

Item No 04:-

17/05032/FUL

**Land To The Rear Of
8 Roman Way
Lechlade
Gloucestershire
GL7 3BP**

Item No 04:-**Erection of a single storey dwelling at Land To The Rear Of 8 Roman Way Lechlade Gloucestershire GL7 3BP**

Full Application 17/05032/FUL	
Applicant:	Mr R Taylor
Agent:	Edgars Limited
Case Officer:	Christopher Fleming
Ward Member(s):	Councillor Sue Coakley Councillor Stephen Andrews
Committee Date:	14th March 2018
RECOMMENDATION:	PERMIT

Main Issues:

- (a) Principle and Sustainability
- (b) Impact on neighbouring living conditions
- (c) Highways and Parking
- (d) Design and Impact on the Surrounding Area
- (e) Flooding and Drainage
- (f) Biodiversity

Reasons for Referral:

The application has been called to Planning and Licencing Committee by the Councillor Coakley for Members to assess the application in relation to overdevelopment of the site and the access to and from the site and Hambridge Lane.

1. Site Description:

The site is the rear garden of 8 Roman Way set within a residential area comprising of a number residential properties on the outskirts of Lechlade. There is an existing access point in the rear of the site onto Hambridge Lane. There are no landscape or heritage designations on the site.

2. Relevant Planning History:

No relevant planning history

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR18 Develop within Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

N/A

5. View of Town/Parish Council:

Objection on grounds of access and that the development would set a precedent for further development in gardens of adjacent properties.

6. Other Representations:

3 letters of objection from members of the public summarised below:

- (i) Impact on access and proposal on the highway network
- (ii) Impact on neighbouring living conditions
- (iii) No need for single storey dwellings in Lechlade (not a material planning consideration)
- (v) Would affect resale value of property (not a material planning consideration)

7. Applicant's Supporting Information:

Design and Access Statement
Swept path analysis of access points

8. Officer's Assessment:**(a) Principle and Sustainability**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.' The starting point for the determination of an application would therefore be the current development plan for the District which is the Cotswold District Local Plan 2001-2011.

Cotswold District Local Plan (adopted) 2001-2011

The weight that can be given to other policies of the adopted Local Plan that do not relate to the delivery of housing is a matter of planning judgement for the Council. While many of the policies of the adopted Local Plan accord with the NPPF, they were adopted before the NPPF came into force and the evidence base behind some of the policies is out of date. For those reasons, Officers consider that they cannot be afforded significant weight.

The application site is located within a Development Boundary as designated in the Cotswold District Local Plan 2001-2011. The proposed development is therefore primarily covered by Policy 18: Development Within the Development Boundaries of Cirencester and the Principal Settlements of the aforementioned plan.

Local Plan Policy 18 offers 'in principle' support for new build residential development in locations within established Development Boundaries. Criterion c) of Policy 18 states that development will be permitted provided that the siting, appearance and scale of the development respects the traditional form, character, appearance and setting of the settlement, and would cause no significant adverse environmental or visual harm to the site or its surroundings. Criterion d) states that development should not materially harm 'the open character of a settlement by limiting or closing important views, or infilling gaps, spaces or other breaks in development, which, individually or collectively, make a positive contribution to the settlement's overall appearance or setting.' These criteria are still considered to be consistent with guidance in the NPPF and as such can still be some weight.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) has, at its core, a presumption in favour of sustainable development and this is described in paragraph 14 as the "Golden Thread" that runs through the document. There are three dimensions to sustainable development, set out within

paragraph 7, these being economic, social and environmental. The NPPF states that development should, where possible, seek joint and simultaneous gains in all three dimensions of sustainability.

Paragraph 50 of the NPPF sets out the importance in the provision for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes). This proposal is for a two bedroomed bungalow which would be add to the housing mix and result in the provision a modest sized dwelling within the town of Lechlade.

Emerging Local Plan

In addition to the above, the emerging Local Plan (ELP) for Cotswold District 2011-2031: has been through the 'Examination in Public' phase of the Local Plan process. At present, the ELP is a material consideration as it indicates a 'direction of travel' for the Council as a result of assessment of the review evidence base. The draft policies of most relevance to this proposal Policy DS2 (Development within Development Boundaries), and INF4 (Highway Safety). The weight afforded to these policies will be addressed in the following sections.

Lechlade is also identified in ELP documents as one of 17 key settlements that has sufficient facilities and services to accommodate new residential development in the period up until 2031. It states that Lechlade ranks 9th in the District in terms of its social and economic sustainability.

The ELP that has been subject to public examination has recently been subject to public consultation provides the Councils approach to new residential development within the 17 proposed key settlements, One of which is Lechlade this is set out below:

Policy DS2 Development within Development Boundaries

Within the Development Boundaries and/or sites allocated for development on the Policies Maps, applications for development will be permissible in principle provided, where applicable, the development conforms with the use(s) proposed in site-specific allocations.

Whilst the provisions of Policy DS2 are noted, the ELP has only just gone through the process of examination. However, Policy DS2 is not subject to proposed main modifications and therefore can be afforded moderate weight.

In addition to the adopted and ELP, Lechlade-on-Thames Neighbourhood Plan has also recently passed a public referendum and therefore now forms part of the Development Plan for the District.

The following policies are considered relevant to the current proposal;

Policy D1 Design Principles

Applications for new development will only be permitted where these criteria are met:

- (a) Respect views into and out of the town.
- (b) Would not adversely affect the character of the town.
- (c) Conform to the Cotswold Design Code or its successor document.
- (d) Conform to the character of the local area as set out at Appendix 7.

Policy H6 Residential Parking

Proposals for new residential development will only be permitted where it can be demonstrated that off street parking provision is adequate to meet likely future needs.

Policy H8 Infrastructure

Proposals for new residential development will need to demonstrate that sufficient infrastructure (including community infrastructure) exists or can be provided to support the development.

The application site is located approximately 700m from the town centre and from the primary school. Both of the aforementioned localities can be accessed along pavements and along routes that are relatively flat. The site is therefore considered to have reasonable access to a range of services and facilities, including public transport links, without future residents having to be dependent on the use of the private motor car. The site is considered to represent a sustainable location in terms of its accessibility to services and facilities. The introduction of a single dwelling is considered not to place an unacceptable strain on existing infrastructure.

(b) Impact on neighbouring living conditions

Consideration needs to be given to the design, scale and layout of the dwellings to ensure that there would not be an adverse impact on the amenity of existing neighbouring properties in terms of overlooking, loss of light and overbearing impact in accordance with Policy 46 of the Cotswold District Local Plan. In addition the garden space to serve the dwelling would need to be commensurate with the size of the dwelling proposed and sufficiently private adequate amenity space.

Officers are of the view that the proposed dwelling would not have an adverse impact on the living conditions of the adjacent neighbouring properties. The siting, orientation and size of the proposed house is such that it would not give rise to a significant loss of light to neighbouring property. The proposed dwelling would be single storey and would therefore provide no overlooking into neighbouring property. The proposal is sited as such to provide an adequate sized garden commensurate to the size of a small two bedroomed dwelling and would not result in a cramped form of development on the site. Officers, therefore consider the proposal to comply with Cotswold District Local Plan Policy 46.

(c) Highways/Parking

The Guidance within section 4 of the NPPF sets out that development should be focused in locations where occupants have a real choice over how they travel. The opportunities for sustainable modes of transport should be maximised depending upon the nature and location of the site. To achieve this, developments should be designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities. Development that would result in severe impacts should be refused.

Emerging local plan policy INF4 (Highway Safety) supports development that is well integrated with the existing transport network and beyond the application site, avoiding severance resulting from mitigation and severe impact upon the highway network. Developments that create safe and secure layouts and access will be permitted. Officers consider that no key issues have been raised regarding this policy and it is considered to have some weight.

Policy 39 requires residential developments to include one parking space per dwelling. Having assessed the proposal, the site currently benefits from an existing vehicular access. The proposal would only provide a small two bedroomed dwelling and provide off street parking for at least 1 vehicle. In addition, whilst there are on street parking restrictions along part of Hambridge Lane, parking is available on other sections of the Lane and Roman Way not too far from the access to the property. Taking this into account it is considered the proposal would accord with the Council's Parking requirements as set out in local plan policy 38 and 39.

With regard to access, the proposed development will be served by a vehicular access onto Hambridge Lane. The proposed entrance will open onto a relatively straight section of road which is subject to a 30mph speed limit. Manual for Gloucestershire Streets Standing Advice Technical Note recommends visibility of 54m in each direction from a point 2.4m back from the edge of the

carriageway. The access road serves a number of properties providing access to rear garages and drives. The access lane to the rear of the site also represents a Public Right of Way. Details have been submitted with the application to show access and turning arrangements at the point of access to the site to show that a vehicle can manoeuvre enter and exit the lane and site in forward gear. The site would provide one parking space for the dwelling. Whilst there has been local concern over access and parking it is considered given the location of the dwelling in relation to the town that this, along with the provision of on street parking in the surrounding area, would be adequate and satisfy the requirements of a two bedroomed dwelling in this location which in turn would not warrant refusal of the application on highways grounds.

(d) Design and impact on the surrounding Area

Section 7 of the NPPF requires good design. Paragraph 58 states that decisions should ensure that developments: function well in the long term and add to the overall quality of an area; establish a strong sense of place, creating attractive and comfortable places; and respond to local character, reflecting the identity of the surroundings and materials, whilst not stifling innovation.

The Council's adopted Local Plan Policy 42 requires that development should be environmentally sustainable and designed in a manner that respects the character, appearance and local distinctiveness of the Cotswold District with regard to style, setting, harmony, street scene, proportion, simplicity, materials and craftsmanship.

The application site is surrounded by a mixture of architectural styles, with buildings of a varying ages and character. In this instance the design submitted, in terms of size, form and scale it represents a design that is in keeping with the character and appearance of the surrounding area and would not result in a cramped form of development in this particular location. Taking this into account it is considered the proposal would be in keeping with the character and appearance of the property and would not warrant refusal of the application on design grounds and complies with the policy requirements set out within section 7 of the NPPF and Local Plan Policy 42.

(e) Flooding and Drainage

The site is situated within Flood Zone 1, which is an area at very low risk of fluvial or pluvial. There is no watercourse within 20m of the site. The ground is at low risk from ground water flooding. There is no record of the site previously flooding. The site is also at a relatively flat gradient.

Taking this into account it is considered the proposal would not have an adverse impact on

(f) Biodiversity

From the submitted information having assessed the site it would appear the site has a low ecological value, so no bat surveys or ecological assessments would be required. There is some potential for nesting birds within trees and shrubs on site, however given that these are not protected and relate to small ornamental trees within a residential garden, officers have no objections to the proposed development in relation to impact on local biodiversity.

Other Issues

Concern has been raised from the Town Council that the proposal would set a precedent for further development of this type at the back of Roman Way. Every submission of any application would be set against the merits of the case taking into account the built development, the constraints of the site and policy context at the time that any application is submitted.

9. Conclusion

Having assessed the proposals, the principle of development on the site is considered acceptable given the location of the site, the size and design of the proposed dwelling, the relationship to the

surrounding area. Taking this into account it is considered that the proposal would be acceptable in this context. The existing access provides access to property and garaging of neighbouring properties where it is considered that the addition of one dwelling won't have a severe impact on the safe operation of the highway network. The application is therefore recommended for permission.

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 number(s): RT/2017/P01, RT/2017/P02 and J32-3462-002.

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

Prior to the construction of any external wall of the development hereby approved, samples of the proposed walling and roofing materials shall be approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan Policy 42, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

The development shall not be occupied or brought into use until the vehicle parking and manoeuvring facilities have been completed in all respects in accordance with the approved details and they shall be similarly maintained thereafter for that purpose.

Reason: In the interests of highway safety, and in order to ensure that the development complies with Cotswold District Local Plan Policy 39.



LAND TO REAR OF 8 ROMAN WAY LECHLADE

Scale: 1:1250

Organisation: Cotswold District Council

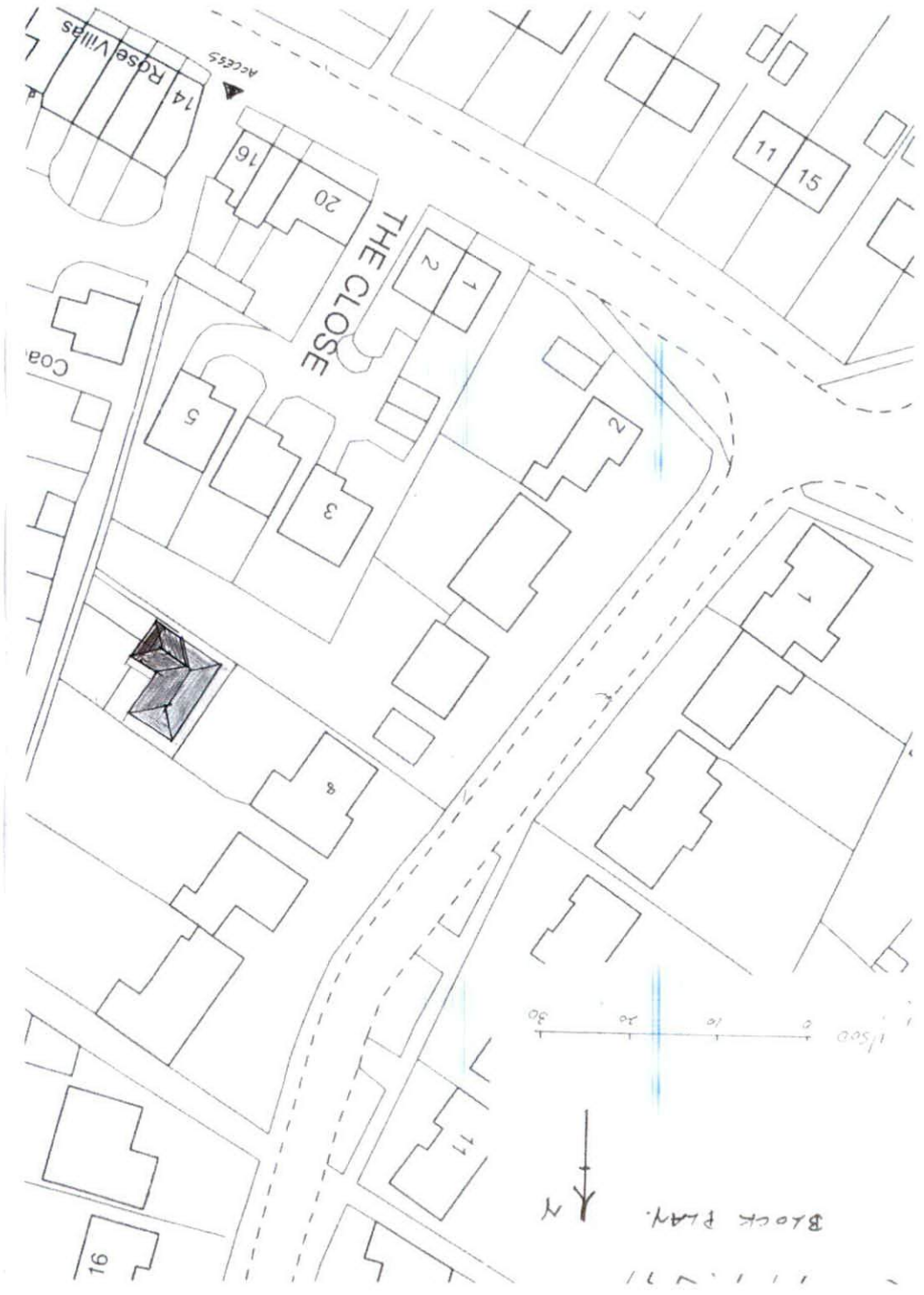
Department:

Date: 02/03/2018



COTSWOLD
DISTRICT COUNCIL

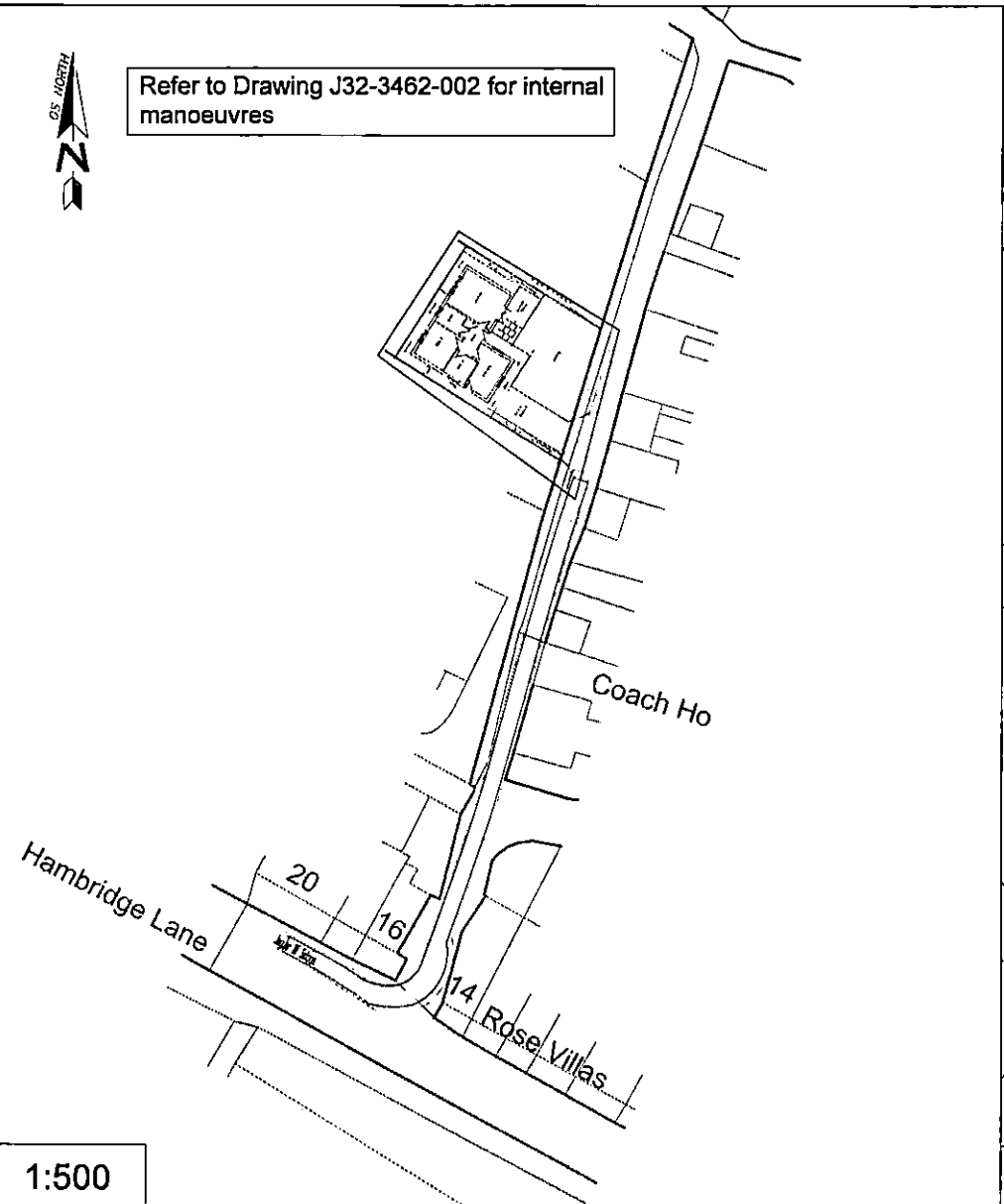




OS MasterMap 1250/2500/10000 scale
 Tuesday, August 29, 2017, 10:06:50 AM
 www.centremapslive.co.uk
 1:1250 scale print at A4, Center: 471462 E, 200197 N
 © Crown Copyright Ordnance Survey. Licence no. 100019980




Refer to Drawing J32-3462-002 for internal manoeuvres



1:500

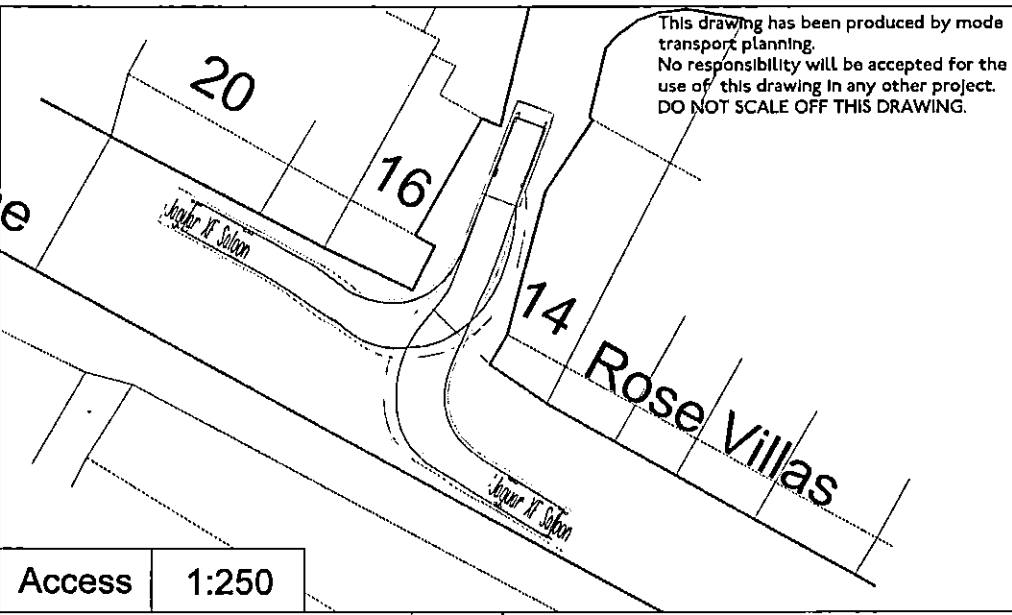
drawing title
Vehicle Swept Path Analysis
Hambridge Lane Access



Jaguar XF Saloon	4.961m
Overall Length	1.913m
Overall Width	1.487m
Overall Body Height	1.253m
Rise Body Ground Clearance	0.253m
Max Track Width	1.602m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.730m

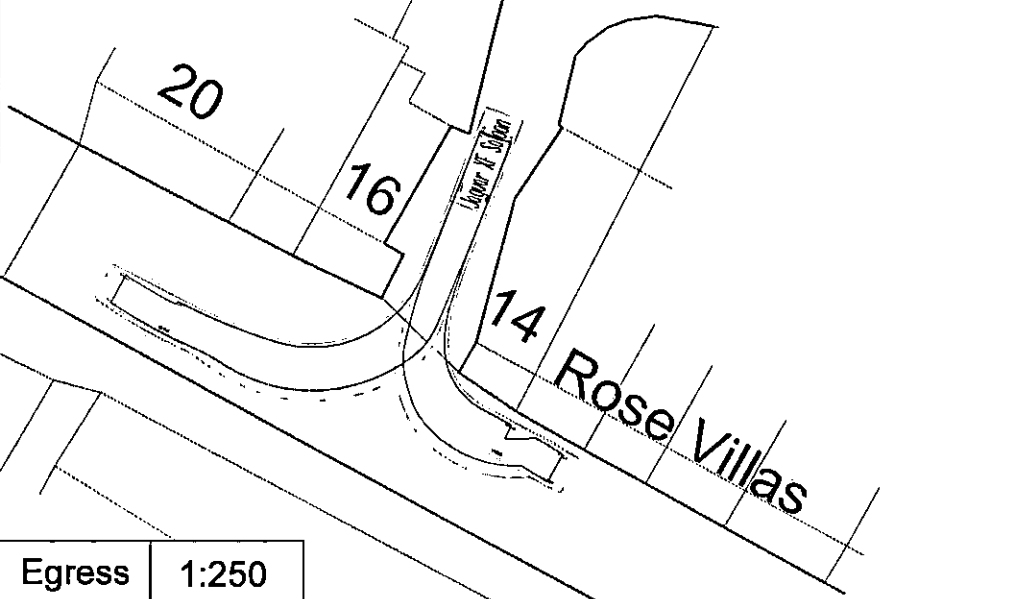
client
Mr & Mrs R Taylor

job title
Land to the rear of 8 Roman Way,
Lechdale




This drawing has been produced by mode transport planning. No responsibility will be accepted for the use of this drawing in any other project. DO NOT SCALE OFF THIS DRAWING.

Access 1:250



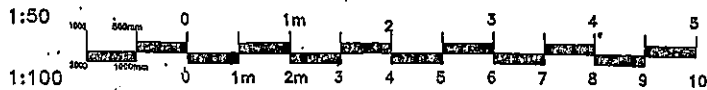
Egress 1:250

mode transport planning
 Balsyn Court
 57 Woodstock Road
 Oxford
 OX2 8HU



t 01865 389 440
 e info@modetransport.co.uk
 w www.modetransport.co.uk

scale	l:varies@A3		
drawn	mf	A	05-12-17
checked	ch	Issued	
created	05/12/17	drawing no. J32-3462-001	



Proposed two bedroomed bungalow

8, Roman way, Lechlade, GL7 3BP

for

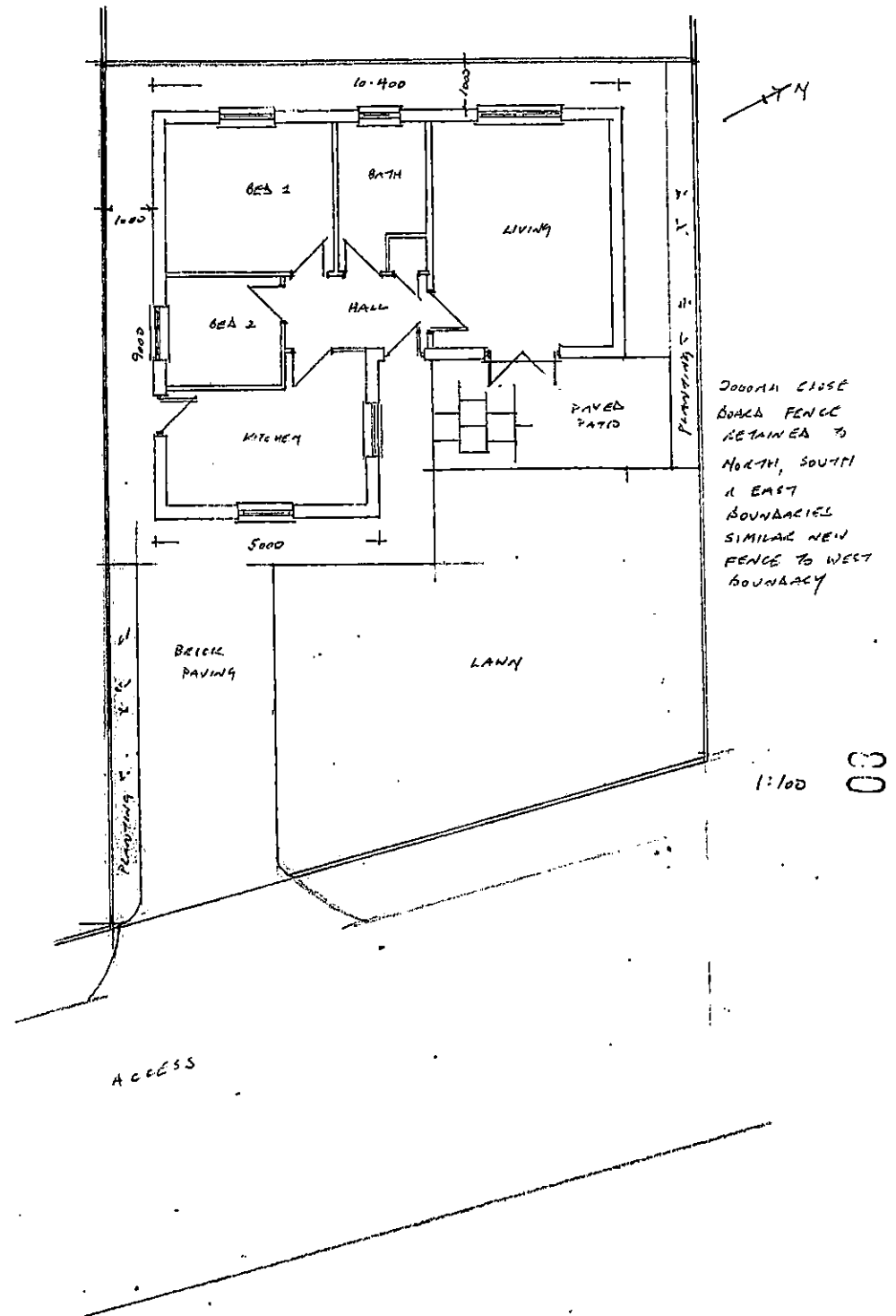
Mr & Mrs R Taylor

**David Hicks
Architectural Design
-11, Tilsley Road
Chipping Norton, OX7 5JA**

Tel 01608 643539
Mobile 07850 377113

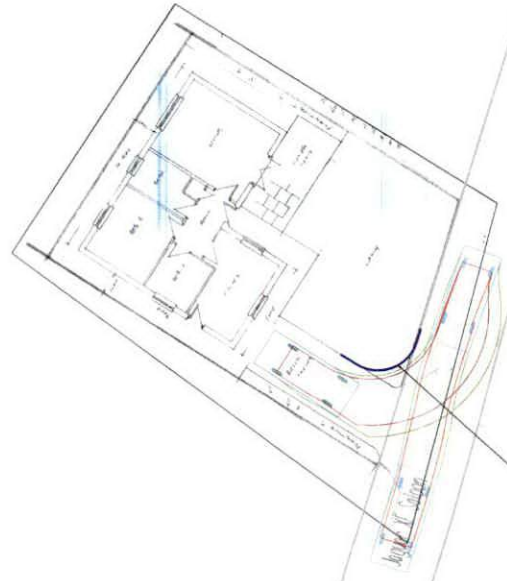
August 2017

Scales 1:100, 1:50 Proposal RT/2017/PO1

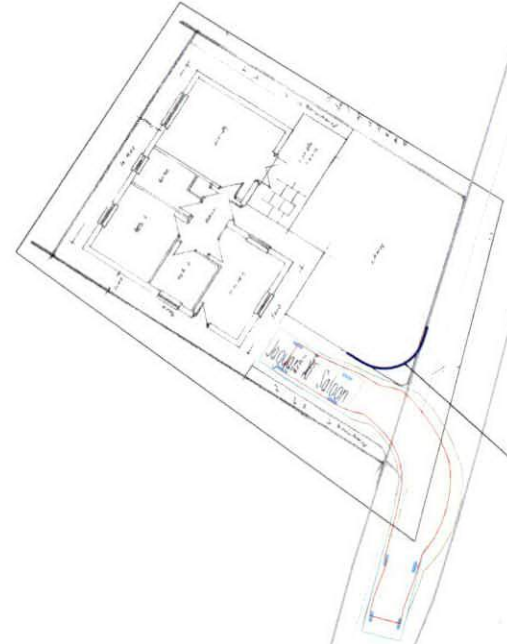




This drawing has been produced by mode transport planning
 No responsibility will be accepted for the use of this drawing in any other project.
 DO NOT SCALE OFF THIS DRAWING.



Amended Kerb Radii

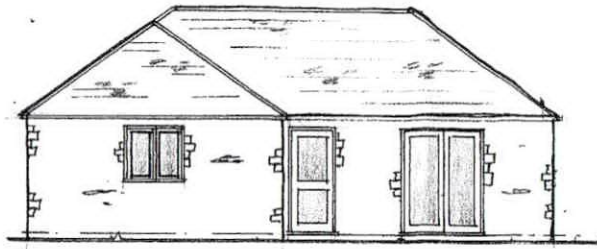


Amended Kerb Radii

Access

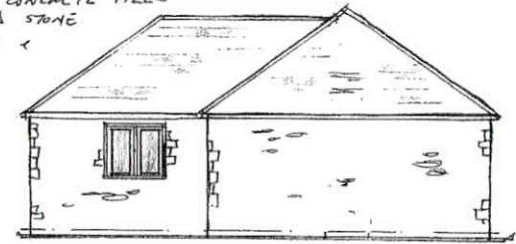
Egress

drawing title	client	scale	A
Vehicle Swept Path Analysis Site Access & Egress Option A	Mr & Mrs R Taylor	1:250@A3	05-12-17
 <ul style="list-style-type: none"> Jaguar XF Saloon Overall Length 4.96m Overall Width 1.93m Overall Body Height 1.48m Min Body Ground Clearance 0.28m Max Track Width 1.605m Lock to lock time 4.99s Kerb to Kerb Turning Radius 3.750m 	job title	<p>mode transport planning</p> <p>Belgrave Court 57 Woodstock Road Oxford OX2 5HU</p> <p>mode transport planning</p> <p>t 01865 389 440 e info@modetransport.co.uk www.modetransport.co.uk</p>	<p>checked</p> <p>ch</p> <p>created</p> <p>05/12/17</p> <p>Issued</p> <p>drawing no.</p> <p>J32-3462-002</p>

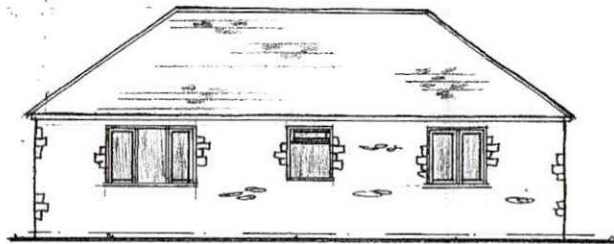


FRONT SOUTH EAST

INTERLOCKING CONCRETE TILES
RECONSTRUCTED STONE
UPVC WINDOWS &
DOORS
ALL AS NO. 8
ROMAN WAY



SIDE NORTH EAST

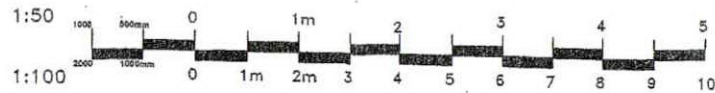


REAR NORTH WEST



SIDE SOUTH WEST

82



RT/2017/P02