

Planning, Design and Access Statement



The Lodge
Moor Court
Rodborough Common
Stroud
Gloucestershire
GL5 5GA

Erection of a single-storey
extension incorporating
associated works.

Applicant: Mr M. Cheale

Date: December 2023



COTSWOLD VALE PLANNING

Bespoke Planning Services

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SECTION 1:

1.0 Introduction.

This document has been prepared for the purpose of explaining the planning and design principles that have been adopted in relation to the proposed development and the reasons why the scheme is considered to be suitable in this location.

1.1 Description of the development

The scheme proposes the erection of a single-story extension to the rear of the existing dwelling, incorporating associated works.

1.2 Location of the site

The application site is located on Rodborough Common in Brimscombe, approximately 3km to the south of the centre of Stroud:



SECTION 2:

2.0 The process

2.1 Assessment of the site

The site is located at the entrance to Moor Court and comprises the former gatehouse, which is now a three-bedroom dwelling. The building is split level, appearing single-storey to the front of the building and two-storey to the rear. The building is finished in stone to the main frontage, under a slate-tiled roof, with the rear element finished in render under a similar roof covering.

The dwelling is set within its own curtilage, that slopes away to the north. The change in topography enables the existing element to the rear to be accommodated without alteration to the overall height of the building. It also allows the original element of the dwelling to incorporate a lower-ground floor that comprises a cellar, bedroom and small bathroom. Due to the current internal arrangement, most of the living accommodation is provided on the upper-ground floor level.

The site is accessed from Rodborough Common to the east via an existing drive that sweeps around the western edge of the site and into an existing gravelled parking area at the rear of the building. This area to the rear also provides an element of amenity space, together with a smaller area to the front of the dwelling.

The site shares a boundary with another residential dwelling to the north that sits at a lower level than the application site. Other residential properties are also located nearby to the west and south of the site. Other residential dwellings to the north and west.

The site is located outside of the defined settlement boundary and is also within the Cotswold Area of Outstanding Natural Beauty.

Photographs of the site are included in Appendix A.

2.2 Planning History

Recent planning history on site comprises the following:

S.06/2331/FUL - Erection of a detached garage. Approved.

S.22/2421/HHOLD - Proposed two storey rear extension. Withdrawn.

S.23/0295/HHOLD - Single storey rear extension (Resubmission of S.22/2421/HHOLD). Refused.

Although initially recommended for permission by officers, the most recent application was later refused at committee for the following reason...

The proposed extension, due to the cumulative additions to the original property, would fail to respect the character and appearance of the dwelling and would result in the overdevelopment of the site. This would lead to an adverse impact of the visual amenity of Rodborough Common, which is a highly valued recreational asset. The proposed development is therefore contrary to policy HC8(1) and (2) of the Stroud District Local Plan 2015.

2.3 The Proposal

Having considered the most recent refusal, the applicant has revisited the scheme and made a number of important amendments. Most notably, the application now proposes the erection of a smaller single-story extension, with a leant-to roof. This will now accommodate a new utility room/boot room, hall and w/c and will enable the applicant to bring the kitchen and dining room back to the lower level to provide a better internal arrangement for the occupiers.

The extension will cover a footprint of approximately 28sqm and will be finished in a mix of natural stone and render with a slate-tiled roof to match the existing dwelling. It will also incorporate a sloping mono-pitch roof with a break to avoid an existing window in the upper floor rear elevation.

The scheme also includes minor alterations to the layout of the rear curtilage, to ensure suitable parking provision is provided.

SECTION 3:

3.0 Evaluation and design objectives

3.1 Constraints and Opportunities

In order to assess the proposal the following will be taken into consideration:

Constraints:

- Minimising the impact of the development on the setting of the existing dwelling;
- Sensitively integrating the proposed development into the context of the existing streetscene to ensure that it does not appear out of place;
- Safeguarding the amenity of other dwellings in the vicinity;
- Designing the extension so as to ensure that it is of a size, scale, height and design in keeping with the character and appearance of the existing dwelling and ancillary buildings in the surrounding area in general and;
- Ensuring the safe movement of vehicles in and out of the site with suitable on-site parking and turning facilities and suitable visibility splays when leaving the site.

The Opportunities:

- To increase the functionality of the site for the occupiers;
- To provide a suitable development which can be agreed and approved by the Council;
- Maintaining on-site parking to facilitate traffic movements to and from the site.
- Creation of a well designed, yet sympathetic extension that will weather and merge into the site without appearing incongruous.

3.2 Design Objectives

In line with both national government guidance and local plan policies, a considerable level of importance has been afforded to achieving a high standard of design for the proposed extension. The appliance of the design objectives will ensure that a high quality layout is achieved, whilst identification of constraints and opportunities will ensure that the proposal is sensitively incorporated into the surrounding landscape and streetscene, as well as the character of the wider area.

The design principles that are relevant to this development are:

- Be in keeping with the character and appearance of the existing dwelling on site and those within the vicinity;
- Design to create a safe and secure development;
- To create an extension that is of a scale that is characteristic of the surrounding area;
- To maintain adequate private amenity space;

- To maintain a safe access and egress as an integral part of the site which will preserve highway safety;
- To provide suitable parking facilities;
- Promote a scheme which overall is a sympathetic form of development, is not overbearing and compliments the character and appearance of the immediate surroundings and the wider built form.

SECTION 4:

4.0 Design Proposals

4.1 Scale

The massing and scale of the proposed development has been significantly revised following the outcome of the previous application, to an extent that is now considered more subservient to the character of the existing dwelling.

The previous additions to the building are noted, however, the single-storey nature of the proposed extension is not considered to detract from the overall appearance of the dwelling within the streetscene. The cumulative additions are considered to also reflect the general character of the site and the surrounding area.

4.2 Design/Appearance

The proposed extension has been revised in light of the recent refusal and careful consideration has been given to ensure the latest scheme will appear as an appropriate addition to the building.

The amended design seeks to better reflect the architectural vernacular of the building and the surrounding area. This has resulted in a simplified, yet functional design. This will ensure that the extension will not detract from the appearance of the main house. Furthermore, by utilising suitable proportions, it is considered that the extension will better suit the overall character and appearance of its surroundings.

The pitch of the roof has been designed to mirror that of the existing dwelling, which will help aid subservience. It will also now be finished in suitable matching materials so as not to appear out of place.

4.3 Layout

The submitted site plan indicates that the proposal will keep all development within the confines of the existing domestic curtilage.

The proposed layout will provide the maximum amount of usable space that will improve the overall function of the dwelling for the applicant.

The reduced footprint of the extension will also retain more curtilage than the previous scheme, ensuring that the plot will not appear cramped or overdeveloped.

An ample degree of separation will be provided between the extension and neighbouring dwellings, so as to maintain current levels of amenity. The single storey nature of the extension will also prevent any loss of privacy or overbearing effect.

4.4 Access

As mentioned above, the main access to the site will be retained but it will be adapted to make better use of the available curtilage. The proposed alterations will continue to provide a safe access to and from the site.

Ample space will be provided to enable vehicles to safely access the site and the extension will not impact the applicants ability to undertake this. Parking will still be provided in accordance with the Council's adopted standards, although it is noted that the proposal would not give rise for the need for any additional car parking in this instance. Vehicle movements will not be increased beyond this that could already occur and therefore the cumulative impact on highway safety will not be severe.

4.5 Landscaping

The site is surrounded by mature, well-established boundary planting and existing hard landscaping. The applicants understand the importance of the existing planting to enhance the levels of privacy experienced and also the level of screening it provides, which is why as much of the existing vegetation will be retained where possible.

The site is visible from the adjacent common, however the reduced scale of the proposal in combination with the use of appropriate materials will ensure that the no harm will be caused to the surrounding landscape.

4.6 Ecology

The site is located in an existing, well maintained domestic garden and therefore habitat potential is low. In this respect, the likelihood of protected species being found is limited and the likely impact on biodiversity will be negligible.

4.7 Flood Risk

The application site is located within Flood Zone 1 and is not considered to be at risk of flooding.

SECTION 5:

5.0 Relevant Planning Policies

This proposal falls to be determined in accordance with the National Planning Policy Framework and the Stroud District Local Plan, adopted November 2015. The Minchinhampton Neighbourhood Plan (July 2019) is also considered to be pertinent.

5.1 National Planning Policy

National Planning Policy Framework, March 2012

The National Planning Policy Framework (NPPF) was published in March 2012 and has recently been revised in July 2021. It represents the most up-to-date national guidance. The core principles of the Framework refer to a presumption in favour of sustainable development. The three objectives designed to achieve sustainable development are defined as economic, social and environmental. These three dimensions are interlinked.

A core principle is that planning should pro-actively drive and support sustainable economic development. Planning should be not just about scrutiny, but a creative exercise to find ways to enhance and improve the places where people live and work. It should take account of the roles and character of different areas and promote vitality, protect Green Belts and the intrinsic character of rural areas and support thriving communities.

The most relevant elements of the NPPF to this case are assessed below:

Paragraph 11 - Achieving Sustainable Development (relevant section)
"11. Plans and decisions should apply a presumption in favour of sustainable development...

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Comment: For the reasons listed above in this statement we consider that the proposal meets all of the requirements as set out in this paragraph. There will be no harm to current levels of sustainability as a result.

Paragraph 111 - Highway Safety

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

Comment: The proposed extension will have no greater impact on highway safety than at present. Traffic is already generated from the site on a daily basis and will continue to be. The site will continue to fulfil the Council's requirement for parking provision and in this respect, the cumulative impact of the development on the surrounding road network will not be severe.

Paragraph 130 - Achieving Good Design

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Comment: The scale, design and layout of the site will not significantly alter as part of the proposal. The reduced extension will maintain the appearance of the existing dwelling, preserving the function of the site within the streetscene.

Paragraph 174 - Landscape and Biodiversity

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

Comment: The absence of any significant changes to the appearance of the site from its current form will ensure that no detrimental impact is caused to the character and appearance of the surrounding area. There will be no impact on current levels of biodiversity.

5.2 Local Planning Policies

Core Policy CP1 - Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

1. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
2. Specific policies in that Framework indicate that development should be restricted.

Comment: For the reasons outlined above, the proposal is considered to comply with the merits of this policy. The proposed extension will be used as part of the existing dwelling and as such, levels of sustainability will be maintained.

Delivery Policy HC8 - Extensions to Dwellings

Permission will be granted for the extension of residential properties, and for erection of outbuildings incidental to the enjoyment of the dwelling, provided all the following criteria are met:

1. the plot size of the existing property is large enough to accommodate the extension or outbuilding without resulting in a cramped or overdeveloped site
2. the height, scale, form and design of the extension or outbuilding is in keeping with the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location
3. following construction of the extension, or outbuilding, sufficient space is available for the parking of cars, in line with the Council's Parking Standards, in a way that does not detract from the character and appearance of the area
4. the proposed construction meets sustainability requirements for new build dwellings and any opportunity to enhance the energy efficiency of the existing dwelling or unit is taken.

Comment: As mentioned above, the plot in this case is well proportioned and capable of accommodating the revised extension without appearing cramped or overdeveloped. The extension will also be of a size and scale that will compliment the existing dwelling, while not distracting from the main house or its wider setting in the streetscene at this point. Ample parking and turning will also remain following the construction of the extension. The

extension will also make use of appropriate materials to ensure that maximum energy efficiency can be achieved.

Delivery Policy EI 12 - Promoting transport choice and accessibility Delivering Transport Infrastructure

Where appropriate, new developments will be required to connect into the surrounding infrastructure and contribute towards new or improved walking, cycling and rail facilities within the District and the provision of an integrated public transport network across the District. Developers must take account of the proposals included within Stroud Infrastructure Delivery Plan and the Gloucestershire Local Transport Plan. In appropriate circumstances, new development will be required to contribute towards these schemes. Contributions, where reasonable and viable, will be sought towards these strategic transport infrastructure schemes from major development proposals throughout the plan period. Proposals which are likely to prejudice the future development of strategic transport infrastructure will not be permitted.

Enhancing Accessibility

All development proposals should have full regard to the traffic impact on the local highway network. Major development proposals, or those that are likely to have a significant impact on the local transport network, will be required to submit a Transport Assessment as well as a Travel Plan, to demonstrate that they have fully considered access by all modes of transport. The Travel Plan shall set out targets and measures for addressing travel demand through a package of measures, maximising accessibility by sustainable transport modes, minimising traffic generation and mitigating the effects of additional traffic through a package of multi-modal measures which minimise the distance people have to travel. Any planning permission will require full implementation of the Travel Plan.

Parking Standards Vehicular parking standards for new development should be provided in accordance with adopted standards, as set out in Appendix 2 of this Local Plan, or where the developer can adequately justify their own parking provision with evidence accompanying any planning application. Evidence will need to demonstrate that the level would not have a detrimental impact on the local road network.

Comment: The site layout includes ample parking provision to serve the site. The parking area will be appropriately surfaced so as to ensure that no visual harm is caused to the character of the surrounding area. The layout of the carport will also enable vehicles to turn if necessary, although as the site does not exit onto a main road, this requirement is not essential.

Delivery Policy ES3 - Maintaining Quality of Life within our Environmental Limits

Permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

1. Noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect
2. Environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies
3. Noise sensitive development in locations where it would be subject to unacceptable noise levels
4. Increased risk of flooding on or off the site, and no inclusion of measures to reduce the causes and impacts of flooding
5. A detrimental impact on highway safety
6. An adverse effect on contaminated land where there is a risk to human health or the environment.

Comment: The proposed development will continue to provide ample levels of private amenity space, while ensuring that the privacy and light of others is also maintained. The arrangement of the roof is also such that it would preclude the creation of a mezzanine level in the future. The site is not at risk of flooding and does not contain any known contamination. As such, no detrimental effect would be caused.

Delivery Policy ES7 - Landscape Character

Within the Cotswolds Area of Outstanding Natural Beauty (AONB), or on land that may affect its setting, priority will be given to the conservation and enhancement of the natural and scenic beauty of the landscape whilst taking account of the biodiversity interest and the historic and cultural heritage. Major development will not be permitted unless it is demonstrated to be in the national interest and that there is a lack of alternative sustainable development sites.

In all locations development proposals should conserve or enhance the special features and diversity of the different landscape character types found within the District. Priority will be given to the protection of the quality and diversity of the landscape character. Development will only be permitted if all the following criteria are met:

1. The location, materials, scale and use are sympathetic and complement the landscape character; and
2. Natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development should be both retained and managed appropriately in the future.

Opportunities for appropriate landscaping will be sought alongside all new development, such that landscape type key characteristics are strengthened.

The Stroud District Landscape Assessment will be used when determining applications for development within rural areas.

Comment: The proposal will result in the extension of an existing dwelling that will require limited alteration and will be finished in materials that reflect the original appearance of the house. It will continue to be seen against the backdrop of other existing residential dwellings when seen from the adjacent common, so as not to appear as an intrusion into the countryside. In this respect, no harm will be caused to the surrounding AONB.

5.3 The Minchinhampton Neighbourhood Plan (July 2019)

MP Env 1 – Landscape Conservation

The Parish Council will:

- seek to ensure that decisions on new development have regard to SDC policy ES7 Landscape Character, including the use of appropriate materials, whilst recognising that within the parish of Minchinhampton some limited development within the AONB may be necessary
- Support the approach in Local Plan Policy ES8 for the enhancement and expansion of the Parish's tree and woodland resource

Comment: As detailed above, the scale of the extension will remain subservient to the dwelling and its wider surroundings and will therefore have no detrimental impact on the AONB.

MP Dev 1 – New Development

The Parish Council will encourage development proposals that support the environmental and social aims of this NDP, particularly where the proposal:

- Demonstrates a high standard of design that respects and reinforces local distinctiveness and character through attention to matters of scale, density, massing and height, use of natural materials, landscape layout and access;
- Respects the natural environment, terrain and demonstrates how it might be enhanced through the incorporation of natural existing features such as trees, hedges, protected wildlife habitats, adjoining Key Wildlife Sites, wildlife corridors and water courses;
- Optimises the potential of the site to accommodate development incorporating green spaces appropriate to the scale of the development;
- Respects the setting of Listed Buildings and buildings considered to be heritage assets and significant buildings and street frontages;

- Respects the integrity, character and appearance of designated Conservation Areas and provide good broadband facilities for homes and businesses.

Comment: For the reasons already outlined above, the proposal is considered to comply with this policy of the Neighbourhood Plan.

MP Parking 2
Policy MP Parking 2

Development proposals should provide evidence, to accompany the planning application, to demonstrate that the level of off-street parking provided will ensure there is no detrimental impact on the local road network

Comment: The proposal will maintain parking in accordance with the Council's adopted standards and will have no detrimental impact on the surrounding road network.

SECTION 6:

6.0 Sustainability

It is the intention of the application to design the proposed development to achieve mandatory national requirements.

The proposed works will be carried out in accordance with current building regulations and CDM guidelines and any new works will also include standardised components, fixtures and fittings.

As mentioned above, the building will be used ancillary to the residential use of the house and not separate from it. Therefore, current levels of sustainability will be maintained, without the need for increased vehicle movements.

SECTION 7:

7.0 Developer Contributions

We note that developer contributions are not required in this instance due to the small floor area involved.

SECTION 8:

8.0 Previous Neighbour Objections

In light of the previous objections received as part of the previous application, a summary of the relevant concerns are listed below together with the reasons why the revised scheme is considered to overcome these:

- The parking would be reduced, even though on the application form it states it would be unaffected; Parking will be maintained in accordance with the Council's required standards
- The location plan is out of date and does not show all the properties which would be impacted; The location plan supplied meets the requirements for the submission.
- The proposal is over-development of the plot; The extension has now been reduced in scale and retains sufficient amenity space for the occupiers and cannot be considered over-development
- The extension is too tall; The amended design of the extension has brought the height down and revised the roof to a mono pitch that reduces the perceived impact
- The proposed design is out of character with the surrounding area; The amended design presents a simple lean-to extension that is in-keeping with the host dwelling and those in the vicinity.
- Only 2no cars would be able to park on site; The reduced footprint of the extension will enable a greater degree of parking to remain available on site, although it is noted that only 1.5 spaces are required to meet the Council's adopted standards.
- The proposal would cause overlooking and loss of privacy to the houses around it; As a single-storey extension, windows are only provided at the ground floor and even with the change in level, no loss of privacy will occur.
- Negative impact on a listed building; The reduced extension will be situated to the rear of the existing dwelling and is considered far enough away from the nearest listed building resulting in no harm being caused.
- Negative impact on Minchinhampton Common as it would change the outlook from the common to the west; The topography of the site is such that only the very top of the revised extension will now be visible from the adjacent Common. It will appear as a subservient addition that will not harm the character or appearance of the Common.

- The proposal would cause issues with the electricity and mains water supply to several surrounding houses; This is not a material consideration.
- Additional window and skylight would cause significantly more light pollution; No skylights are included in the latest application.
- Concern about safety during the works; This is not a material consideration
- The dwellinghouse has a covenant in the title restricting its use to a single dwellinghouse; This is not a material consideration.
- Outlook from The Coach House to the northeast would be eroded forever; Loss of view or outlook is not a material consideration
- The extension could have a mezzanine or second floor installed in the future; The layout of the proposed roof will preclude any mezzanine level being incorporated in the future
- Trees within falling distance from the property are not shown on the plan; Relevant trees are now shown on the plans and will not be affected by the proposal.
- The building work is likely to increase the problem of localised flooding; The site is not at specific risk of flooding and the small floor area proposed will have no adverse impact on flood risk in the locality.
- Potential ground slippage; The proposal will be subject to necessary Building Regulation checks during the build process that will ensure this will not be an issue.
- Loss of privacy and overlooking of Cloudsmoor; As with the previous proposal, the extension will remain single-storey, indicating that existing boundary treatments will prevent any loss of privacy.
- Proposed timber would be unsympathetic to the existing property; Materials have been revised to natural stone and render to match the existing dwelling.
- Permitted development rights should be removed if the permission is granted. Conditions could only be warranted if there is clear justification for their need. They can also only relate to the development proposed, meaning other rights currently enjoyed by the main house could not be removed.

SECTION 9:

9.0 Summary and Conclusions

It is considered that the development will fully accord with the relevant policies of the Local Plan as well as the National Planning Policy Framework. It will have no significant adverse effects on the character and appearance of the existing site, the surrounding area, highway safety or the privacy and amenity of neighbouring residents.

The site will continue to be provided with safe access with on-site parking, which is seen as being suitable for this proposal and will not adversely impact upon highway safety.

The design, layout and scale of the proposed extension has taken into account the constraints of the site, which will result in the provision of an of a subservient extension that will be in-keeping with the character and appearance of the surrounding area.

Appendix A
Site Photographs







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