

PLANNING STATEMENT



41 RODBOROUGH AVENUE, STROUD



NOVEMBER 2023

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PLANNING STATEMENT



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Appendix 1 Site Photographs

1.0 INTRODUCTION:

1.1 Acre Planning Limited has prepared this Planning Statement on behalf of Mr & Mrs Davies (hereafter 'the Applicants') to support a Householder Planning Application concerning 41 Rodborough Avenue, Stroud (hereafter 'the site').

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Erection of an outbuilding for guest/home office use. Dropped kerb and formation of an off-street parking space'.

1.3 The purpose of this statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan and other material considerations.

1.4 This statement should be read in conjunction with the accompanying plans:

- 01A – Site Location Plan.
- 02A – Existing Site Plan.
- 03A – Existing Outbuilding.
- 04A – Proposed Outbuilding.
- 05A – Proposed Site Plan.

1.5 The structure of this statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Guidance Review - Sets out the national and local planning policy and guidance context.

4.0 Proposal - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Site

- 2.1.1 The application site lies within the settlement of Stroud, with the property located at the eastern end of Rodborough Avenue. Rodborough Avenue is a residential cul-de-sac containing various property sizes and styles.
- 2.1.2 Due to the lack of off-street parking, Rodborough Avenue is dominated by parked cars. Some properties have off-street spaces; however, many, including the application site, do not. The lack of off-street parking and the width of Rodborough Avenue leads to vehicles being parked straddling footpaths to ensure sufficient width for vehicles to pass.
- 2.1.3 This is currently the situation for No 41, which has no off-street parking. However, the adjacent dwelling, No 43 has off-street parking.
- 2.1.4 No 41 is a semi-detached dwelling with a large rear garden. A red brick wall with a lean-to shed attached can be found at the northern end of the garden. There are boundary walls and fences to either side of the garden, with No 43 having a large annexe adjacent to the site.
- 2.1.5 Site photographs are included in **Appendix 1**.

2.2 Planning History

- 2.2.1 There is no recent or relevant planning history.

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for the Stroud District, in-line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the local Development Plan consists of the Stroud District Local Plan (2015).
- 3.0.3 Furthermore, there are material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG).
- 3.0.4 National and local planning policies and guidance are now reviewed to ascertain their relevance to the location of the site and the development proposal.

3.1 Local

Stroud District Local Plan (2015)

- 3.1.1 The adopted Stroud District Local Plan is consistent with the provisions of the NPPF, with the following policies being of relevance to this application:
- **HC8** – Extensions to Dwellings.
 - **CP14** – High-Quality Sustainable Development.
 - **ES1** – Sustainable Construction and Design.
 - **ES3** – Maintaining Quality of Life within our Environmental Limits.
- 3.1.2 In addition, the following supplementary documents are also relevant to this application:
- Residential Design Guide (2000).

3.2 Principle of Development

- 3.2.1 The erection of an outbuilding and the creation of a new access/parking space are considered acceptable in principle.
- 3.2.2 Notwithstanding the above, several planning policy considerations and site constraints must be assessed regarding the overall planning balance, such as design, scale, highways and neighbour amenity.

4.0 PROPOSAL:

4.1 Development Details

- 4.1.1 The proposed scheme includes the erection of an outbuilding and the creation of a new access and parking space. The outbuilding will provide home office accommodation for working from home and for us as an additional guest bedroom.
- 4.1.2 The proposal is now considered in more detail:

4.2 Layout

- 4.2.1 The outbuilding would replace the current structure. It would be located in a similar position to the adjacent building at the end of the garden.
- 4.2.2 The parking space would be located within the front garden in a similar manner to the parking space for No 43.
- 4.2.3 The proposal would ensure that the site is not overdeveloped and private amenity space is retained. As such, the proposed layout is deemed to be consistent with Policy HC8 of the Local Plan.

4.3 Scale

- 4.3.1 The proposed outbuilding has a similar scale to the adjacent outbuilding, with the mono-pitch roof designed to minimise the overall height of the building.
- 4.3.2 The proposed height and scale of the outbuilding are considered to be in keeping with the scale and character of the original dwelling and nearby developments. The scheme is consistent with Policy HC8 of the Local Plan.

4.4 Design & Appearance

- 4.4.1 The proposal has a contemporary appearance with materials including timber cladding, aluminium windows/doors, and a GRP roof.
- 4.4.2 The scheme is therefore considered appropriate and respectful of the surroundings as per Policy HC8 of the Local Plan.

4.5 Access

- 4.5.1 The existing railings and dwarf wall would be removed with a paved driveway, replacing the concrete and planted areas to the front of the dwelling. A dropped kerb would lead from the public highway to provide access to one parking space.
- 4.5.2 An electric vehicle charger would be attached to the dwelling to serve the parking space. The provision of onsite parking would ensure that charging cables would not have to cross the footpath, thus causing a trip hazard. In addition, the new parking area would remove one vehicle from parking on the pavement.
- 4.5.3 The parking area would mirror that of No 43; however, it would be wider to ensure ease of access.

4.6 Amenity

- 4.6.1 The addition of the outbuilding would not harm the amenity of adjacent dwellings or the annexe at No 43. The adjacent annexe has high-level windows facing the site; however, the scheme would not be overbearing to this building.

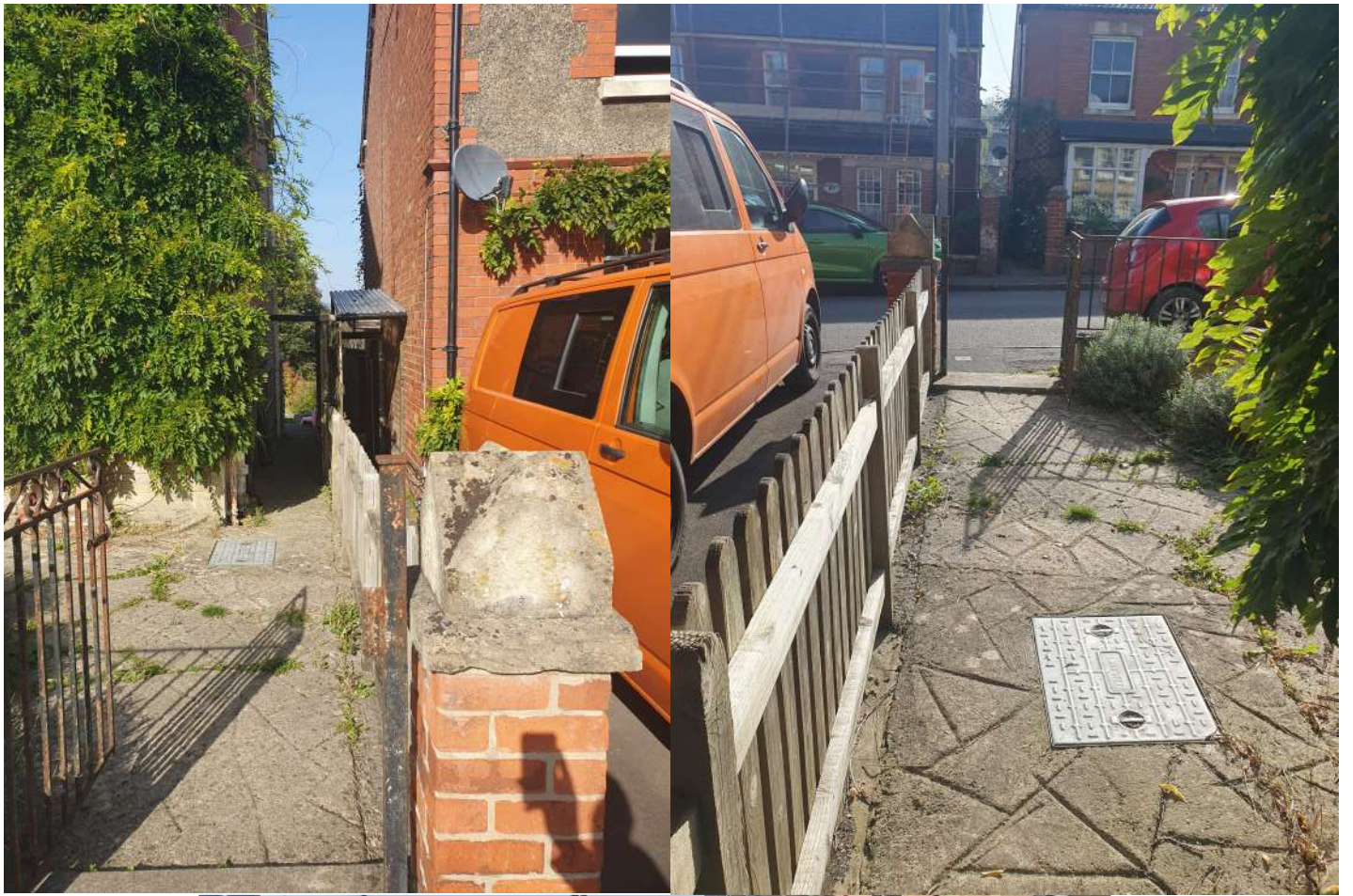
5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that a new outbuilding, access and parking area would, in principle be suitable in relation to the site and the local setting.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It is considered that the proposed design, materials and resulting scale would not harm the character of the area or local residential amenity. The scheme would not compromise highway safety.











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