

Planning Services
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT

27th October 2023

Dear Sirs

Re: Proposed conversion of an ancillary outbuilding into a new one bedroom single storey dwelling – 1 Union Place, Chance Street, Tewkesbury, GL20 5RE

Please find attached the following drawings and document to accompany the planning application:

- Completed Online Planning Application Forms and Certificates
- Site Layout
- Existing Floor Plan
- Existing Elevations
- Proposed Floor Plan
- Proposed Elevations
- Design & Access Statement

It is proposed that existing outbuilding is to be converted to provide a new one bedroom property with an internal floor area of 38.5 m² which meets the national technical housing standards for it to be classed as 1 bedroom 1 person dwelling.

Given the properties sustainable location, future residents would not need to be reliant on a car to travel to the various facilities that Tewkesbury has to offer. However, there are ample parking spaces available near to the site either on-street or in public car parks where an annual parking permit could be purchased if required.

The outbuilding will be re-elevated with new dark grey PVCu doors and windows used to provide a contemporary finish. The existing rendered walls and flat roof are to be retained and repaired as necessary.

It is considered that the new dwelling will not have any impact on the residents of the adjoining properties in terms of overlooking, being overbearing or creating a loss of light.

Pedestrian access to the new dwelling will be from the existing gated entrance on Union Place. A new gated entrance will be constructed further down the alleyway to provide access to 1 Union Place.

The existing garden area will be subdivided with a new 1.8m high close boarded fence to provide both dwellings with their own private amenity space. Refuse and secure covered cycle storage will be provided within the amenity space.

Overall, we do not believe that the amenity of any neighbouring occupiers would be adversely affected by these proposals nor would the character of the area.

I trust that we have provided you with sufficient information to consider the application. However, should you require any additional information or have any queries then please do not hesitate to contact me.

Yours faithfully

Russell Ranford

Russell Ranford BA (Hons) Dip TP MRTPI

For and on behalf of Urban Aspects Ltd