

Planning Statement



Proposal: Demolition of existing dwelling and erection of two dwellings with all associated works.

Address: 80 Granbrook Lane, Mickleton, Gloucestershire GL55 6TF

Date: November 2023

Oakwood Planning Limited

Proposal

This statement accompanies a planning application which seeks full planning permission for the demolition of the existing dwelling and the erection of two detached dwellings, together with all associated works.

The statement has been prepared in connection with:

- Drawings 2009-S1, 9484-80, 2009-P1 Rev G, 2009-P2 Rev G, 2009-P3 Rev G, 2009-P4 Rev G
- Bat Survey
- Biodiversity self-assessment form
- RICS Home Survey
- Flood map (river/sea data)
- Tom Negus Tree Care letter dated 28.11.23

This statement provides a planning assessment of the current proposals.

Site Description

The application site comprises a single residential property, No.80 Granbrook Lane, which forms the end of a linear row of residential properties situated along the main road running through the village of Mickleton. It is the last property at the far eastern side of the village on the southern side of Granbrook Lane and lies adjacent open countryside to the east.

No.80 is a two storey detached property constructed from buff brick under a tiled roof. It is set back from the road edge and sits behind the general building line of the remaining properties that lie to the west. Two existing vehicle accesses serve the property from Granbrook Lane and there is a substantial area to the front making up garden and parking area together with a lawned garden to the rear plus a side garden connecting the front to the rear.

The front boundary (to the north) is defined by a small hedgerow which separates the front garden and driveway from the deep grass verge adjacent the highway on which there is a tree situated close to the western driveway into the site. The site's eastern boundary which separates the property from the adjacent open countryside is defined by a low height hedgerow. The rear (southern) boundary of the site consists mostly of a Cotswold stone wall and close board timber fence; the stone wall continues along the western side boundary which divides the property from No.1 Hidcote View.

To the rear of the site is a small cul-de-sac development (Hidcote View) constructed fairly recently. No.1 Hidcote View, as referenced above, is the adjacent neighbour to the west side of the application site although it addresses Granbrook Lane in the same way as the application property. No.2 Hidcote View is positioned directly behind the application property such that it shares a side to rear relationship.

Granbrook Road in the vicinity of the application site is characterised by detached and semi-detached properties.

The site is within the development boundary of Mickleton, one of the District's Principal Settlements. Whilst the dwelling and the vast majority of the site is not within the Cotswolds

AONB (Cotswolds National Landscape (CNL)), the boundary is drawn such that it includes part of the side garden on the east side of the property as well as a small part of the rear garden.

The site lies in the 'Lorries in the Vale of Evesham Zone'. There are no other known particular landscape designations or other relevant site constraints.

The nearest public right of way (PROW) is approximately 200m to the east, travelling north to south, from which views towards the site are afforded across the open countryside. The Heart of England PROW is also located approximately 230m north of the site and travels northwards, away from the site, where distance views looking south might be afforded towards the site.

Planning History

According to the Cotswold District Council's e-planning pages, there is no relevant planning history at the application site.

Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 70 of the Town and Country Planning Act 1990 requires that regard should be had to the provisions of the development plan so far as material to the application, and to any other material considerations.

The Cotswold District Local Plan 2011-2031 was adopted in August 2018 and forms the Statutory Development Plan in this case. There is no relevant Neighbourhood Development Plan for the area.

The NPPF and PPG are some additional key material considerations.

Principle of development

The application site is within the development boundary of Mickleton, one of the District's identified Principal Settlements identified in Local Plan Policy DS1.

Policy DS2 states that development proposals within the development boundaries indicated on the policies map will be permissible in principle.

Within the associated sub-policies for the North Cotswold Principal Settlements, Policy S17 describes Mickleton as a sizeable village, which caters for most day to day community needs, including top-up shopping, routine post office services, primary education, and social activities.

In accordance with the relevant policies of the Development Plan, the principle of new residential development in this location is therefore acceptable.

Assessment is now made of some of the other relevant material planning considerations which are set out below in the remainder of this statement.

Design and Visual Impact including the effect on the AONB

Policy EN1 of the Local Plan requires new development, where appropriate, to promote the protection, conservation and enhancement of the historic and natural environment by (*inter alia*) ensuring design standards that complement the character of the area and the sustainable use of the development. Policy EN2 requires development to accord with the Cotswold Design Code and states that proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN4 relates to the wider natural and historic landscape, stating that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape of Cotswold District or neighbouring areas and further that proposals should take account of landscape character, visual quality and local distinctiveness, ideally enhancing, restoring or better managing any significant landscape features including key views, the setting of settlements and settlement patterns.

Policy EN5 relates to the Cotswolds Area of Outstanding Natural Beauty (AONB)(Cotswold National Landscape (CNL)). In determining development proposals within the AONB or its setting, the policy requires great weight to be given to the conservation and enhancement of the natural beauty of the landscape, its character and special qualities. The policy also sets out that major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.

The site falls mostly outside of the AONB designation. The AONB boundary encompasses just a small part of the existing side/rear garden and moving southwards, then dissects No.2 Hidcote View which is the nearest neighbouring property to the rear (south). The boundary of the AONB and how it affects the application site is illustrated in Fig.1 below:

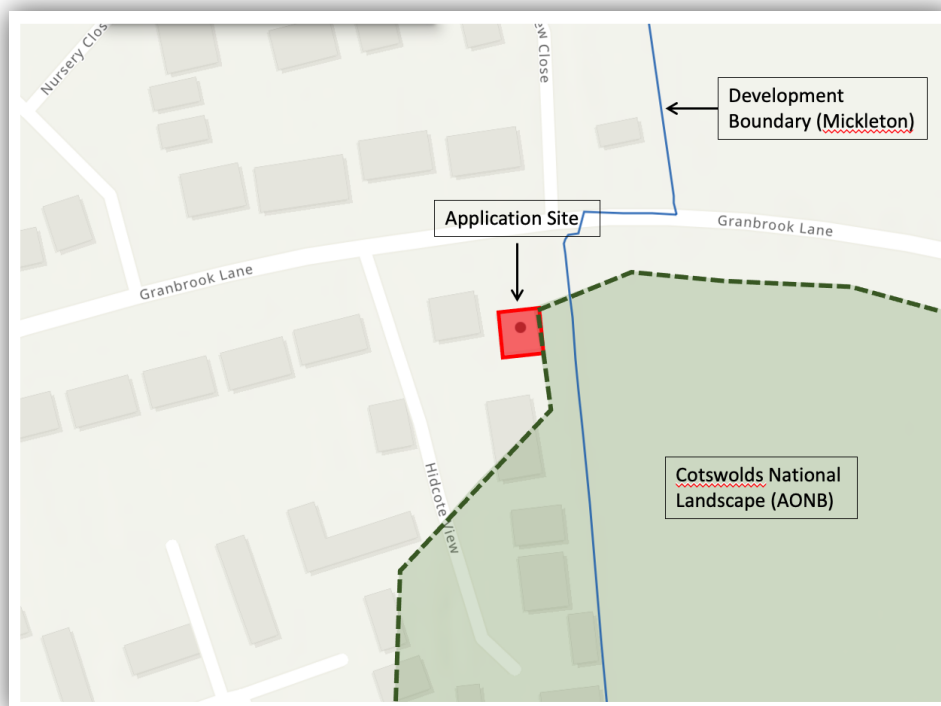


Fig.1: Application site and boundary of the AONB. Source: From Cotswolds DC website. With author annotations.

With the forwards siting of the new dwellings and extending of built form eastwards with the addition of a dwelling, there will be limited built form within the AONB (CNL). In the context of the amount of development which is actually within the AONB, the fact the land is already in residential use, the overall small size of the development, the relationship to other dwellings in the village, and because the site is within the development boundary, the development is not considered 'major' development within the AONB.

Appendix D of the Local Plan contains the Cotswold Design Code which is also relevant here.

The proposals involve the demolition of the existing property and its replacement with two detached dwellings. The existing dwelling which is proposed for demolition to facilitate the two proposed dwellings has been the subject of a recent survey and inspection, the report for which is submitted with this application as a separate supporting document. This concludes that the existing property is in need of comprehensive refurbishment and moreover there are several matters requiring urgent attention, including (but not limited to) structural movement and support of the property, moisture related issues, windows, doors and joinery issues and some health and safety issues. The existing dwelling is of no architectural merit and the proposed dwellings would be far more energy efficient.

The proposed layout sets both new dwellings further forward within the site compared to the existing dwelling, therefore bringing them more in line with the general building line along the south side of Granbrook Lane. Doing this is a visual improvement and still leaves adequate space to the frontage but increases the depth and overall size of the rear gardens.

Whilst the development would sub-divide what is currently one planning unit into two, the resulting plot sizes are in keeping with those other neighbouring properties in closest proximity, principally the Hidcote View properties to the rear as well as the nearest neighbours on the west side (No.1 Hidcote View and No.76 Granbrook Lane).

Adequate spacing is provided between the proposed two dwellings noting the character of the area which has many semi-detached dwellings as well some detached dwellings.

In terms of the proposed design, each dwelling would be built in the Cotswold vernacular style, which is encouraged in the Design Code. The new dwellings would be constructed from Cotswold stone with Cardinal imitation Cotswold stone roof tiles. Stone lintels and cills are proposed together with aluminium powder coated grey casements. The dwellings incorporate black flue pipes and traditional and simple porch canopies to the front elevations.

Unit 1 is double fronted while Unit 2 is a little smaller, but the key feature of both façades is the simplicity of form and design, giving an understated appearance. This, together with the aforementioned design and architectural details, pick up on many of the key qualities of the Cotswold vernacular set out at D.25 (a) – (m) of the Design Code and as such the proposed design of both dwellings should be viewed as a visual improvement on the design of the existing dwelling.

In terms of scale, both dwellings are proposed with ridge heights of approx. 8.2m. Unit 1 is slightly wider than Unit 2, with Unit 2 having a slightly deeper plan depth than Unit 1. The two dwellings when viewed in context with their surroundings and having regard to the general building line and plot characters, are considered in keeping with the surrounding area and

wider street scene. Similarly, the proposed heights and overall scale is considered acceptable in the context of other properties in the surrounding area.

Fig.2 below is an extract from the proposed site layout which is intended to illustrate the re-positioning of the new dwellings further forward within the site, bringing them more in line with the general building line. The existing dwelling footprint can be seen with a dotted line.

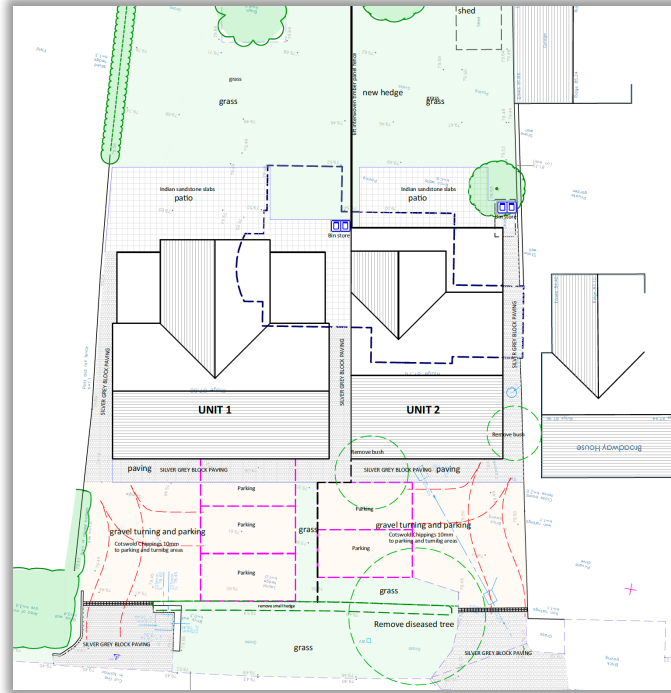


Fig.2: Proposed dwellings brought forward within the site (existing footprint shown with dotted line). Not to scale extract from Sam Russell Architectural Design & Planning submitted drawings

Open countryside sits on the site's eastern boundary, across which views are easily obtained towards the application site and the neighbours to the rear from the public right of way approximately 200m away (see Fig.2 and 3 below).



Fig.2: Public views of the site and development to the rear from PRoW approx. 200m east of the site



Fig 3. View from PRoW. Existing house roughly arrowed.

The dwellings at Hidcote View have built form adjacent the eastern boundary within the AONB and within the development boundary. The proposed development does not project beyond the development boundary. From distant views, the existing dwellings are visible, and the proposed development will assimilate into the existing residential backdrop. Views from the AONB are not considered to be harmed. The containment of the built form to the defined development boundary along with its design and materials would result in a development which is in keeping and appropriate in visual terms to the character and appearance of the surrounding area.

Having regard to all of the above design and visual impact considerations and in particular having regard to the proposal's compliance with the relevant design policies, guidance and Design Code, it is submitted that the replacement of a 1960's dwelling with the proposed two dwellings in Cotswold vernacular style will in fact lead to an enhancement of the site. In turn, it is submitted that the development will not be harmful to the special qualities and natural beauty of the landscape. The AONB (CNL) therefore continues to be conserved.

Amenity

The Design Code at D.67.1 bullet points (p) – (s) relate to a development's impact on residential amenity and refer to matters such as separation distances, garden sizes and general levels of privacy, outlook and light levels.

(p) stipulates a separation of 22m between facing windows. Owing to the relationship between the proposed dwellings and No.2 Hidcote View where the rear elevations would face towards the existing blank side gable of the neighbour this is not applicable and therefore there is no conflict. It is noted that at present such a relationship already exists, with the upper floor windows of the existing property facing towards the side of the neighbour. The proposed re-siting of the new dwellings will bring the buildings closer to the front building line which will increase the rear to side separation distance. Adequate separation is therefore considered to be provided.

Unit two would have a side to side relationship with No. 1 Hidcote View. No first floor side facing windows are proposed. There would be no breach of the 45 degree line taken from the gable

end rear facing windows on No.1 Hidcote View. There would therefore be no detrimental impact on the amenity of No.1 Hidcote View.

(r) refers to garden sizes although there are no minimum standards in terms of size. Instead the Design Code states that the size of a private garden should relate to the side and nature of the property. A large detached family house should have a substantial garden capable of providing enough space for different family activities to take place at the same time. With the re-positioning of the building's footprints the depth of the rear gardens is increased to approx. 14m. Overall the size of the gardens is broadly similar to those in the immediate surrounding area. The properties provide 3-bed and 4-bed accommodation, similar to many others in the area and accordingly, the garden sizes are considered to be proportionate to and in keeping with the dwelling types proposed.

Overall, it is considered that the development will result in no unacceptable harm to the amenity of existing neighbouring properties and moreover, satisfactory standards of amenity will be afforded to further occupiers of the new dwellings.

Other Matters

Access and Parking

Policy INF4 has regard to highway safety while INF5 refers to parking provision. The latter is expanded on at Appendix F which stipulates the relevant parking standards and guidance.

The existing two access points already off Granbrook Lane into the site would be retained and utilised to serve each of the dwellings.

Unit 1 provides 4-bed accommodation while Unit 2 provides 3-bed accommodation. The dwellings provide three and two car parking spaces to the frontages respectively. The driveways are proposed in a gravel finish which is visually appropriate to the character of the surrounding area.

Ecology

A bat survey report is also submitted with the application which concludes that the building is not being used a bat roost site and overall is categorised as negligible bat roost potential. Subject to compliance with details within the report, impact on ecology is considered acceptable.

Trees:

A letter from Tom Negus Tree Care dated 28.11.23 accompanies the application recommending the ash tree by the drive to the front of the property be felled. Their website sets out that *'Tom Negus Tree Care are City & Guilds and NPTC qualified, and fully insured with Employers Liability and Public and Product Liability insurance. All work is carried out in accordance with British Standard BS3998 – Tree Work'*

<https://www.tomnegustreecare.co.uk/#ABOUT>.

Overall conclusions

This application seeks permission for the demolition of one existing property and the erection of two detached dwellings, resulting in a net gain of one. The site is located in the development boundary of Mickleton which is one of the identified North Cotswold Principal Settlements, where new residential development is acceptable in principle.

The proposed dwellings are to be constructed in the Cotswold vernacular style and accordingly have had regard to many of the design principles contained in the relevant policies of the Development Plan as well as Appendix D: Design Code. Their overall height, scale and massing are similar to other neighbouring properties in the surrounding area and one of the key features of both dwellings is their understated appearance brought about by the overall simplistic form and traditional detailing.

With the site's edge of settlement location and relationship and proximity to the adjacent open countryside over which distant views are afforded towards the site from the public right of way, it is submitted that the proposals will assimilate positively into the landscape and will not detract from the edge of settlement position. A small area of the site is within the Cotswolds AONB (CNL), and the AONB would be conserved.

No unacceptable impact is considered to arise to neighbours. Adequate standards of amenity will be afforded to future occupiers of the new dwellings.

Existing vehicular accesses are reutilised and parking provided on site. Other relevant matters such as ecology and trees are covered by separate reports which should be referred to in these regards.

Overall, having regard to the relevant planning policies and other associated guidance, it is respectfully requested that planning permission be approved for this development which accords with the Development Plan.