

## Design

'Sunnyside Cottage' is the last in a row of semi-detached properties along Hyde Lane, Newnham. The dwelling is not located within a Conservation Area. The row of Semi-detached dwellings reflect a typical 'Forest of Dean' Cottage Design. To that end, the designs have been made sympathetic to the existing dwelling and neighbouring properties.

A replacement porch will enhance the character of the existing dwelling, replacing the inappropriately sized existing porch. The roof will be pitched; finished in slate, Oak posts and stone dwarf walls.

The side extension will be demolished due to its single skin construction and replaced with a like for like replacement on the existing footprint. The side extension will be raised slightly and will fall in line with the existing roof, to form a catslide roof at the rear. The extension will be set down by 0.45m from the ridge of the main dwelling and will be recessed in from the principal elevation by 0.4m. This clearly shows the extension to be subservient to the main dwelling house and in keeping with its intrinsic character and appearance. The front dormer further adds to the 'cottage' style the proposal seeks to create.

The rear extension extends beyond the main dwelling house by 1.4m and will add a first floor above the existing bathroom. The roof will be pitched and will cut in to the roof of the main dwelling house. The extension does not dominate the existing dwelling nor imbalance the row of neighbouring semi's, as it is thoughtfully located at the rear and is not clearly visible from public viewpoints.

It is of our belief that the designs submitted, comply with the FODCC Residential Design Guide, CSP.1 of the Core Strategy, the requirements of part 12 of the NPPF and AP.1 and AP.4 of the Allocations Plan.

## Materials

**Face Brick work – Kasandra Brick using a yellow sand mortar mix with hydrated lime.**

**Smooth render, finished in white.**



**Windows – Chartwell Green PVC Casements.**

**Rear doors – Chartwell Green, PVC units.**

**Fascia – Chartwell Green**

**Rainwater goods – Black polypipe**



**Roof material – Spanish slate**



**Stone and French Oak porch**

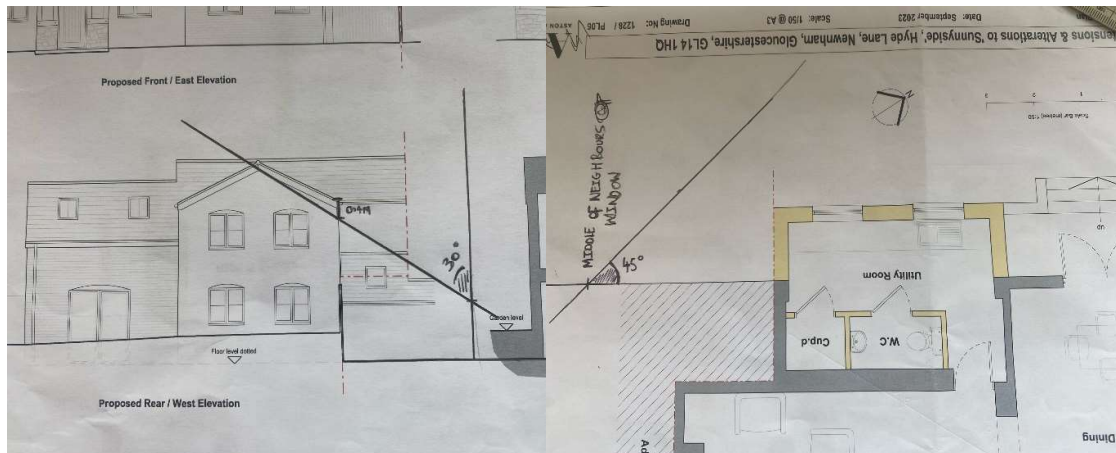


**(Example) of similar material use.**

### **Impact on neighbouring dwellings**

The attached neighbouring semi is within 4m from the rear extension. A 30 and 45 degree test shows that the extension does not fail these tests in terms of overshadowing. It is paramount that the neighbouring dwelling is not impacted in terms of overshadowing, to protect residential amenity.

The neighbouring dwelling does not benefit from a rear garden and therefore, the proposal will not introduce a harmful level of overlooking to an amenity area. There are no other dwellings directly to the rear, side and front of the site which may be impacted in terms of overlooking. To that end, the proposal thoughtfully proposes a scheme that does not impact on the living conditions of neighbouring dwellings.



### **Ecology**

The development proposed involves the replacement of an existing side extension, a first floor extension and roof alterations. Therefore, the application forms completed are Householder. Requests for Preliminary ecological appraisals; Bat surveys including Dusk and Dawn Surveys will not be submitted as such information lacks proportionality to that proposed. It is of our understanding that a recommendation for refusal on the basis of a 'lack of information' submitted to assess the impact of the proposal on bio-diversity, cannot be sustained by the LPA.

This is because:

**The context of the application site.**

The nearest local wildlife site is 570m from the application site.

The nearest SSSI is 2.6km from the application site.

The nearest deciduous woodland is in excess of 880m from the application site.

The existing dwelling is not situated within a biodiversity rich location, which would justify the need for any survey work to be conducted.

**The condition of the existing dwelling is of a standard that could not support the habitation of bats or other protected species.**

The existing dwelling has little in the way of gaps in the fascia, tiles or render that will facilitate the roost of bats.

**The development proposed is minor.**

The application is sympathetic to the existing dwelling. The works are of such a small scale that is unlikely the construction of the extensions will harm any biodiversity (if any).

The Householder application can be determined proactively via the use of basic conditions to help minimise the impact on biodiversity (if any) at this site. Suggested conditions/Informative used can be as follows:

*Site clearance and construction shall be carried out in accordance with Forest of Dean District Council's Precautionary method of working for common reptiles (16th May 2012).*

*Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, National Planning Policy Framework Chapter 15 (Paragraphs 170, 174, 180), Circular 06/2005, Core Strategy Policy CSP.1 and Policies AP.1, AP.7 and AP.8 of the Allocations Plan.*

*No external lighting shall be fitted on the walls of the new building, other than low level down lighters.*

*Reason: To maintain the existing value of biodiversity on and in close proximity to the site, in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005 and the National Planning Policy Framework*

*'If a bat or evidence of bats using a feature on site is discovered prior to or during development all work should stop immediately. A licensed Ecologist or Natural England must be contacted and works implemented only in accordance with methods advised by them.*

*This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations*

*2017. This advice note should be passed on to any persons/contractors carrying out the development'.*

*'This consent does not override the statutory protection afforded to species protected under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017'.*

It is evident that the existing dwelling has little ecological value, for the reasons set out above. Via the use of conditions/informative to any permission given, it is believed that the application for a side extension and first floor rear extension should not harm any biodiversity at this location.

### **Drainage – Flood Risk**

The development is located within Flood Risk Zone 1 according to EA mapping. The development will not significantly increase the base footprint of the dwelling and will mostly develop on the existing footprint of the extensions that currently exist. Therefore, there will not be a significant increase in roof space which may necessitate additional surface water provisions. The replacement extension and additional first floor extension will make use of the existing services which connect to the dwelling.

### **Highways**

The site benefits from an existing drive which will not be impacted by the proposals.