

Item No 13:-

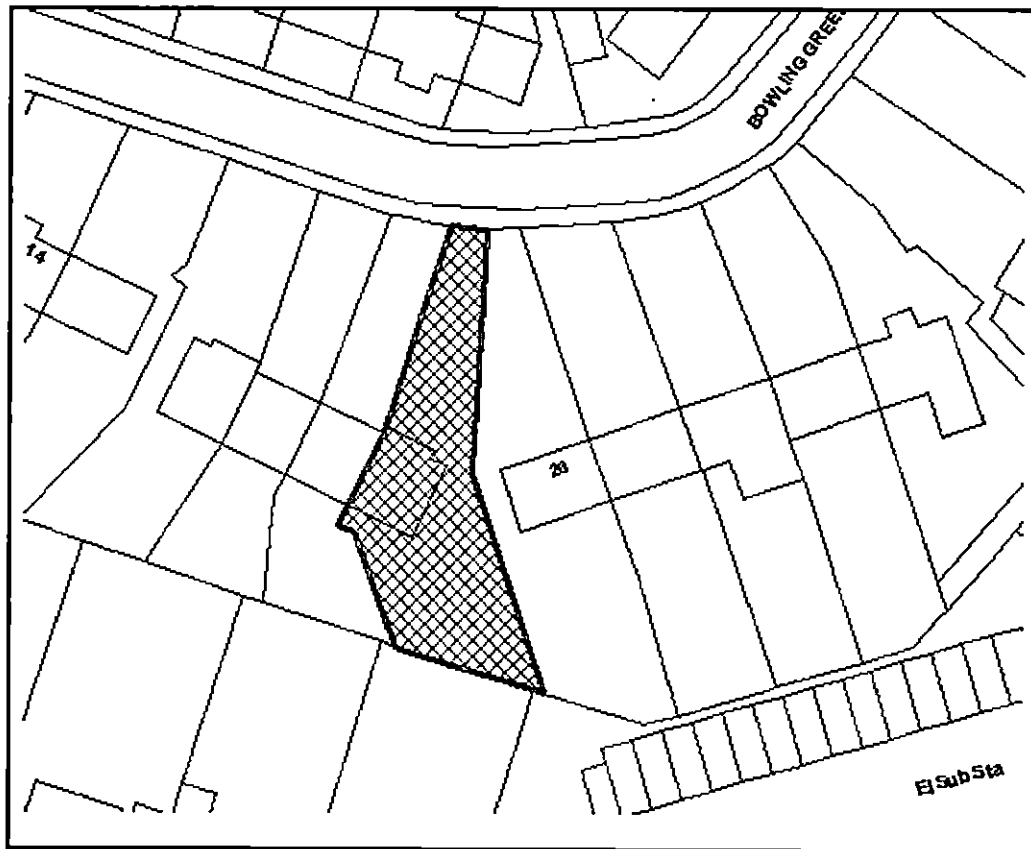
15/05549/FUL (CT.9147)

**24 Bowling Green Crescent
Cirencester
Gloucestershire
GL7 2HA**

Item No 13:-

**Two-storey annexe extension with habitable loft space
at 24 Bowling Green Crescent Cirencester Gloucestershire**

Full Application 15/05549/FUL (CT.9147)	
Applicant:	Mr & Mrs A Moody
Agent:	Mr Matt Edwards
Case Officer:	Joe Seymour
Ward Member(s):	Councillor Mark Harris
Committee Date:	9th March 2016

Site Plan

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RECOMMENDATION: PERMIT

Main Issues:

- (a) Design
- (b) Residential Amenity

Reasons for Referral:

Cllr Harris has referred this application to be determined by the planning committee on the grounds of:

- a) transparency,
- b) the concern expressed by the Town Council about scale, and
- c) the fact we have a similar case in the ward where a modest 3 bedroom house is being massively overdeveloped.

1. Site Description:

The site comprises a dwelling at the end of a terrace of four dwellings in Cirencester. The dwelling is located on Bowling Green Crescent, a housing estate which dates back to the 1930s.

2. Relevant Planning History:

None.

3. Planning Policies:

LPR46 Privacy & Gardens in Residential Deve
NPPF National Planning Policy Framework
LPR18 Develop within Development Boundaries
LPR42 Cotswold Design Code

4. Observations of Consultees:**5. View of Town Council:**

Object to this application on the grounds of overdevelopment. The roof line of the extension should be subservient to the original build in order to maintain the character and integrity of the street scene. Also the proposed extension will have an impact on neighbouring properties with loss of privacy, sunlight and overshadowing.

6. Other Representations:

Residents at 22 Bowling Green Crescent have raised concerns with regard to the proposed re-routing of the water supply and sewer facility for the properties, which currently runs beneath the proposed building extension. This is not considered to be a planning issue and would be addressed via a subsequent application for building regulations approval.

7. Applicant's Supporting Information:

None.

8. Officer's Assessment:**(a) Design**

The existing dwelling is two storeys high with the benefit of a loft conversion. The proposal seeks permission for a side extension to create an annexe for an elderly relative. The development also includes accommodation in the loft space, with the ridge line of the extension set down marginally from the main ridge line of the dwelling to remain subservient. In addition, single storey rear extensions including a conservatory are proposed.

The side boundary between the application site number 24 and the neighbour at number 26 is at a 45 degree angle due to the position of the dwellings on a corner of Bowling Green Crescent. This has dictated the roughly triangular footprint of the proposed extension with the hypotenuse running parallel to the boundary between 24 and 26 Bowling Green Crescent. From the principal street scene elevation, the extension would only protrude 1.6m to the side, however on the rear aspect the side protrusion from the existing dwelling would be 6m. Therefore, the bulk of the extension would not be visible from the street scene due to the orientation of the building and the extension. The reduction of the ridge line in relation to that of the main dwelling and the small amount of protrusion to the side when viewed from the front elevation helps the extension to remain subservient to and in proportion with the main dwelling. Materials will match the main dwelling.

The proposed single storey extensions consist of a lean-to and a conservatory that protrude 2.2m and 3.2m respectively from the rear elevation. These are considered modest additions which, if marginally smaller, would not require planning permission.

Overall, the proposed extensions are considered to be well-designed considering the physical constraints of the site. The extensions are proportionate and designed with appropriate building materials. Thus, the proposal is deemed compliant with the design guidance contained within National Planning Policy Framework (NPPF) Section 7 and Cotswold District Local Plan Policy 42.

(b) Residential Amenity

Despite the substantial extensions proposed at the dwelling, there would be still be sufficient private amenity space to the rear of the dwelling. The extensions would not occupy too much garden area to the extent that future occupiers would not have a garden to enjoy. No side windows are proposed for the side extensions and the neighbouring property does not have side windows facing the site either so there is considered to be no overlooking/ privacy loss issues. The windows proposed on the rear elevation of the side extension would afford oblique views of the neighbour's rear garden but these are already available to the applicant at the moment so there is considered to be no material change in this regard. The extensions do not protrude beyond the rear elevations of the two neighbouring properties so the Building Research Establishment guidelines regarding 'right to light' would not be breached either. Consequently, it is considered residential amenity between the residents in this section of Bowling Green Crescent would be retained in accordance with Cotswold District Local Plan Policy 46.

9. Conclusion:

The proposed extensions are considered to be well-designed considering the physical constraints of the site. The extensions are proportionate and designed with appropriate building materials. Also, the extensions would not lead to a loss of light for neighbouring properties, they would not cause privacy loss or overlooking issues and sufficient residual private amenity space would remain for future occupiers of the dwelling. The proposal is therefore recommended for approval in accordance with the guidance contained within NPPF Section 7 and Cotswold District Local Plan Policies 42 and 46.

10. Proposed conditions:

The development shall be started by 3 years from the date of this decision notice.

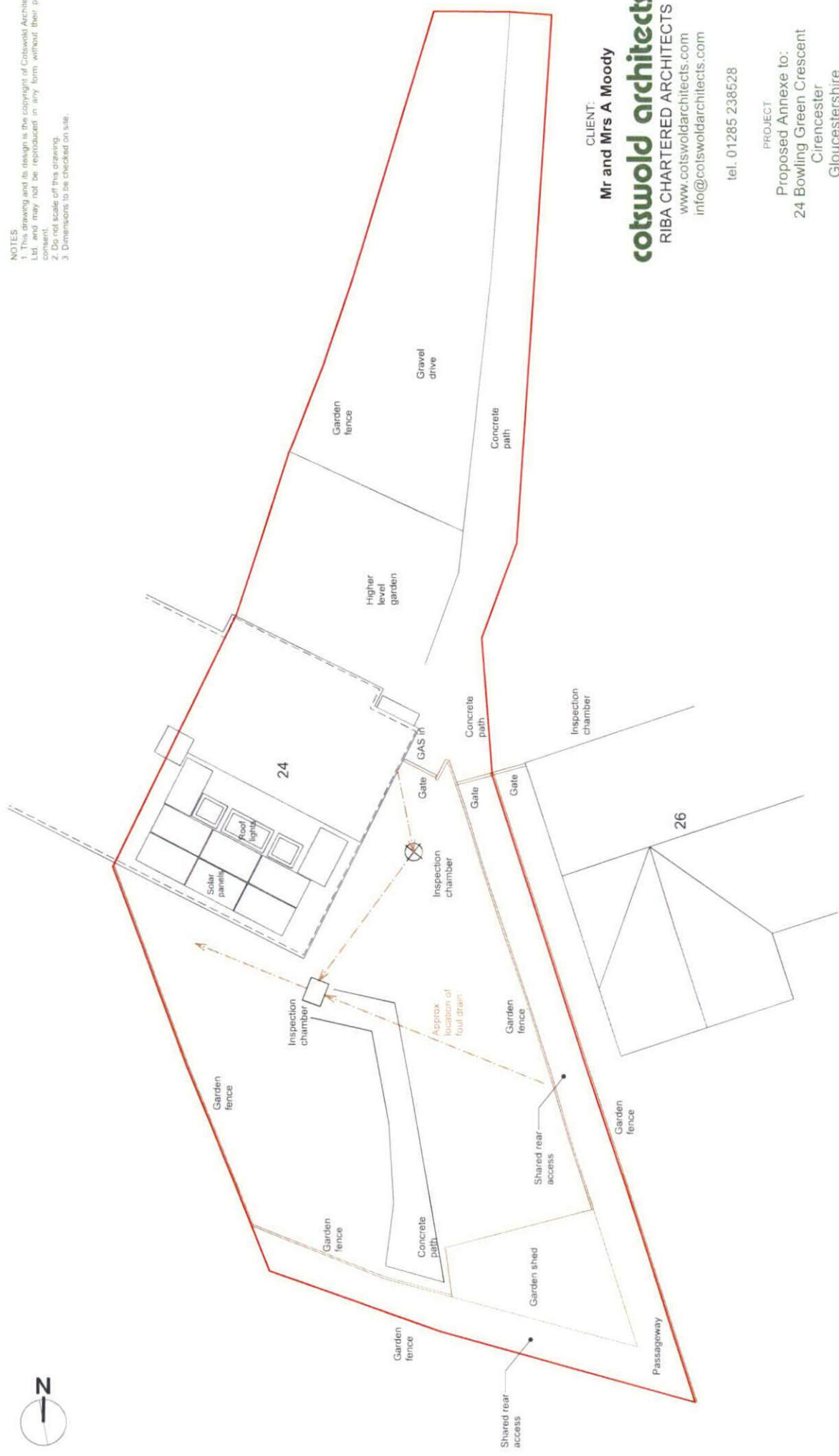
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing numbers: 15-039-E-SLP, 15-039-P-SP01, 15-039-P-GF01, 15-039-P-FF01, 15-039-F-SF01 and 15-039-P-E01.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

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PROJECT
 Proposed Annex to:
 24 Bowling Green Crescent
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 Gloucestershire
 GL7 2HA

TITLE:
Existing Site Plan

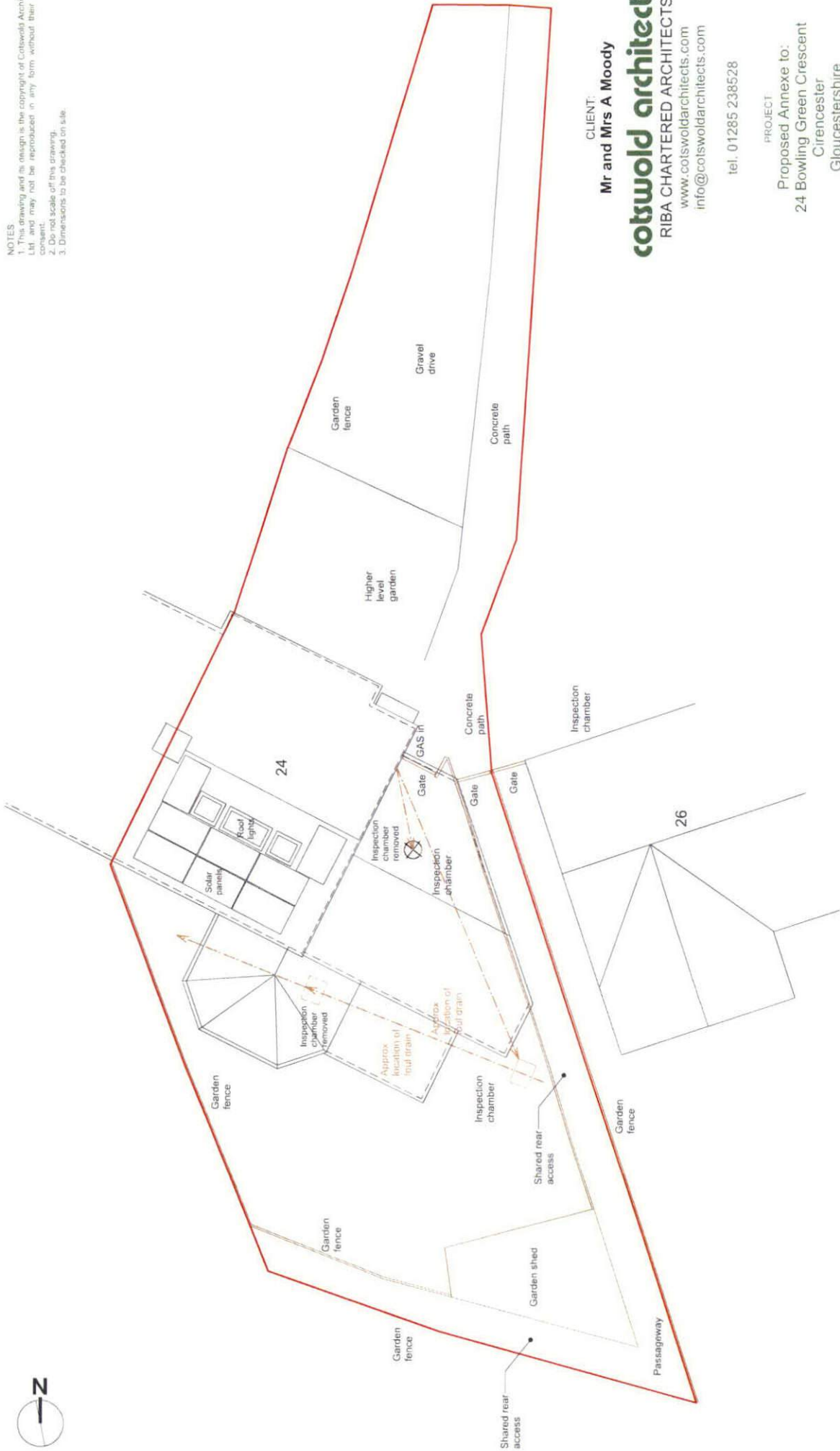
DRAWING NO.	REV.
15-039-E-SP	.

SCALE: 1:100@A3
 DATE: Dec 2015





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PROJECT

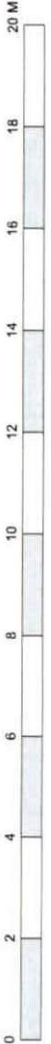
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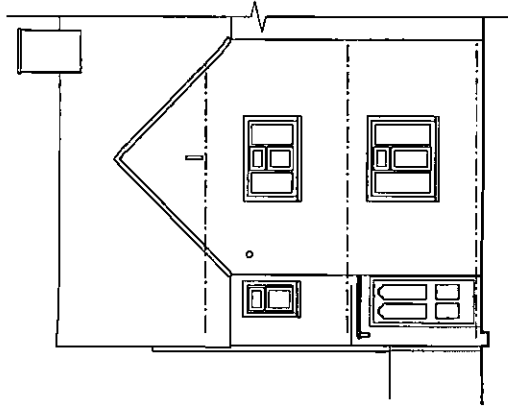
Proposed Site Plan

DRAWING NO.	REV.
15-039-P-SP01	.

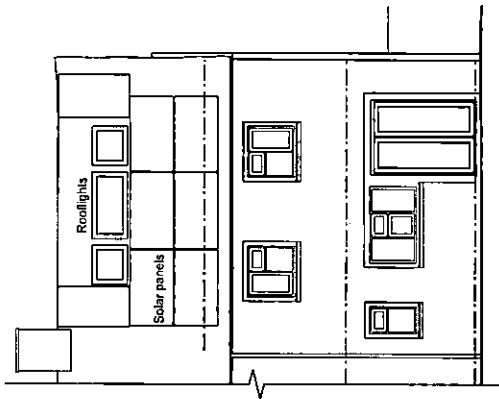
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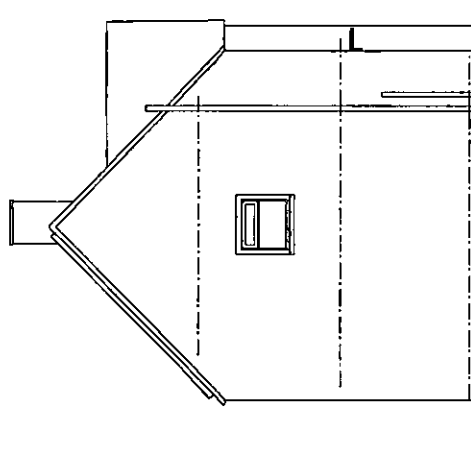
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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Existing Elevations

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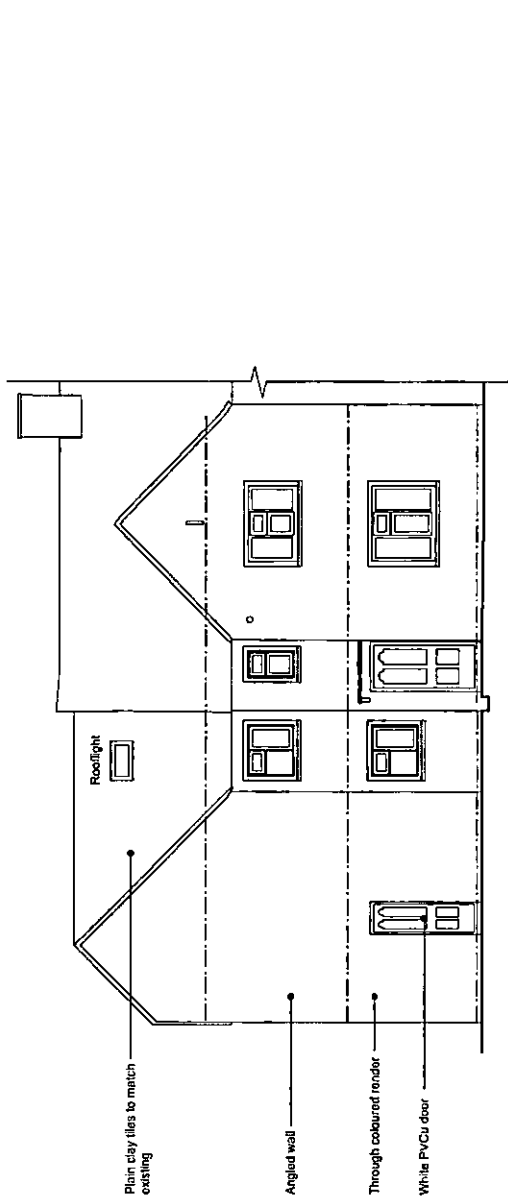
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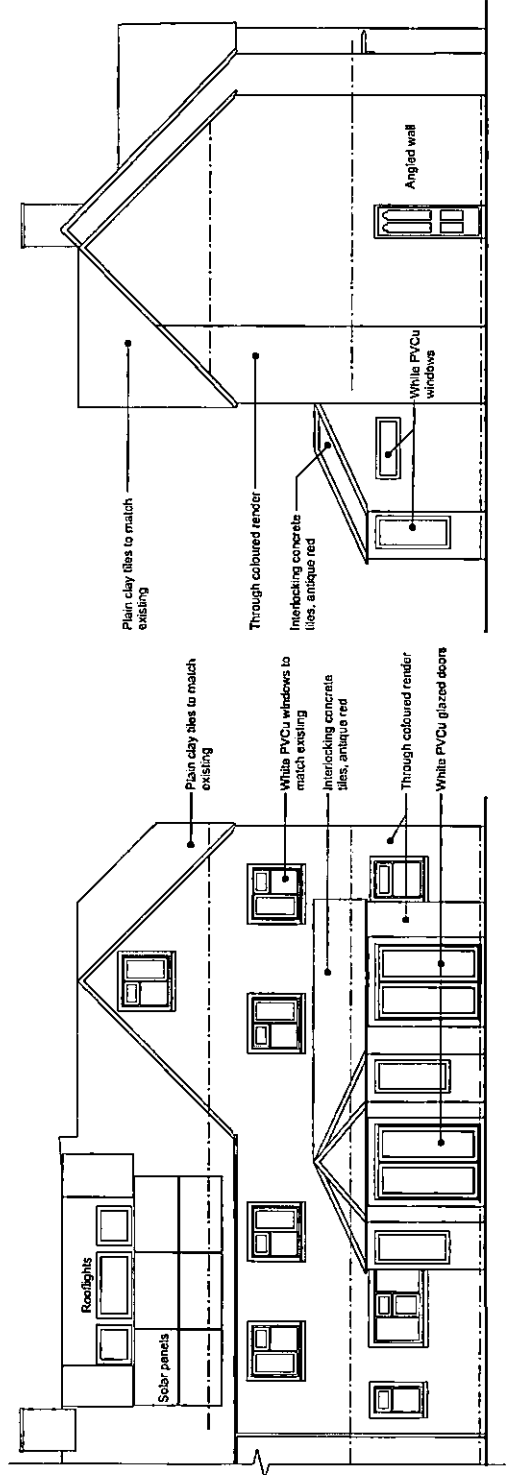
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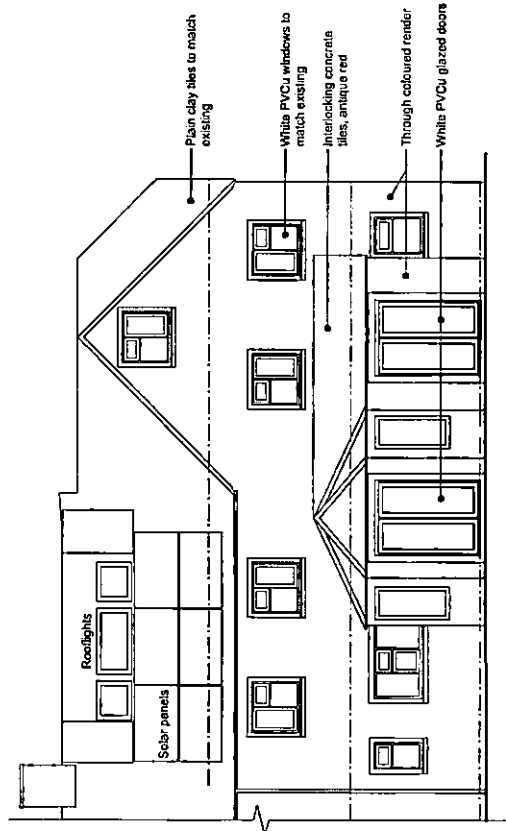
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

