



PLANNING, DESIGN & ACCESS STATEMENT

Glenville, Ludlow Green, Ruscombe | February 2024

Alterations and extensions to existing house

On behalf of Mr [REDACTED] Diekerhof & Miss [REDACTED] Hutcheson

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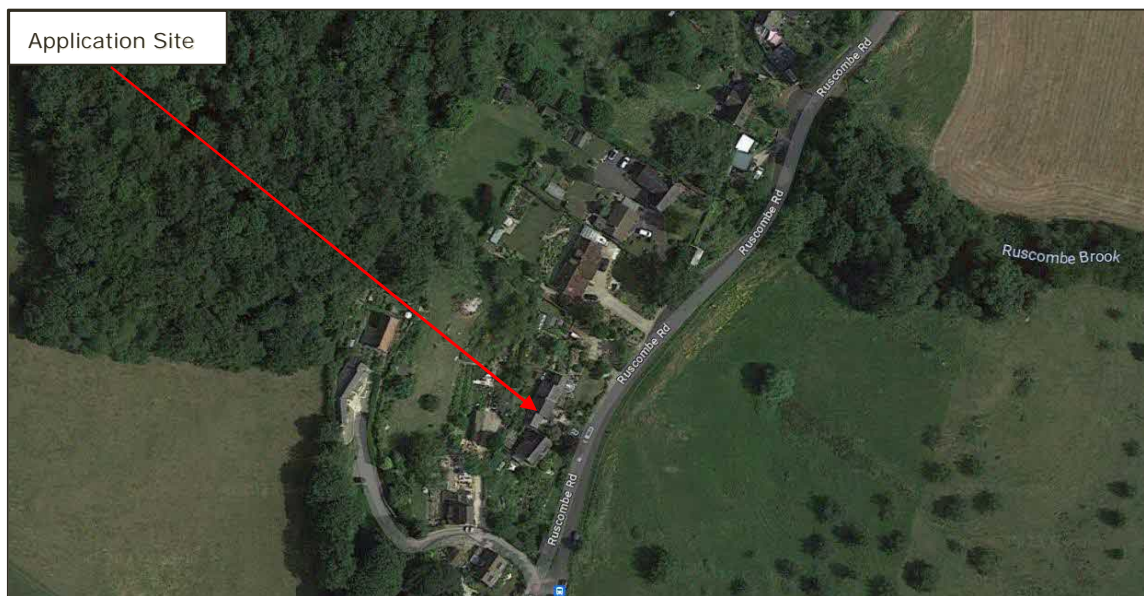
1.0 Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by SF Planning Ltd on behalf of Mr [REDACTED] Diekerhof and Miss [REDACTED] Hutcheson in support of a planning application to Stroud District Council for the erection of a single storey extension and associated works at this property.
- 1.2 In addition to this Statement, the application is supported by the following:
- Planning Application Forms;
 - CIL information Forms;
 - Location Plan;
 - Block Plan;
 - Existing & Proposed Plans & Elevations;
 - Application fee.
- 1.3 This statement identifies the site within its local context, reviews the planning history in the vicinity and details how the proposed development is in accordance with national and local planning policy.

2.0 The Application Site & Proposed Development

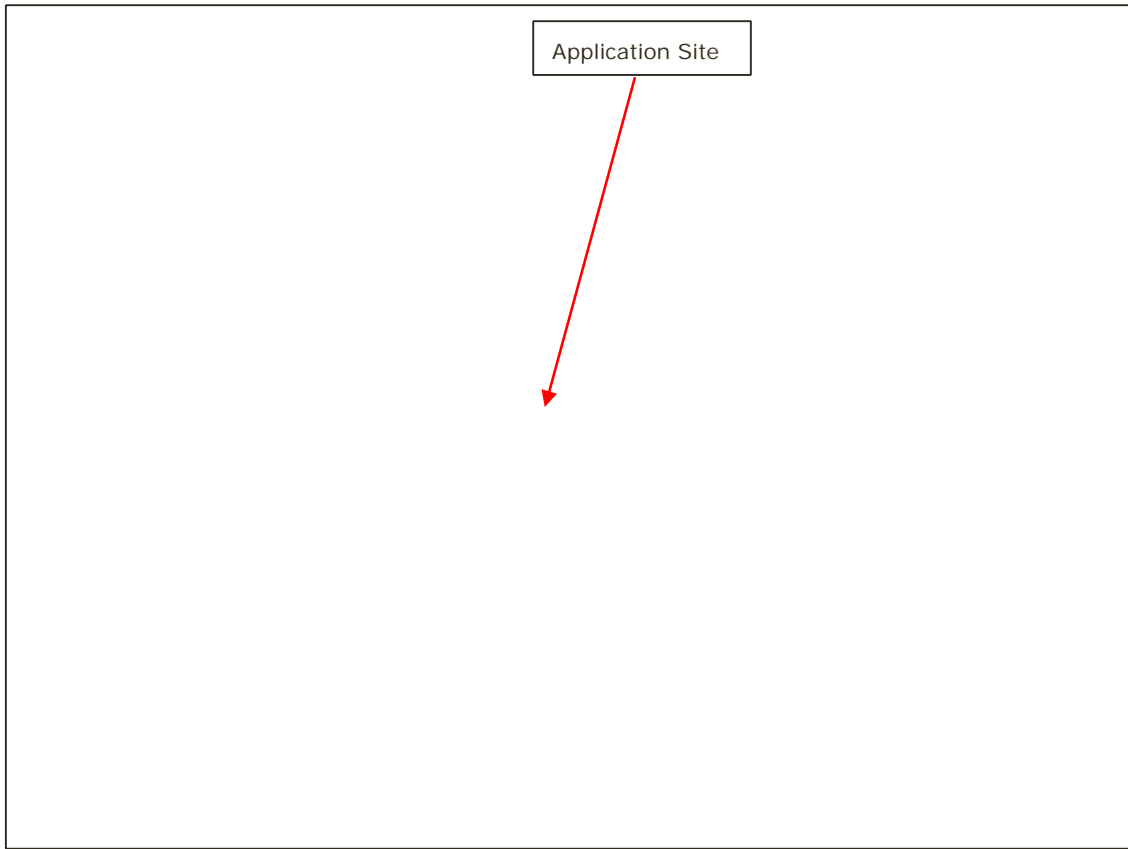
Application Site

- 2.1 The application sites comprises of a two storey semi-detached dwelling located on the western side of Ludlow Green within the village of Ruscombe. The immediate area is characterised by a variety of dwelling types from larger detached dwellings, farmsteads and smaller cottage style dwellings in terraces set around the hillside village.

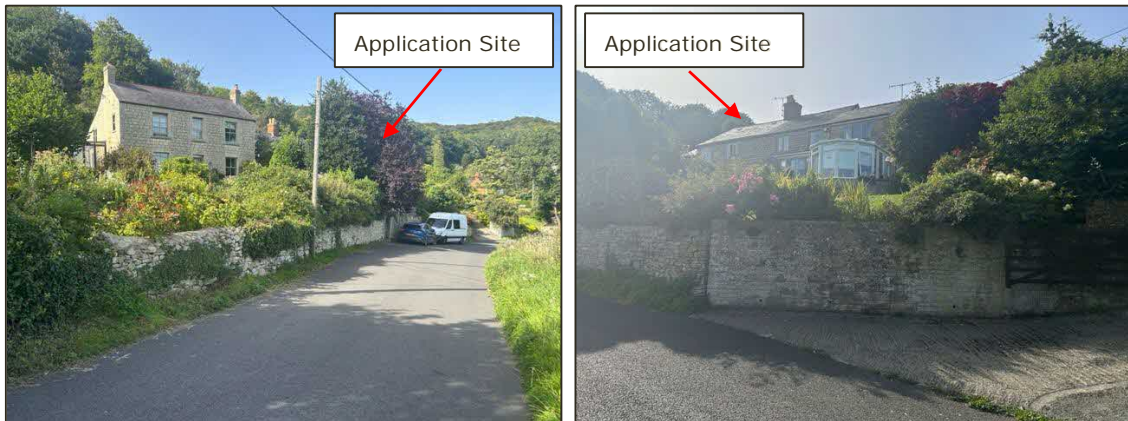


Aerial photograph illustrating the site

- 2.2 The building is constructed of traditional Cotswold stone and has been extended previously (see planning history for further details) with brick and stone boundary walls. The building is set back some distance from the road and sits within a plot with a change in land levels from west to east across the site to such an extent that the rear garden area (which has been purchased from neighbours in the past) is the highest point of the site with the front garden sloping down towards the road.
- 2.3 The building is not listed and lies wholly within the Cotswold AONB, as well as being within the Whiteshill and Ruscombe Neighbourhood Plan Area.



Site viewed from road



Site viewed from south (left – hidden from view) and north (right)

The Proposal

- 2.4 Planning permission is being sought for the erection of a single storey extension to the property with associated alterations to provide the applicants with more living space for their family.
- 2.5 The new extension would be built of Cotswold stone (re-used from the extension to be taken down where possible) and red brick to the south to match the existing boundary wall. A green roof is also proposed to the new extension to enhance the developments sustainability and ecological credentials.

3.0 Planning History

- 3.1 According to the Council's online records, recent planning history shows that in 2009, permission was granted for the erection of a two storey extension to the side of house (S.09/1351/HHOLD) which was then implemented. Since this time, the owners have purchased some additional garden from neighbours so the property also has a rear garden and therefore is part of a larger land parcel.
- 3.2 In terms of other relevant history in the immediate vicinity, the neighbouring property to the north 'Rosebank' was granted permission for the erection of a conservatory to the front of the property (ref - S.06/0435/FUL) which was implemented and forms part of the character of the immediate area.
- 3.3 Further relevant approvals in the village for similar types of extensions include the properties at 'St Petrocs' (ref - S.18/0137/HHOLD) which was granted planning permission for a single storey extension to provide sun room & boot room. Finally, the approval at 'Torrison' (ref - S.23/2480/HHOLD) for a first floor side extension and a single storey extension to side and new porch is relevant in our view.

4.0 Planning Policy Context and Justification

- 4.1 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.
- 4.2 The development plan for the area comprises the Stroud Local Plan which was adopted in November 2015. The Local Plan has been under review and a Pre-submission Draft Plan (the 'Publication Plan') was published in May 2021 and is part the way through examination but has since been paused.
- 4.3 Some weight can be afforded to these emerging policies which have been the subject of examination and largely been found sound, with the exception of policies relating to strategic allocations.
- 4.4 The site is also covered by the Whiteshill and Ruscombe Neighbourhood Development Plan (2015).
- 4.5 Other material considerations that may be relevant to the development proposal should also be considered and these include national planning policy and guidance set out in the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG).
- 4.6 The remainder of this Statement will demonstrate how this proposal accords with both national and local planning policies such that planning permission should be granted.

Design

- 4.7 The proposed extensions, as the accompanying drawings demonstrate, are of a scale, form and design that is compatible with the host dwelling as well as the character and appearance of the surrounding area.
- 4.8 Paragraph 131 of the NPPF states that "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". Whilst paragraph 135(b) requires developments to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- 4.9 At a local level, Delivery Policy ES12 of the Local Plan requires "the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living". This is a more high-level design related policy and notes how "the Council will expect the improvement of existing buildings to meet changing needs".
- 4.10 Neighbourhood Plan Policy W&R-BE2 relates to the 'Built Environment: Building Standards and Design.' Relevant sections of the policy state the design of new build, conversions and extensions should reflect the character of nearby buildings and their setting, including scale of development and choice of materials. In relation to sustainability, the policy states sustainable construction and design features which complement the character of the area will be supported.
- 4.11 Local Plan Policy HC8 relates to residential extensions and is a positively worded policy that iterates the Council's commitment to allowing individuals to improve and extend their homes. This policy clearly states that permission will be granted for the extension of residential properties where certain criteria is met. The proposal will accord with the stipulated criteria as follows:

Policy HC8 Criteria	Applicant's Response
The plot size of the existing property is large enough to accommodate the extension without resulting in a cramped or overdeveloped site.	As illustrated on the proposed site plan, the proposed extensions will sit comfortably within the site and whilst there is clearly an increase in built form, this is not to any disproportionate level with ample outdoor space will be retained, which has been added to recently through the owners purchasing part of neighbours garden behind the house. The presiding characteristics of the vicinity, which includes similar extensions, will be retained.
The height, scale, form and design of the extension is in keeping within the scale and character of the original dwelling (taking into account any cumulative additions), and the site's wider setting and location.	The proposed works are of a height, scale, form and design that respects the existing character of the building and ensures each element will read as a subservient addition.
Following construction of the extension / 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.	As shown on the proposed site plan, the existing parking situation will be unaffected.
The proposed construction meets sustainability requirements for new build dwellings and any opportunity to	Sustainable construction techniques and sourcing of materials will be undertaken with the proposed development seeking to exceed current building regulations with additional

<p>enhance the energy efficiency of the existing dwelling is taken.</p>	<p>sustainability measures such as improved insulation and a green roof.</p> <p>The extensions will assist in improving a not very well insulated 170 years old cotswold stone wall on the ground floor (where most of the heat demand is). That in combination with underfloor heating in the extension will aid in transitioning away from a gas boiler to a heat pump. The proposals will lead to a healthier building by removing damp problems and the green roof leads to a building which get less hot in summer so there is less of a demand for cooling/air-conditioning and consequently less energy usage.</p>
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- 4.12 It is acknowledged that the proposed design approach takes a slightly more contemporary approach in comparison to the some of the existing vernacular. However, this presents a contrasting architectural approach, whilst using traditional materials and a green roof that will create an interesting piece of architecture in its own right that illustrates the evolution of the property.
- 4.13 The adopted SPD is supportive of contemporary design where it "does not overwhelm in its form, scale, massing and use of materials" (SPD para. 4.2.1. C6) and this is the case in this instance. There is also evidence within the vicinity where the Council have previously supported similar contrasting extensions to properties (see section 3 above).
- 4.14 It is therefore considered that the proposed development represents a quality level of design which will sit comfortably within the site, given its characteristics and retain the architectural integrity and features of the existing building. Subsequently, the proposal would accord with the design related local plan policies and guidance.

AONB

- 4.15 The site lies within the AONB and paragraph 182 of the NPPF highlights how great weight should be given to conserving and enhancing the landscape and scenic beauty in AONBs. This is supported at a local level through Delivery Policy ES7.
- 4.16 Neighbourhood Plan Policy W&R-LC1 'Landscape Character Policy' states new development will be in keeping with existing settlement patterns, maintaining the shape of the villages within the landscape and protecting their distinctive identity and landscape character. The policy goes on to state development will be supported where it:

- a) conserves the landscape and scenic beauty of the parish and the key characteristics of this part of the Cotswold's AONB
- b) safeguards open countryside and cherished public views from inside and outside of the parish as defined in the Landscape Character Assessment
- c) does not adversely impact on existing green horizons

4.17 The proposed development will be largely screened from the public realm due to the land levels, with the property being at a higher level than the road as well as the mature vegetation in and around the site. The proposed development relates to extensions to an existing building and are of a similar scale, form and positioning to the existing built form.

4.18 The existing dwelling will act as a back drop to the proposed development, given the single storey nature of the extensions and it will not be the case that there is any visual intrusion to the landscape setting. All existing landscaping, hedging and planting will be retained as is to ensure the scheme conserves the landscape and scenic beauty of the parish and the key characteristics of this part of the Cotswold's AONB in accordance with the development plan.

Sustainability

4.19 Sustainable construction techniques and sourcing of materials will be undertaken with the proposed development seeking to exceed current building regulations with additional sustainability measures such as improved insulation and a green roof.

4.20 The extensions will assist in improving a not very well insulated 170 years old Cotswold stone wall on the ground floor (where most of the heat demand is). That in combination with underfloor heating in the extension will aid in transitioning away from a gas boiler to a heat pump. The proposals will lead to a healthier building by removing damp problems and the green roof leads to a building which get less hot in summer so there is less of a demand for cooling/air-conditioning and consequently less energy usage.

4.21 The ensures the scheme meets development plan Strategic Objective SO5: Climate change and environmental limits which seeks to secure energy efficiency through building design as well as Delivery Policy ES2 which seeks to support proposals that maximise the generation of energy from renewable or low carbon sources.

Neighbouring amenity

- 4.22 Local Plan Delivery Policy ES3 seeks to ensure there are no unacceptable levels of noise, overlooking, overbearing or loss of light arising from development.
- 4.23 Given the carefully considered design approach, together with the distances to neighbouring properties and the low profile nature of the proposed extensions, the proposed development will not result in any unacceptable impact on existing neighbouring amenity.

Highways & Access

- 4.24 Paragraph 115 of the NPPF makes it clear that proposed development should only be prevented or refused on highway grounds if the residual cumulative impacts on the highway network would be severe or on grounds of highway safety.
- 4.25 The proposal will not require any alterations to the existing access or parking arrangements to be made. It is not considered that any impact on the highway network or any highway safety will arise as a result of these householder related works.

5.0 Conclusion

- 5.1 In conclusion, it is considered that the proposed development fully accords with the latest national planning policy objectives within the NPPF, as well as those of the adopted development plan and those within the neighbourhood plan.
- 5.2 The principle of development as detailed above is supported by the NPPF and the adopted Local Plan and, as a result of its considered design, the proposed development will not have any detrimental impact on the existing dwelling, the wider landscape, neighbouring amenity or the highway network.
- 5.3 The scheme would help provide enlarged accommodation for the owners family, whilst significantly improving the sustainability credentials of the building.
- 5.4 On this basis, it is respectfully requested that the Council supports this application and grants planning permission accordingly.



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