



info@tpplanning.co.uk



Ed: 07494218730



Matt: 07494218731



TOMPKINSTHOMAS

Planning Services
Forest of Dean District Council
High Street
Coleford
GL16 8HG

Our Ref: DS 23254

Site: Rosedale

Dear Sir/Madam,

22nd November 2023

Pre-application advice request: Extension of existing outbuilding to provide office and additional living space

Rosedale, Gloucester Road, Highleadon, Newent, Gloucestershire, GL18 1HS

INTRODUCTION

This application is made on behalf of Ms Charlotte Dujardin and seeks planning permission for an extension of an existing outbuilding to the rear elevation.

The application is supported by plans and elevations by Mr Darren Stringer as follows:

- Location Plan
- Proposed Floor Plans and Elevations [Drg 002]
- Proposed Site Plan [Drg 003]
- Existing Site Plan [Drg 004]
- Existing Floor Plans and Elevations [Drg 005]

THE SITE

Rosedale is a two-storey dwelling located on the west side of Gloucester Road, Highleadon with an associated outbuilding set in large grounds. The dwelling is set to the front (east) of the plot.

The dwelling has a rectilinear plan form and gabled profile. It is render clad under a clay tiled roof. There is a covered veranda and central porch on the principal elevation.



An associated outbuilding is 15m to the south of the dwelling. It has a gabled profile with dormer window to the principal elevation. The building has an open front providing space for parking two cars. A third bay accommodates an enclosed workshop. The building is clad in weatherboarding on all other sides under a clay tiled roof. The roof space is utilised as living space and provides a bedroom used by visitors to the house.

There is a large, paved area between the house and the outbuilding which provides parking and turning space around a circular feature which contains several large yew trees. The large lawned garden extends predominantly to the rear of the buildings, but also to the sides.

DESIGNATIONS

The Site does not contain listed buildings or other identified heritage assets. Red Hill Farmhouse is a Grade II listed dwelling 105 metres to the south of the Site. It is not affected by the development given the small scale of the proposals and given that intervening trees and agricultural buildings screen the two Sites from one another.

The Site is not a National Landscape nor is it subject to any other landscape designation. The Site is not, and the proposal would not affect Ecology Sites.

The Site is in Flood Zone 1 and is not near to Flood Zones 2 or 3 our having reviewed the Environment Agency's online mapping system. The Extent of Flooding Map does not identify any surface water flooding concerns at the Site either.

There are no PROW at the Site or which would be affected by the proposals. PROW GRU1 is 90 metres north-east of the Site on the opposite side of Gloucester Road. PROW GRU 20 is 120 metres to the north of the Site on the same side of Gloucester Road.

THE PROPOSAL

The proposal is to extend the existing outbuilding to the rear (west) to provide an office on the ground floor and extended guest accommodation at first floor. The extension would have a gabled profile with an equivalent eaves height to the existing building and a ridge height which is 100mm lower. The development would extend 5.5 meters from the rear elevation of the outbuilding. It would be 8.5 metres wide, being set in from the sides of the existing building. The extension would be clad in similar materials to the existing building i.e. weatherboarding to the elevations and clay tiles to the roof.

The ground floor of the existing building would continue to be used for garaging of the applicant's cars and a workshop for maintaining their grounds. The ground floor of the extension would accommodate a new office for the applicant's homeworking.

The first floor would accommodate the extended living accommodation for guests. As the applicant's family has expanded, all rooms within the house are now required for family members which means there are no bedrooms for guests. Therefore, the intention is to provide an extended guest suite in the roof space of the building. It would include a lounge/living area with small kitchenette, a bedroom, and a bathroom. The guest suite would only be used in a manner ancillary to the host dwelling.

POLICY CONSIDERATIONS

Core Strategy Policy CSP.1 requires that proposals take into account the important characteristics of the environment and context. Policy CSP.4 affects development at settlements and, *inter alia*, encourages proposals to improve the quality of the environment.

Allocations Plan Policy AP4 relates to development design. It explains that proposals should support a strong sense of place, take account of local character, are visually attractive, provide appropriate residential amenity, propagate local distinctiveness and provide safe environments.

These are the most important policies and matters for determining the planning application in our view.

The proposed extension of the outbuilding is heavily influenced by the character of the existing building having a similar design and material use. The extension has a smaller scale than the existing outbuilding. Its position in the Site to the rear of the outbuilding, its lower ridge height, and its setting in from the side elevation ensure that the extension sits subserviently to the existing building. Furthermore, the proposed outbuilding as a whole i.e. including the extension, would remain significantly subservient to the host dwelling whereby Site hierarchy is maintained in accordance with good design principles. The design of the building, which is clearly of a garage with rooms above, also assists in this matter.

The main vantage point for viewing the Site is Gloucester Road. The viewer would normally be in a vehicle, on bicycle or, less likely, on foot. Views would therefore tend to be glimpsed when passing. The location of the extension to the rear elevation, its lower ridge height, and its setting in from the side of the existing building ensure that the impact on the street scene would be minimal. The Site is extensive whereby the extension of the outbuilding would not represent overdevelopment either. Accordingly, the impact on the character and appearance of the landscape and indeed local character would be negligible and not, in our view, negative.

The location of the outbuilding is 45 metres from the closest neighbour at its closest point. Furthermore, there are only windows in the rear (west) elevation which faces over the fields behind the Site. Therefore, the proposed development would not create overlooking, overshadowing, or outlook issues for neighbours whose amenity would be safeguarded.

Therefore, the proposal would accord with the advice in respect of local character and the quality of the environment at Policies CSP.1, CSP.4 and AP1.

It might also be kept in mind that an alternative development i.e. the provision of a new, second outbuilding, would be achievable under permitted development afforded by Class E which permits the erection of incidental buildings within the curtilage of a dwelling. This, a more considered and better designed development would, in our view, be less impactful on the environment and provide a stronger more cohesive sense of place.

CONCLUSION

This letter has explained that in our view, the extension of the existing outbuilding would comply with planning policy. The building would remain an ancillary part of the wider residential planning unit accomodating a guest suite, two parking spaces, a small workshop, and an office. The development would have an appropriate design, would not harm the character and appearance of the area, and nor would it harm the amenity of neighbours. The proposals therefore comply with relevant planning policies which we consider to be CSP.1, CSP.4 and AP.1.

We hope you are agreeable and grant planning permission for the development, but please do not hesitate to contact me should you require further information.

Yours faithfully,

Matt Tompkins

Director