

## Planning Statement

**Application for the Construction of a Two-Storey Side Extension to Severn House, Upper Oddington, Moreton-in-Marsh, Gloucestershire, GL56 0XF.**

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## Severn House – Planning Statement

### 1. INTRODUCTION

- 1.1 The following Statement has been prepared by Brodie Planning Associates Ltd (the agent) on behalf of Mr Turner (the applicant) to accompany the submission of a householder planning application, which seeks permission for the construction of a two-storey side extension to Severn House (the site).
- 1.2 This Statement is intended to assist Cotswold District Council in its determination of the application. It considers the application site and its context, identifies relevant planning history, and discusses the development proposals in great detail. This Statement then outlines the planning policy framework applicable to the application and provides a robust assessment which addresses planning matters in detail. A 'Design and Access' Statement is not required for this application, however the relevant planning matters will be addressed throughout this Planning Statement.
- 1.3 The proposals have been informed by a range of technical and environmental consultants, and so their reports, in addition to the submitted plans, should be read in conjunction with this Statement. These include:

Title	Drg.no / Ref
Site Location and Block Plan	3175-001
Existing Ground Floor Plan	3175-100
Existing First and Second Floor Plan	3175-101
Existing North and East Elevation	3175-102
Existing South and West Elevation	3175-103
Proposed Ground Floor Plan	3175-200
Proposed First and Second Floor Plan	3175-201
Proposed North and East Elevations	3175-202
Proposed South and West Elevations	3175-203
Arboricultural Impact Assessment	240117 22008 AIA V1

### The Site and Surrounding Area

- 1.4 Severn House is a large, detached dwelling constructed in 2017 following receipt of planning permission for the construction of a replacement dwelling in 2016. The property has a natural stone finish with reconstituted stone tiles to the roof and stone quoins on the external walls, blending traditional materials and finishes with a modern layout and design.
- 1.5 The property is positioned on the southern side of the main road between Upper Oddington and Lower Oddington; both of which are small rural settlements to the east of Stow-on-the-Wold. Due to the central positioning between the two settlements, the application site does

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not fall within the Oddington Conservation Area, which encompasses both Upper and Lower Oddington independently. The eastern boundary of the site is immediately adjacent to the Conservation Area incorporating Lower Oddington.

- 1.6 The application site is located within the Cotswolds Area of Outstanding Natural Beauty (AONB) and contains a number of mature trees within its grounds that are subject to tree preservation orders.

### Planning History

- 1.7 The site's planning history, as detailed on the Local Planning Authorities (LPA) online records, is shown in the table below:

LPA Reference	Description of Development	Date of Decision	Status
22/01247/FUL	Erection of single-storey side extension	31/08/2022	Permitted
19/03647/FUL	Proposed entrance hall single storey extension	02/12/2019	Permitted
19/01919/FUL	Proposed single storey extension	09/07/2019	Permitted
17/04982/FUL	Variation of Condition 2 (approved drawings) of permission 16/02764/FUL involving alterations to design of approved dwelling and outbuilding	17/01/2018	Permitted
17/04738/FUL	Erection of piers and gates to existing access (part retrospective)	09/04/2018	Permitted
17/00666/COMPLY	Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access – compliance with Condition 13 (landscape)	21/02/2017	Permitted
16/05164/COMPLY	Compliance with Conditions 3 (materials), 4 (sample panel), 6 (window colour), 8 (window etc details) and 9 (arboricultural method statement and tree protection plan) of permission 16/02764/FUL – demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access.	29/12/2016	Permitted

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16/05126/NONMAT	Non-material amendment to permission 16/02764/FUL including alterations to internal floor plans, alterations to fenestration, flat roof to pool building.	14/12/2016	Permitted
16/02764/FUL	Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access	15/09/2016	Permitted
16/00760/FUL	Demolition of existing dwelling, erection of replacement dwelling, pool building and ancillary outbuilding and formation of alternative access	20/04/2016	Withdrawn
14/05354/FUL	Alterations and extensions	05/03/2016	Permitted

### Pre-Application Discussions

- 1.8 No pre-application discussions have taken place prior to this submission.

### The Proposed Development

- 1.9 The proposed development includes the construction of a two-storey side extension on the properties' western elevation, in place of the previously approved single storey side extension (ref: 22/01247/FUL).
- 1.10 The extension will provide the property with a study and small bathroom at ground floor level and a fourth bedroom with en-suite at first floor level.
- 1.11 In order to retain the overall visual balance of the property, the extension will utilise an eaves and ridge height to match the existing dwelling but will have a reduced depth when compared to the previously approved scheme. In addition, the extension will utilise materials to match the existing property, including the external walls, roof and windows in both scale and design. This will ensure the property remains visually cohesive when viewed from the public realm.

### 2. PLANNING POLICY CONTEXT

2.1 The determination of a planning application is to be made pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with Section 70(2) of the Town and Country Planning Act 1990.

2.2 Section 38(6) requires a determining body to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the determining body 'shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations.'

#### The Development Plan

2.3 The application site is located within the administrative area of Cotswold District Council, wherein the Cotswold District Local Plan 2011-2031 is the overarching development plan.

2.4 The key policies relating to this application are considered to be:

2.5 **Policy DS4 (Open Market Housing Outside Principal and Non-Principal Settlements)** outlines that new-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations. However, the supporting text of Policy DS4 at Section 6.4.4 is clear in noting that this policy does not however prevent alterations to, or extensions of, existing buildings.

2.6 **Policy EN2 (Design of the Built and Natural Environment)** states that development will be permitted which accords with the Cotswold Design Code. Proposals should be of design quality that respects the character and distinctive appearance of the locality. Other policies relevant to the proposal include;

2.7 **Policy EN4 (The Wider Natural and Historic Landscape)** outlines that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas, and proposals should take account of landscape and historic landscape character, visual quality and local distinctiveness;

2.8 **Policy EN5 (Cotswolds Area of Outstanding Natural Beauty)** states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight;

2.9 **Policy EN7 (Trees, Hedgerows and Woodlands)** states that where such natural assets are likely to be affected, development will not be permitted that fails to conserve and enhance trees of high landscape, amenity, ecological or historical value; veteran trees; hedgerows of high landscape, amenity, ecological or historical value and / or woodland of high landscape, amenity, ecological or historical value.

2.10 **Policy EN14 (Managing Flood Risk)** outlines that development proposals must avoid areas at risk of flooding, in accordance with a risk-based sequential approach that takes account of all potential sources of flooding. Proposals should not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment as a result of flooding.

### The National Planning Policy Framework (NPPF)

2.11 The revised NPPF came into effect in December 2023. It sets out the Government's policies on many different aspects of planning and requires local authorities to take its content into account when preparing their development plans. It is a material consideration when making decisions on planning applications or appeals. The key text in relation to the development proposals is considered below.

2.12 **Paragraph 8** outlines the three overarching objectives to sustainable development:

- **An economic objective** – building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth innovation and improved productivity and by identifying and coordinating the provision of infrastructure;
- **A social objective** – supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** – contributing to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.13 **Paragraphs 9-10** provides guidance on the interpretation of the three objectives. They are not to be read in isolation but instead are mutually dependent on each other. Seeking

positive improvements to the quality of the built, natural and historic environment as well as quality of life is a key function of sustainable development.

2.14 **Paragraph 11** clearly sets out that at the heart of the Framework is a presumption in favour of sustainable development. For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; and
- 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:
  - 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
  - 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.

2.15 **Paragraph 12** provides important clarification on the interpretation of the presumption by confirming that the presumption does not change the statutory status of the development plan as the starting point for decision making. It goes on to confirm that where a planning application conflicts with an up-to-date development plan, permission should not usually be granted but makes it clear that applications can be granted where they depart from an up-to-date development plan if material considerations indicate that the plan should not be followed.

2.16 **Paragraph 38** directs local planning authorities to approach decisions on proposed development in a positive and creative way. It adds that decision-makers at every level should seek to approve applications for sustainable development where possible. Subsequent paragraphs cite that pre-application engagement is a useful tool.

2.17 **Paragraph 131** states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.

2.18 **Paragraph 135** advises, among other things, that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and be



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sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 2.19 **Paragraph 180** that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.
- 2.20 **Paragraph 182** states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status of protection in relation to these issues.

### 3. PLANNING ASSESSMENT

3.1 This section provides an analysis of the proposal against the development plan and those matters which are material to the determination of the planning application, at both a national and local level.

#### Principle of Development

3.2 Whilst the application site falls outside of any defined development boundaries, householder extensions are specifically excluded from the restrictions upon new development outside of settlements, as imposed by Policy DS4 of the Local Plan.

3.3 In support of this development type, Policy EN2 of the Local Plan outlines that development will be permitted which accords with the Cotswold Design Code, and that proposals should be of a design quality that respects the character and distinctive appearance of the locality.

3.4 The proposals adhere to the criteria outlined within the Cotswold Design Code, and therefore are considered to be acceptable in principle in accordance with EN2 of the Cotswold District Local Plan.

#### Design and Visual Impact

3.5 As outlined above, the proposed two-storey extension to the west elevation of the property will utilise materials to match the existing dwelling, to ensure the extension integrates effectively with the host property and respects the vernacular of the wider setting.

3.6 In this instance, the side extension will not have a lower ridge height or be set back from the existing elevations to which it will be connected, as this would result in an asymmetric appearance that would be at odds with the layout and design of the existing structure. However, as a result of the projecting gables on the properties northern (front) elevation, the overall impact of the side extension would be greatly reduced, ensuring it still appears subservient and appears as part of the main body of the original dwelling.

3.7 Taking into account the scale and appearance of the existing dwelling, the proposed extension, including cumulatively when taking into account previous areas of extension to the property, will be in keeping with the overall built form and would not appear as a dominant addition when viewed from the public realm.

3.8 The proposed extension is therefore considered to adhere to the principles set out within the Cotswold Design Code and Policy EN2 of the Local Plan.

**Impact on the Character and Appearance of the AONB**

- 3.9 As a result of its' scale, design and siting, the proposed extension would have no greater impact upon the setting of the AONB over and above that of the existing dwelling. In addition, the extension would respect the character and appearance of the surrounding area and would not appear to be atypical or unduly dominant when viewed in the residential context within which the application site is located.
- 3.10 In light of the above, the proposals are not considered to represent an incongruous or obtrusive form of development and will therefore preserve the setting and special qualities of the AONB. The development therefore accords with Local Plan Policies EN4 and EN5 and Section 15 of the NPPF.

**Protected Species**

- 3.11 Taking into account the age of the property, it is not considered necessary for a bat survey to be undertaken prior to this application submission, as the likelihood of bats being present within the structure is very low.

**Residential Amenity**

- 3.12 As a result of the scale, siting and position of the extension, in addition to the sensitively positioned windows, the proposed development is unlikely to have any adverse impacts upon the residential amenities of neighbouring properties in respect of a loss of light, privacy, or overbearing. The scheme is therefore considered to comply with Policy EN2 of the Local Plan.

**Trees**

- 3.13 The western part of the site contains a significant number of protected trees which could be affected by the proposals. As such, an Arboricultural Impact Assessment (AIA) has been provided to accompany this Statement which outlines the relative risks and any mitigations where necessary. The AIA has been provided by Origin Environmental Arboriculture, who also provided the AIA for the previously approved scheme under reference 22/01247/FUL.
- 3.14 The AIA outlines that several trees onsite have existing Root Protection Area (RPA) incursions and the RPAs have been updated accordingly. The RPAs of T5 & T6 (Giant Redwood) have been altered to the east, to reflect the incursion posed by the existing property and the footpath surrounding it, These are minor amendments at the far extent of the RPA. The RPA of T3 (weeping willow) has been altered to the west to reflect the incursion posed by the existing property foundation and wall.

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- 3.15 The proposed extension as a result of its minimal depth, will result in a new incursion within the RPA's of T5 & T6 (Giant Redwood) which are to be retained. The new incursions are:
- T5 – 28.75m<sup>2</sup> of the total 707m<sup>2</sup> RPA, therefore a 4% new incursion.
  - T6 – 2.5m<sup>2</sup> of the total 707m<sup>2</sup> RPA, therefore a 0.25% new incursion.
- 3.16 To ensure the successful retention of T5 & T6, the proposed extension will be constructed using engineered pad and beam foundations. The pads will be installed from the existing ground level, with their locations to be agreed upon with the project Arboriculturist. The foundation and substructure solution are of individual pads supporting a flat concrete slab above ground level. No pile cap or ground beam construction is below ground level. The diameter and number of pads in this area will be minimised in accordance with structural requirements. The pile and beam foundation will span over (above) the RPA, creating a void beneath, which will allow for future root extension and good infiltration of groundwater run-off to the underlying root system.
- 3.17 To construct the proposed extension, there will be a temporary incursion within the RPA of T5 & T6, of 6% each. To reduce the likelihood of ground compaction through development and to avoid any adverse impacts upon the RPA's, temporary ground-guards are recommended to be installed throughout the construction phase. Similarly, in order to avoid any adverse impacts upon the tree canopy cover of the closest trees and to ensure their successful retention, a Construction Exclusion Zone must be established, which should be implemented prior to the commencement of any works on site.
- 3.18 Subject to the above recommendations, the proposals will suitably safeguard and protect the TPO trees on-site in accordance with Policy EN7 of the Cotswold District Local Plan.

### **Flood Risk and Drainage**

- 3.19 As shown in **Figure 1**, the application site is located in Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The proposed area of extension will incorporate guttering and downpipes to match those installed on the existing property, with overflow directed to the existing soakaway.
- 3.20 Taking into account the scale of the proposals, it is not considered that the scheme would have any greater impacts upon surface water flooding than the existing dwelling and would accord with the aims and objectives of Policy EN14 of the Local Plan, which seeks to avoid development in areas that are at risk of flooding, and avoid increasing the level of risk to the occupiers of the site, the local community or the wider environment.

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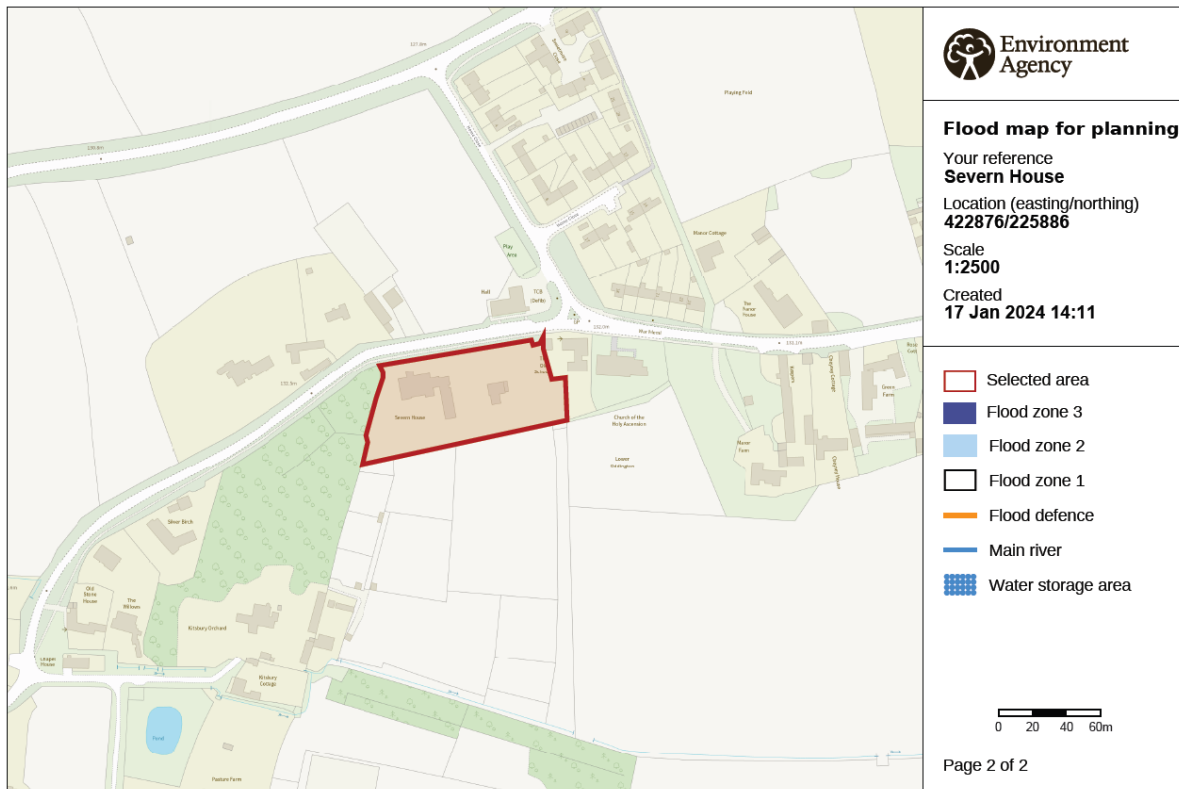


Figure 1 - EA Flood Map for Planning (Source: Gov.UK)

#### 4. CONCLUSION

- 4.1 This application seeks planning permission for the construction of a two-storey side extension to Severn House. This Statement has demonstrated that the extension will integrate effectively with the existing dwelling in terms of scale and design and will provide flexibility for future adaptations internally if required, representing an appropriate form of sustainable development in this location.
- 4.2 For the reasons outlined herein, the proposals would be unlikely to have any adverse impacts upon nearby residential amenity, protected species, the special qualities or setting of the AONB, or drainage and flooding in accordance with Policies EN2, EN4, EN5 and EN14 of the Local Plan. Furthermore, as has been demonstrated within this Statement and within the accompanying Arboricultural Impact Assessment, the scheme would have only minimal impacts upon protected trees that could be mitigated and secured via condition, in accordance with EN14 of the Local Plan.
- 4.3 In light of the above, it is concluded that the granting of permission would accord with the development plan, and there are no other material considerations that would indicate otherwise. It is therefore respectfully requested that the proposals are approved under delegated authority in accordance with Paragraph 11(C) of the NPPF.



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