

Planning, Design & Access Statement

Single storey extension
(Retrospective)

**Washbrook
Cranham
GL4 8HP**



January 2024

Introduction

This householder application was brought together by Powells Planning & Development Promotion Team. Powells have been appointed as planning consultants to act on behalf of Mr Phelpsstead as the applicant and owner of the property to prepare and submit a retrospective planning application for a single storey extension of their property known as Washbrook.

Situation/Location

Cranham lies on the east side of the A46 between Brockworth and Painswick in the county of Gloucestershire. The nearest commercial centres are Cheltenham, Gloucester and Stroud.



Cranham lies within the Cotswolds AONB and as such the design needs to be reflective and ensure that the proposal is 'secure high-quality, distinctive design, in keeping with local identity and character; preserve the individual character and distinctiveness of communities, villages and hamlets'. The extension has been designed in response to the policies within the Cotswolds National Landscape Management Plan.

Design

Given the property lies within the AONB, a retrospective planning application has to be submitted as the extension does not conform to the criteria for household permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

The proposal seeks retrospective permission for the erection of a single storey extension to the south west side elevation of the property. The extension has a width of 3.06m x 3.61m depth, creating an internal space for a sunroom accessed off the kitchen. The extension is of a simple design, of blockwork construction and will be finished in render, of similar colour to that of the house, grey bi-folding door, a flat roof with a glass ceiling lantern.

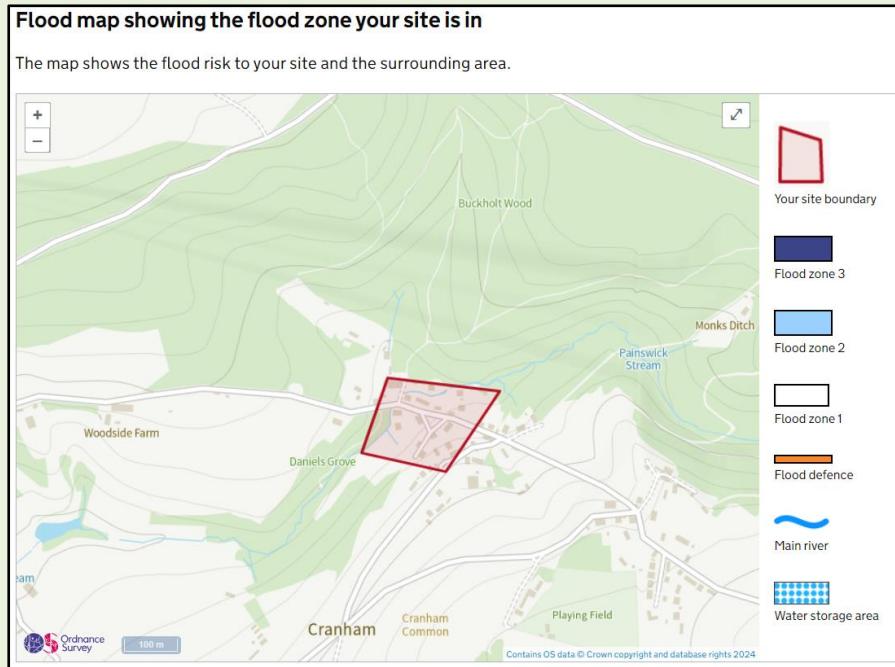
With the extension being single storey and to the side, it is subordinate to the original property and has been constructed of similar materials using modern, sustainable building methods.

Due to its situation and no windows on two elevations, the extension will have no impact on any residential property in the area nor will have a detrimental impact on the rural character of the area.



Sustainability & Climate Change

In line with Welsh Government directives and aspirations set out in the National Planning Policy Framework publication, the development incorporates sustainable design principles where possible. Sustainable construction is a key local and national policy objective which this development is seeking to address through the use of natural and sustainable materials.



This property lies within flood zone 1.

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Foul Waste & Surface Water

The existing drainage arrangements are sufficient for this new extension.

Access & Transport

The existing access and parking area for the property will remain unaffected by this proposal.

Ecology

No trees or hedges have been removed to accommodate this proposal.

For biodiversity enhancement a Vivara Pro WoodStone House Sparrow Nest Box will be installed in a suitable location.

House sparrows are sociable opportunists that survive in most UK habitats, from towns and cities to farmland and countryside. Substantial declines in both urban and rural populations have led to concerns for this species.

This house sparrow nest box is manufactured from woodstone - a mix of concrete and FSC wood fibres. This material is strong and highly insulating which helps to provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies.

The boxes can be integrated into the masonry of a new house or fixed onto an external wall using strong screws and wall plugs. If possible, it should be positioned near to vegetation and at a minimum of 2m above ground.

Planning Policy

The village of Cranham is under the authority of Stroud District Council Council within the parish of Cranham for which there is no Neighbourhood Development Plan.

We have taken the following Planning policies and supplementary guidance notes into consideration when preparing this application:

Stroud District Local Plan - November 2015

Local Plan policies considered for this application include:

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.

The single storey extension does not result in an overdevelopment of the site, is in-keeping with the scale and character of the host dwelling and has been built in a sustainable manner. The car parking provision remains as existing.

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.

This extension poses no negative effect on the neighbouring properties, the environment or the highway network.

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.

This small extension is sensitive to the AONB and complements the existing dwelling. Only small views of it can be glimpsed from the road and does not impact any neighbouring properties. No trees have been removed to facilitate development.

ES12 - Better design of places.

The District Council will require the layout and design of new development to create well designed, socially integrated, high quality successful places, where people enjoy living and working, with legible and well-planned routes, blocks and spaces, integrated residential, commercial and community activity, safe attractive public spaces and pedestrian/cycle routes without traffic conflict, secure private areas, better designed buildings and landscaped spaces.

New development should be designed to offer flexibility for future needs and uses taking into account demographic and other changes. The Council will expect the improvement of existing buildings to meet changing needs and to sustain the District's housing and commercial building stock.

All new development must be based on thorough site appraisal including reference to any Design Statements, Design Codes, Neighbourhood Plans, Secured by Design standards and be sensitive to its context as well as contributing to sustainable living.

'Design Quality', reflecting a thorough understanding of the site context, must be demonstrated as part of any proposal. The Council will require the submission of a Design and Access Statement which clearly demonstrates the design and suitability of the proposal in its local context where necessary.

This small extension will provide Washbrook with a greater ground-floor living space required for modern family life whilst retaining adequate outdoor amenity area and car parking spaces.

National Planning Policy Framework

The National Planning Policy Framework was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

With paragraph 11 outlining that *'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'*

Paragraph 126 highlights the fundamental need to create high quality, beautiful and sustainable buildings which are *'are sympathetic to local character and history, including the surrounding built environment and landscape setting'*.

Conclusion

To summarise; this is a retrospective planning application for a single storey garden room extension to Washbook.

The extension is of modest size with the design being respectful of the host dwelling. It does not impact on neighbouring properties or the AONB and there is still adequate amenity and carparking space at the property.

The extension satisfies the relevant local and national policies as described in the National Planning Policy Framework and the Stroud District Local Plan we therefore hope that the local planning authority will support the proposal and grant full planning consent for a single storey extension.

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