

# DELEGATED REPORT

<b>APPLICATION NO</b>	15/00286/FUL
<b>DATE REGISTERED</b>	11.03.2015
<b>PROPOSAL</b>	Erection of one new detached dwelling and a detached double garage (revised scheme).
<b>LOCATION</b>	Field House Blacksmiths Lane Maisemore Gloucester Gloucestershire GL2 8HW
<b>RECOMMENDATION</b>	Permit
<b>DATE OF RECOMMENDATION</b>	30.04.2015

**Planning Officers Comments:** HMS **Site Visit Date:**

## 1.0 Application Site

The application relates to land to the rear of Field House, Maisemore. The site is accessed off Blacksmiths Lane, which in turn is accessed off the A417. The site is semi-rural in character and is located within a residential development boundary.

## 2.0 Planning History

Outline planning permission was granted in 2004 for the erection of a dwelling (Ref: - 03/9363/0528/OUT). This permission was renewed in 2006 (Ref: - 06/01337/OUT) but was not implemented.

Full planning permission was granted in 2012 for the erection of a new dwelling and detached garage (Ref: 12/00014/FUL). This permission has not been implemented and is due to expire on 03.05.2015.

## 3.0 Current Application

The current application is a resubmission of previous planning application 12/00014/FUL and seeks permission for the erection of a detached dwelling and detached double garage. The current proposal is largely consistent with the approved scheme but seeks a small number of alterations. In particular, the single storey rear wing of the approved scheme has been amended and is now shown to be 1.5 storeys in order to provide an additional bedroom at first floor level. The overall ridge height of the main dwelling has also been increased by approximately 1.1 metres.

## 4.0 Policy Context

National Planning Policy Framework  
Planning Practice Guidance  
Tewkesbury Borough Local Plan to 2011 - Policies HOU3, HOU5, TPT1 and LND7  
Joint Core Strategy (Submission Version) November 2014

## 5.0 Consultations and Representations

Maisemore Parish Council - No objections.  
County Highways - Standing advice.

Severn Trent Water - No objection subject to condition for drainage details.  
Members of the public - No representations received.

## **6.0 Analysis**

The application site is located on the edge of Maisemore village on land which forms part of the domestic garden of Field House. The site is situated within a residential development boundary and the principle of development is therefore deemed to be acceptable. This principle has also been established by previous planning permissions which have been granted on the site, with the most recent being 12/00014/FUL.

This application is a resubmission of the previously approved scheme (12/00014/FUL) with a small number of alterations. The footprint of the proposed dwelling is similar to the approved scheme; however, the ridge height has been increased by approximately 1.1 metres and the single storey projecting wing on the rear elevation of the approved scheme is now shown to be 1.5 storeys in order to create an additional bedroom.

It is considered that the size, scale and design of the proposed dwelling is acceptable and remains appropriate within its context. The ridge height of the rear projecting wing is lower than the main building and the proposed dwelling remains subservient to Field House. There is no alteration to the proposed double garage which is positioned to the front of the dwelling in the same location as the approved scheme.

With regard to residential amenity, the current scheme has not sought any alteration to the division of the plot and it is considered that the proposed dwelling would be afforded acceptable outdoor amenity space and ample amenity space would be retained for the existing dwelling. With the exception of two roof lights, the current scheme does not propose any additional opening on the south-east elevation of the proposed dwelling which would overlook Field House. It is recommended that the existing first floor window on the side gable (south-east elevation) should be conditioned to be obscure glazed and fixed shut. There remains adequate separation between the proposed dwelling and Leadon Gate to the east.

Access to the site is unaltered and would be consistent with the previously approved scheme. There is off-road parking provision for two cars and there are not considered to be any issues relating to accessibility or highway safety.

The application is therefore recommended for **permit**.

### **Conditions & Reasons:**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 Building operations shall not be commenced until samples of the bricks and tiles proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.
- 3 The dwelling hereby permitted shall be constructed in accordance with the finished floor levels detailed on the drawing entitled 'Proposed Block Plan and Location Plan - Revision A' dated October 2014 unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the first floor window in the side elevations serving the bathroom shall be glazed in obscure glass and permanently fixed shut. The window shall thereafter be retained as such and not altered without the prior express permission of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), no windows or roof lights (other than any hereby permitted) shall be installed above ground floor level on the south-east (side) elevation without the prior express permission of the Local Planning Authority.

6 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reasons:

1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with the NPPF.

3 To ensure the development integrates harmoniously with its surroundings and does not adversely impact upon existing residential properties in accordance with Policy HOU5 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

4 To prevent the unacceptable overlooking of the property currently known as 'Field House' in accordance with Policy HOU5 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

5 To prevent the unacceptable overlooking of the property currently known as 'Field House' in accordance with Policy HOU5 of the Tewkesbury Borough Local Plan to 2011 - March 2006.

6 To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

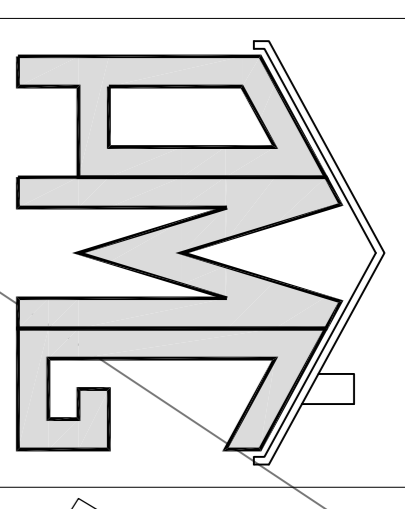
Notes:

1 **Statement of Positive and Proactive Engagement**

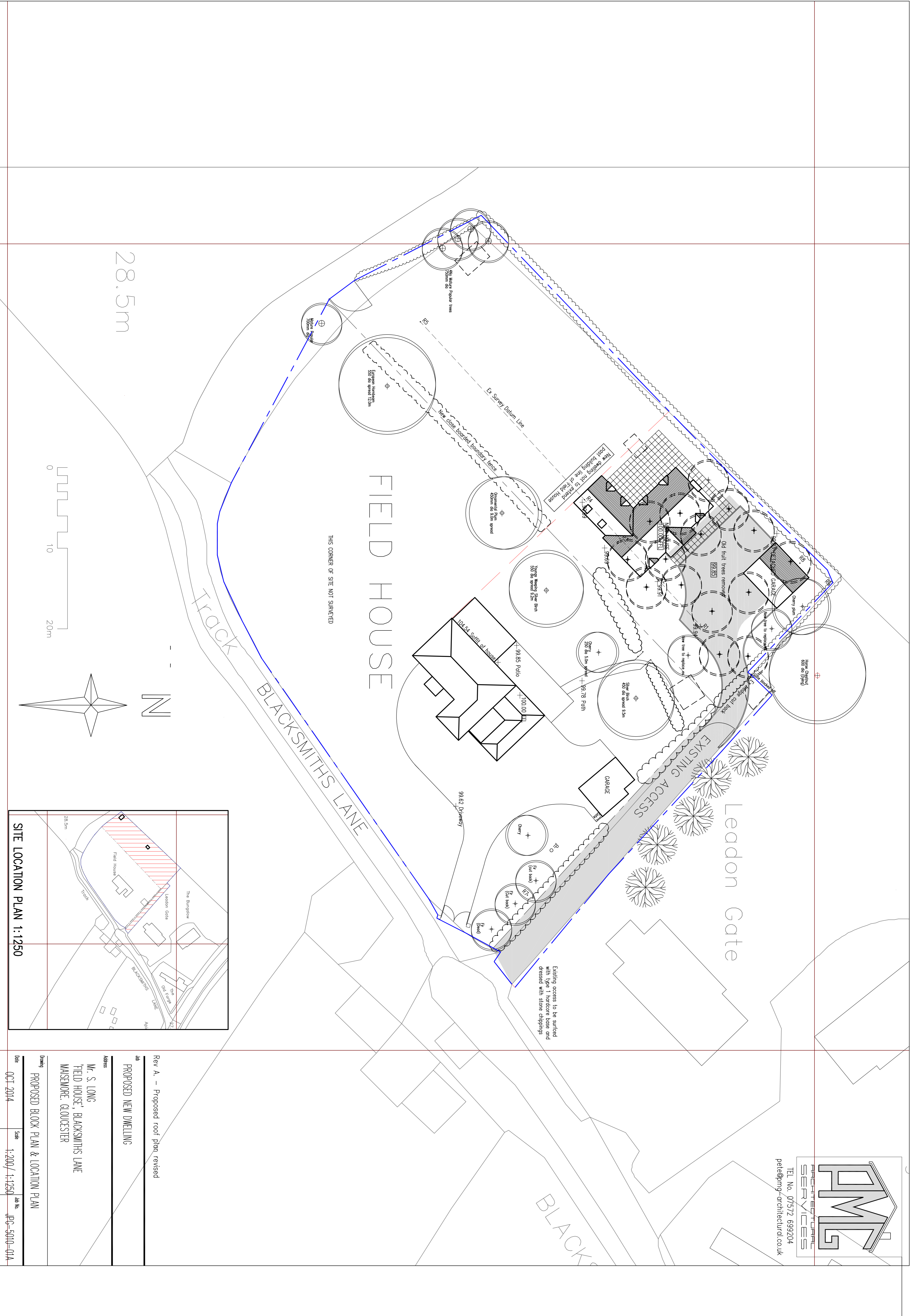
In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

2 This decision notice relates to the drawings received by the Local Planning Authority on 11 March 2015.

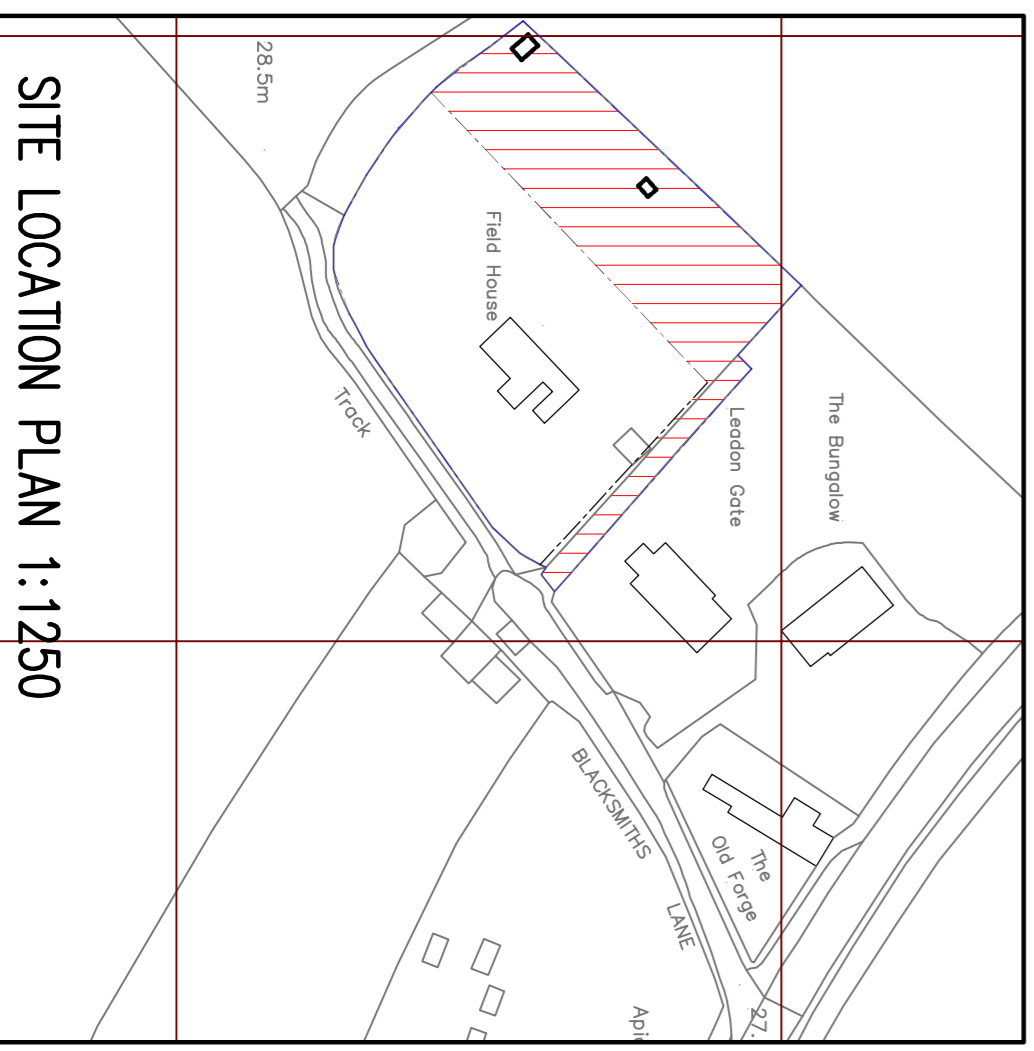
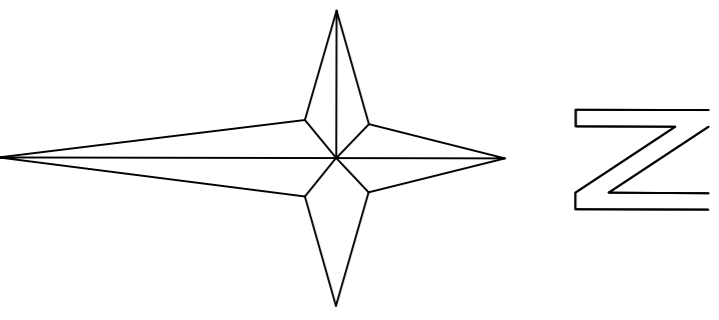
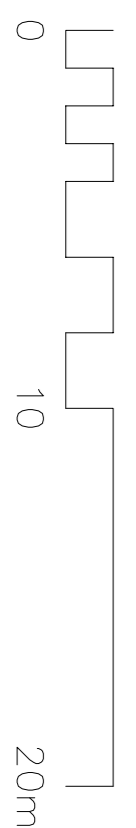
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TEL No. 07572 699204  
pete@pmg-architectural.co.uk



28.5m



SITE LOCATION PLAN 1:1250

Rev A. - Proposed roof plan revised
Job <b>PROPOSED NEW DWELLING</b>
Address Mr. S. LONG "FIELD HOUSE", BLACKSMITHS LANE MAISEMORE, GLOUCESTER
Drawing PROPOSED BLOCK PLAN & LOCATION PLAN
Date OCT 2014
Scale 1:200 / 1:1250
Job No. JPG-5010-01A

**Town and Country Planning Act 1990  
Town and Country Planning (Permission in Principle)  
(Amendment) Order 2017**

**PERMISSION FOR DEVELOPMENT (PERMISSION IN PRINCIPLE)**

**Application number:** 20/00769/PIP    **Date application valid:** 17th August 2020

**Location:** Field House, Blacksmiths Lane, Maisemore, Gloucester, Gloucestershire, GL2 8HW

**Proposal:** Planning in principle for the erection of 1No. infill dwelling.

In pursuance of their powers under the above mentioned Act, the Borough Council as Local Planning Authority hereby give notice in pursuance of the provisions of the Town and County Planning Act 1990, Town and County Planning (Permission in Principle) (Amendment) Order 2017 that permission has been **PERMITTED** for the carrying out of the development described in accordance with the submitted application and the accompanying plan(s), but subject to the conditions hereunder stated.

**Condition(s) and reason(s) attached to permission**

Nil

**Informative:**

A technical details application for the approval of matters must be made prior to commencement of development and no later than the expiration of three years from the date on this decision notice, after this period this planning permission in principle shall lapse.

**Statement of Positive and Proactive Engagement**

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**CIL: IMPORTANT INFORMATION**

Tewkesbury Borough Council is a charging authority for the Community Infrastructure Levy (CIL). It is your responsibility to ensure that the requirements of the CIL Regulations are met. The Council will make every effort to ensure that a Liability Notice providing details of the potential charge is dispatched as soon as possible after planning permission or consent is granted. If you do not receive a Liability Notice please contact the Council. If you have been granted an Outline Planning Permission you will be required to submit the CIL Planning Application Additional Information Requirement form along with your Reserved Matters application.

IMPORTANT - All CIL requirements, including assuming liability to pay the charge, claiming any exemption or relief and notifying the Council of your intention to commence development, must be met before any works begin on site - including any demolition. Further information regarding CIL can be found on our website at <https://www.tewkesbury.gov.uk/planning> or you can contact us at [cil@tewkesbury.gov.uk](mailto:cil@tewkesbury.gov.uk).

**Date of decision:** 22.09.2020

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**Development Manager**  
duly authorised in that behalf

**PLEASE SEE NOTES OVERLEAF**

# NOTES

## APPEALS TO THE DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG)

If the applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State, under Section 78 of the Town and Country Planning Act, 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or from the appeals area on [www.gov.uk/topic/planning-development/planning-permission-appeals](http://www.gov.uk/topic/planning-development/planning-permission-appeals) Some personal information will be displayed on this website please contact the Planning Inspectorate on 0303 444 00 00 if you have any concerns

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under a Development Order.

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Tewkesbury Borough Council is a charging authority for the Community Infrastructure Levy (CIL). It is important that you ensure that the requirements of the CIL Regulations are met (including notification requirements and those that need to be met prior to commencement of development and/or following completion of development) to ensure that you avoid any unnecessary surcharges and that any relevant relief, exemption or instalment policy is applied. Further information regarding CIL can be found on our website at <https://www.tewkesbury.gov.uk/planning> or you can contact us at [cil@tewkesbury.gov.uk](mailto:cil@tewkesbury.gov.uk).

## PURCHASE NOTICES

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Borough Council, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act, 1990.

## PARTY WALL ACT & RIGHT TO ENTER

Your attention is drawn to the Party Wall Act 1996. Further information is available on [Party Wall Act](#)

This permission does not imply any rights of entry to any adjoining property nor does it imply that the development may extend into or project over or under any adjoining boundary.

## ENFORCEMENT ACTION

Attention is drawn to the fact that any failure to adhere to the details of approved plans or to comply with conditions attached to consents constitutes a contravention of the provisions of the Town and Country Planning Act, 1990 in respect of which enforcement action may be taken.

## CUSTOMER SATISFACTION QUESTIONNAIRE

The Development Management team want to continually improve the service we provide by reviewing what we do and your feedback about the service you have received is really important to us. We would appreciate if you could take part in our short online questionnaire, it should take around 5 minutes to complete. Please click on the following link to access the questionnaire: <https://www.tewkesbury.gov.uk/forms/planning-application-service-questionnaire>

## DISCHARGE OF PLANNING CONDITIONS

There are often conditions attached to planning permissions that need further details, for example, samples of materials. This additional information must be submitted to us for formal agreement - known as 'discharge of conditions'. Further details can be found on our website: <https://www.tewkesbury.gov.uk/discharge-of-planning-conditions>.

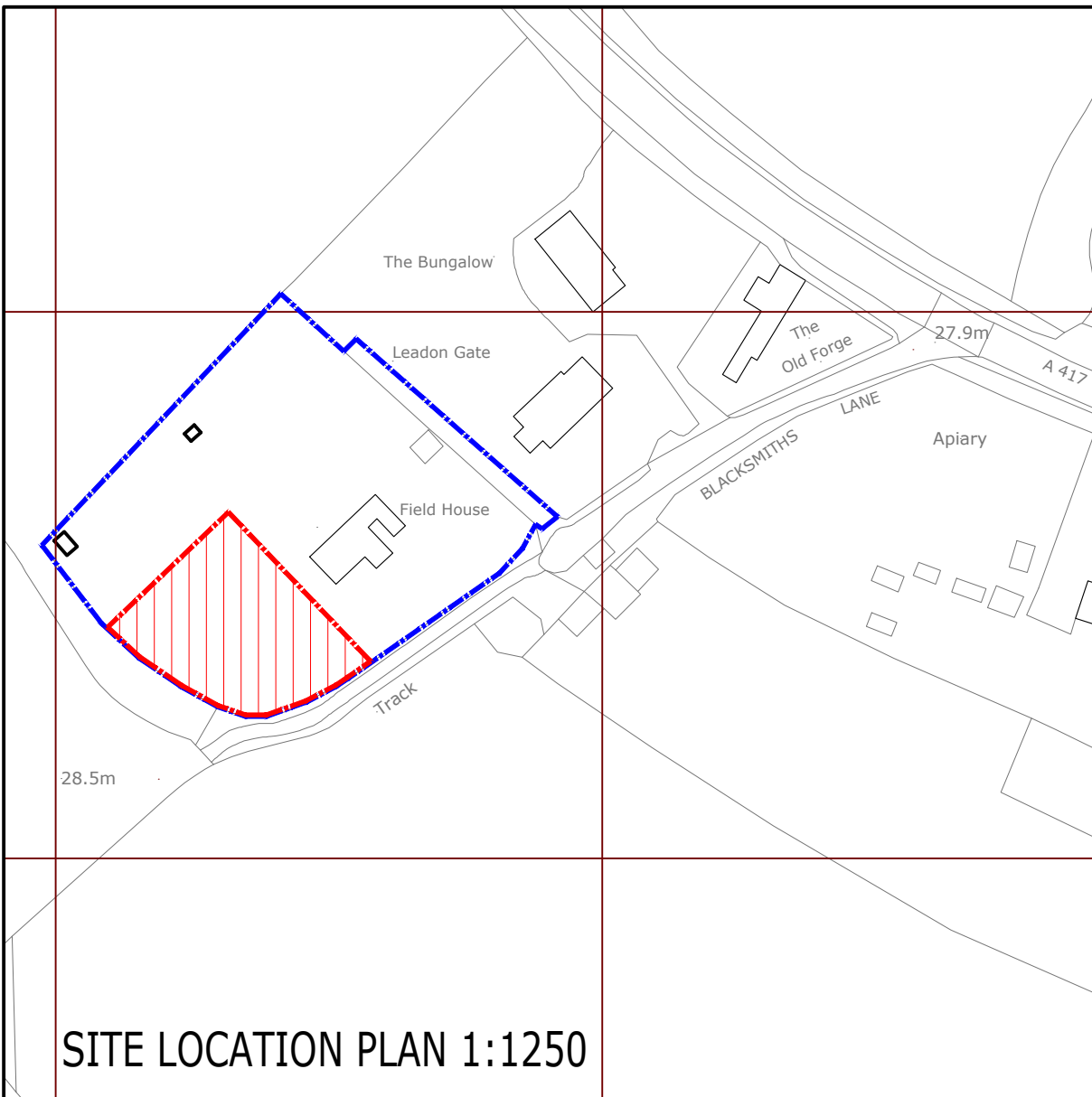
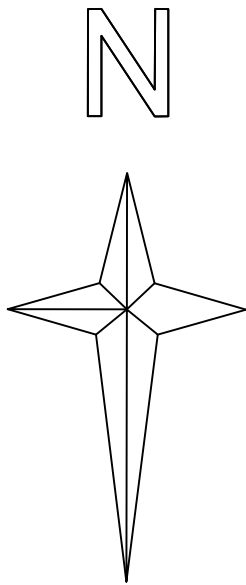
## OTHER INFORMATION

This permission relates to planning control only. Any other statutory consent necessary must be obtained from the appropriate authority. Building Regulations consent for the development may be necessary and you should approach the Building Control section on [BuildingControl@cheltenham.gov.uk](mailto:BuildingControl@cheltenham.gov.uk).

If the work authorised by this permission involves the alteration to an access or the crossing of the highway verge or kerb, you are requested to consult the County Highways Divisional Manager before commencing such work. The address of the Gloucestershire Highways, Imperial Gate Business Park, Corinium Avenue, Barnwood, Gloucester, GL4 3BW.

If the work authorised by this permission requires the supply of utility or other public services, you are requested to contact the appropriate statutory or other undertaker as soon as possible following the receipt of this decision. Failure to do so may result in a delay in the provision of these services.

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 ALL DIMENSIONS AND INFO INDICATED TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING.  
 REPORT ANY DISCREPANCIES TO WALKERGORE CONSULTING LTD IN THE FIRST INSTANCE.



REVISIONS

PROPOSED NEW INFILL DEVELOPMENT  
 NEW DETACHED DWELLING AND GARAGE  
 MR S. LONG & MS C. BANKS  
 LAND AT FIELD HOUSE, BLACKSMITHS LANE,  
 MAISEMORE.

PROPOSED SITE LOCATION PLAN

SCALE # A3	DATE	DRAWING NO.
1:1250	10.08.2020	WGCI028.5-02

DO NOT SCALE FROM THIS DRAWING



Oakview  
 6 Playley Green,  
 Redmarley, Gloucestershire.  
 GL19 3NB

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