the Kingswood area is the Stroud District Local Plan, adopted November 2015.

The Government published the National Planning Policy Framework (NPPF) in March 2012 and it was updated and republished in July 2021. The emphasis throughout the Framework is that of sustainable development, which should be a golden thread running through both plan making and decision taking.

The NPPF states that there are three overarching objectives to achieving sustainable development; an environmental objective, a social objective and an economic objective. The objectives are interdependent and need to be pursued in mutually supportive ways.

The Town and Country Planning (General Permitted Development) Order 2015 sets out the parameters of development that can take place without the need for planning permission. These are known as permitted development (PD) rights.

Under class B of Schedule 2, the two rear dormer windows could ordinarily be inserted under PD rights. However, due to the constrained height of the roof to the dwelling and a need to provide the required internal head height for compliance with Building regulations, the ridge height of the dwelling needs to be increased by 1m. A structural survey has been undertaken and which has confirmed that the roof structure can be readily altered to accommodate the proposed works.

Policy HC8 relates specifically to extensions to new dwellings, and planning permission will be granted subject to compliance with qualifying policy criteria.

The proposed roof extension has been designed to be of very modest scale and will appear as in keeping with the character and design of the original dwelling. Materials are all proposed as matching the existing dwelling.

The alterations to the roof space will also allow for increased insulation values thereby increasing the overall energy efficiency of the loft space.

Of further relevance are policies ES3 (Maintaining Quality of Life within our Environmental Limits) and CP14 (High Quality Sustainable Development). The proposed rear facing dormers will overlook the Nind Nature Reserve. No side windows are proposed, ensuring no adverse impact on the privacy of the neighbours.

The proposed development is compliant with the relevant planning policies and permission is respectfully requested.