

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

| Easting (x) | Northing (y) |
|-------------------------------------|-------------------------------------|
| <input type="text" value="387368"/> | <input type="text" value="217263"/> |

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Burnt larch cladding boards

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Natural blue/black slate roof

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

RAL 7015 grey powder coated aluminium

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

RAL 7015 grey powder coated aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Planning, Design and Access Statement
Site Location & Block Plans - WGC1039-02A
Site survey as existing - WGC1039-00
Proposed plans & elevations - WGC1039-01B
Proposed Street Scene - WGC1039-03

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Site Location & Block Plans - WGC1039-02A

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

1

3 Bedroom:

0

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

1

| | | | | | | |
|---|-----------------|-----------------|-----------------|-----------------|-----------------------|---------------|
| Proposed Market Housing Category Totals | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4 Bedroom Total | Unknown Bedroom Total | Bedroom Total |
| | 0 | 1 | 0 | 0 | 0 | 1 |

Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Totals

Total proposed residential units

1

Total existing residential units

0

Total net gain or loss of residential units

1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Oliver

Surname

Rider

Declaration Date

21/05/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

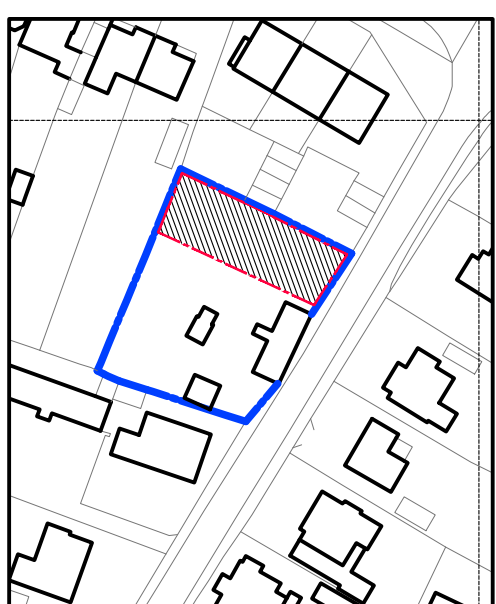
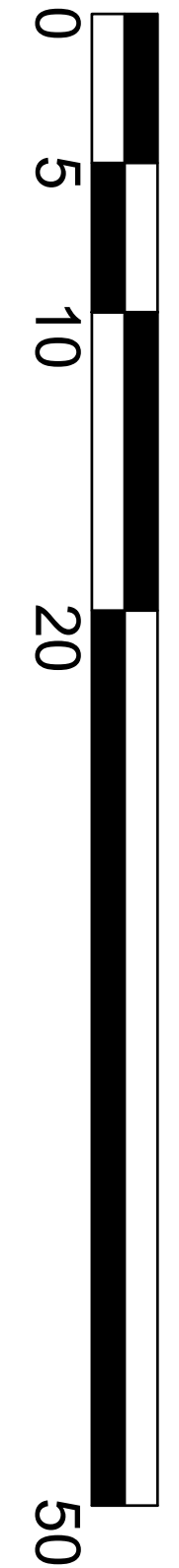
☒ I / We agree to the outlined declaration

Signed

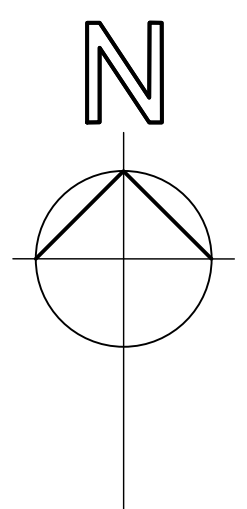
- .

Date

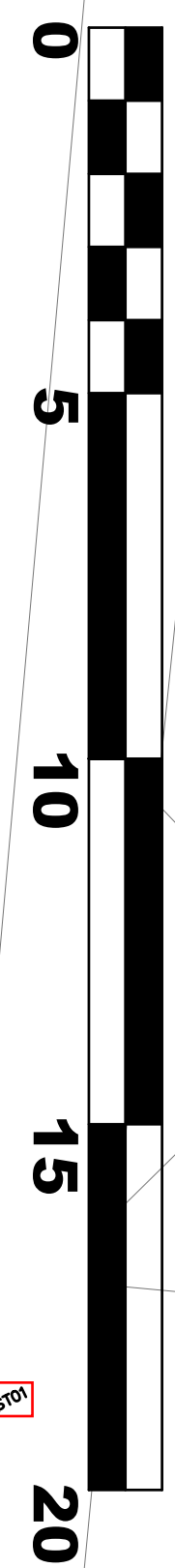
23/05/2022



SITE LOCATION PLAN 1:1250



SCALE BAR 1:250



SCALE BAR 1:100

REVISIONS



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

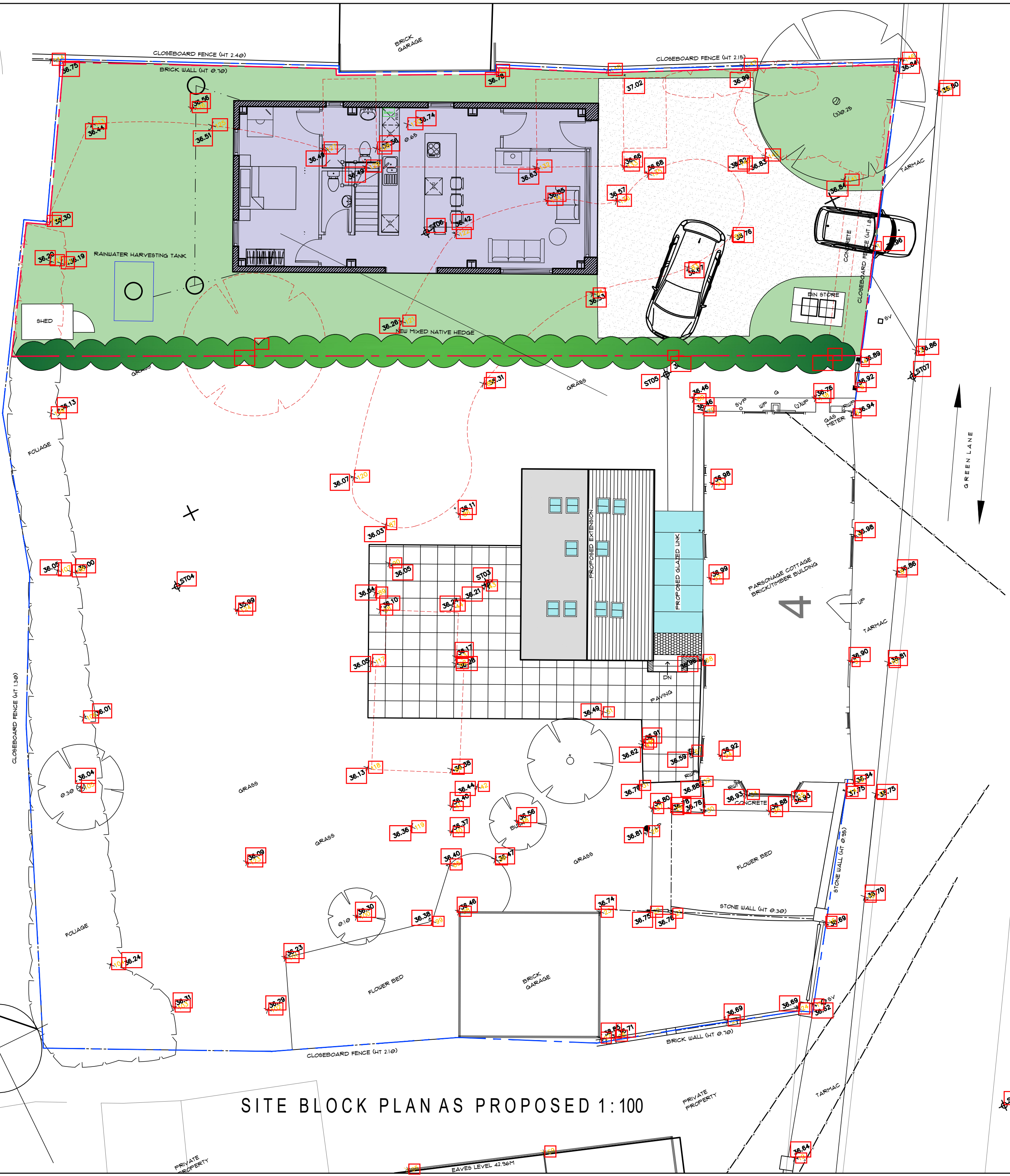
JOB
PROPOSED NEW DWELLING (INFILL)

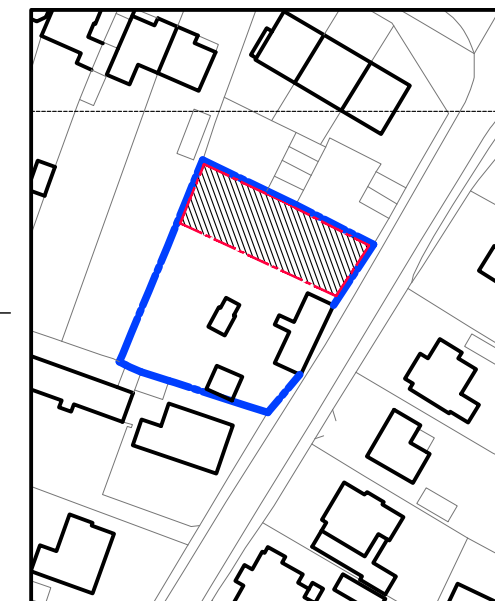
ADDRESS
**MR. M. RAYER
PARSONAGE COTTAGE 4 GREEN LN
HUCCLECOTE, GLOUCESTER.**

DRAWING
SITE LOCATION & BLOCK PLANS

| | | |
|-------------------------|-----------------------------|-------------------------------|
| DATE MAR 2022 | SCALE 1:100/ 1250 | JOB NO. WGC1039-02A |
|-------------------------|-----------------------------|-------------------------------|

SITE BLOCK PLANS AS PROPOSED 1:100





SITE LOCATION PLAN 1:1250

REVISIONS

WG
Walkergore
consulting

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

walkergore.co.uk

JOB
PROPOSED NEW DWELLING (INFILL)

ADDRESS
**MR. M. RAYER
PARSONAGE COTTAGE 4 GREEN LN
HUCCLECOTE, GLOUCESTER.**

DRAWING
SITE LOCATION & BLOCK PLANS

| | | |
|-------------------------|-----------------------------|-------------------------------|
| DATE MAR 2022 | SCALE 1:100/ 1250 | JOB NO. WGC1039-02B |
|-------------------------|-----------------------------|-------------------------------|

DRAINAGE STRATEGY STATEMENT

4 Green Lane, Hucclecote, Gloucester, GL3 3QT

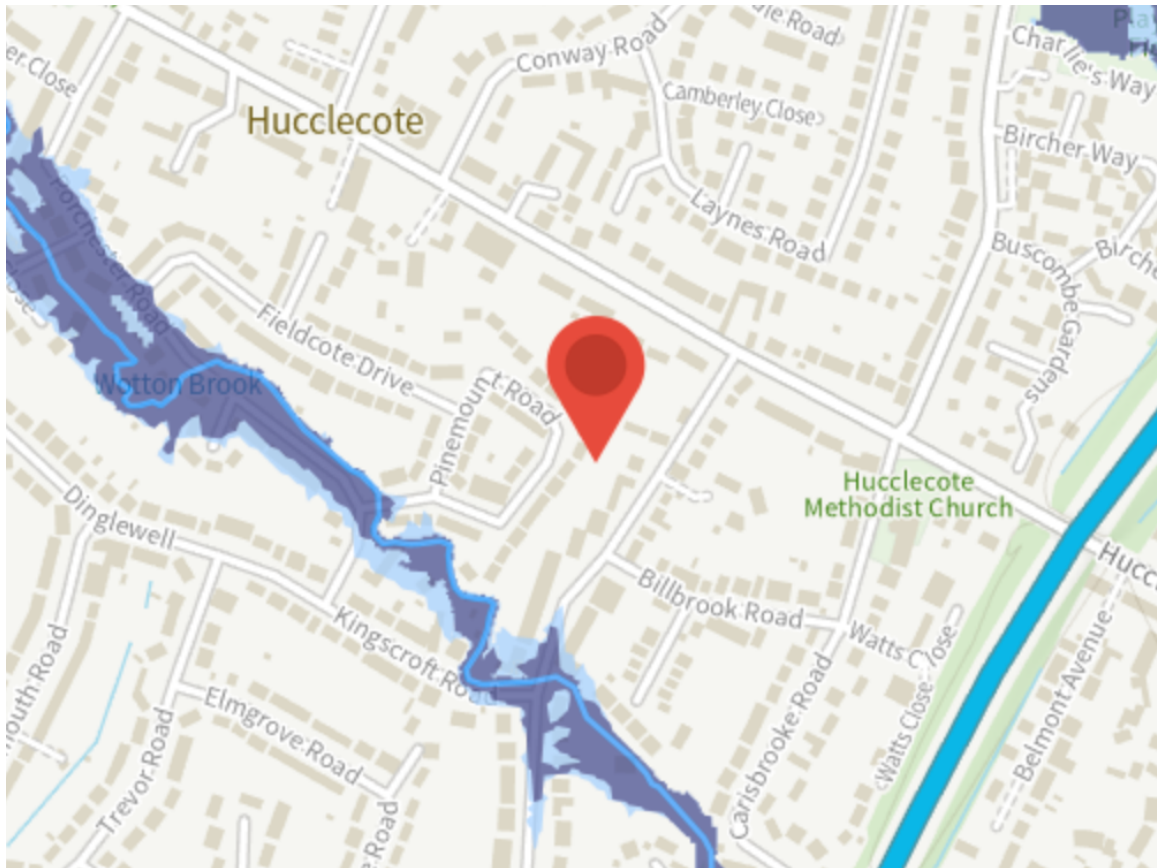
June 2022

Introduction

1. Zesta Planning Ltd has been instructed to prepare a Drainage Strategy document to accompany a full planning application for the erection of a new single dwelling and associated works at Parsonage Cottage, 4 Green Lane, Hucclecote, Gloucester, GL3 3QT.
2. The level of information provided is commensurate with the nature of the development proposed. It includes an assessment of flood risk and establishes the drainage options for the site, including foul sewage provisions.
3. The purpose of this Statement is to demonstrate that the proposal would not cause any fundamental concerns over drainage. The new dwelling would be primarily drained via soakaways located within the proposed curtilage of the property. In addition, the area benefits from mains sewage and therefore the proposed development will connect to the existing foul drainage system.

Site Context and the Proposed Development

4. The application site relates to a parcel of land within the residential curtilage of Parsonage Cottage, 4 Green Lane, Gloucester. The site is located within a built-up residential area.
5. This proposal is submitted as a full planning application for the erection of a new single dwelling and associated works. The proposed dwelling contains 2 bedrooms.
6. The development proposes external amenity space to the rear and side of the dwelling with the car parking area located to the front of the property.
7. The proposed dwelling is to be located wholly within Flood Zone 1 (lowest risk) as defined by the Environment Agency's (EA) Flood Maps for Planning. A copy of the EA Flood Map for the area is shown below and demonstrates the whole site is at low risk:



8. The new dwelling is therefore not considered to be at risk of pluvial flooding.

Site Specific Flood Risk and Addressing the Sequential and Exceptions Tests

9. The NPPF 2021 makes clear that it is the Government's intention to steer new development to areas with the lowest probability of flooding (Flood Zone 1). Development proposals in areas of higher risk of flooding should be resisted, but where it is necessary, it should be made safe without increasing flood risk elsewhere.
10. This is achieved by the application of a 'Sequential Test', which requires an assessment of sites available in Flood Zone 1 (low risk) first, and only where such sites are not available will sites in Flood Zone 2 (medium Risk) and Flood Zone 3 (high risk) be considered.
11. The current application shows that the apartments would fall wholly within Flood Zone 1 and therefore passes the Sequential Test. Paragraph 066 of the PPG sets out the Flood Risk Vulnerability Classifications. Table 2 defines this type of use as a 'More Vulnerable' use in flood risk terms.

12. Table 3 then defines the types of use acceptable in each zone:

| Flood Zones | Flood Risk Vulnerability Classification | | | | |
|-------------|---|-------------------------|-------------------------|-----------------|------------------|
| | Essential infrastructure | Highly vulnerable | More vulnerable | Less vulnerable | Water compatible |
| Zone 1 | ✓ | ✓ | ✓ | ✓ | ✓ |
| Zone 2 | ✓ | Exception Test required | ✓ | ✓ | ✓ |
| Zone 3a † | Exception Test required † | x | Exception Test required | ✓ | ✓ |
| Zone 3b * | Exception Test required * | x | x | x | ✓* |

Key:

✓ Development is appropriate

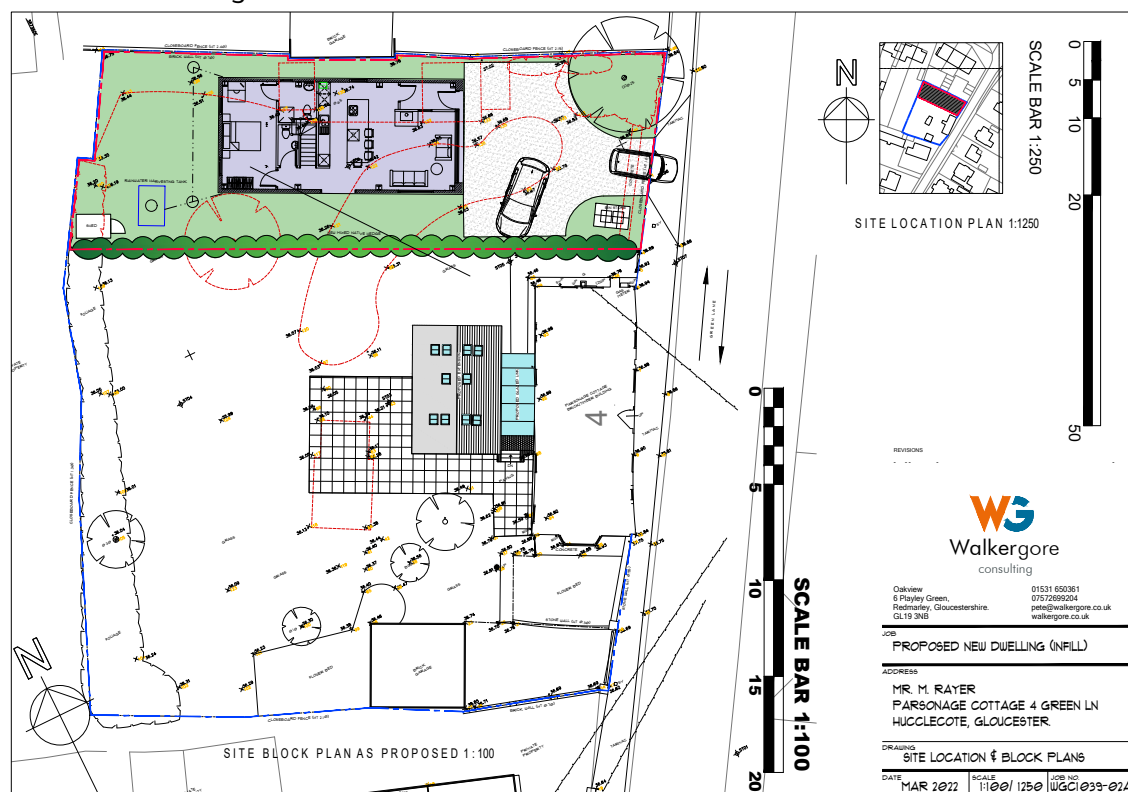
x Development should not be permitted.

13. This guidance shows that 'More Vulnerable' uses are acceptable in principle in Flood Zone 1 meaning that the Sequential Test is passed. As such, it is not necessary to apply the Exceptions Test. The proposed dwelling is not considered to be at risk of flooding, nor would it increase the risk of flooding to third party property. The site can be safely evacuated to the front along main road which is on dry land within Flood Zone 1.

Surface Water Drainage Strategy

14. An initial inspection of the ground conditions, is that surface water drainage can be adequately addressed by a combination of infiltration techniques, including soakaways and permeable surfacing. Water butts can also be incorporated.
15. The proposed scheme will incorporate standard drainage runs and gully pots, which collect silt/oil to a degree and then flows to soakaways that will be located within the proposed residential curtilage. This system will be designed to take a 1 in 100-year storm plus 40% for climate change event.

16. The site is plenty big enough to incorporate these SuDS features, as well as other surface-based features and techniques if necessary.
17. The proposed means of surface water disposal would have added benefits of facilitating water quality improvements and biodiversity enhancement, which are the other beneficial factors of above ground SuDS features.
18. The submitted Proposed Block Plan shows some basic sustainable drainage information, as set out below. This includes some basic drainage runs around the edge of the property and a Rainwater Harvesting Tank within the curtilage of the site, which is a form of sustainable drainage.



19. The detailed drainage calculations and designs can be secured by means of planning condition. Basic SuDS maintenance measures are proposed later in this chapter in accordance with Ciria guidance.
20. As for flood resilience, the scheme could also action flood protection measures to doors and windows, positioning electrical points at higher levels, and sign up to EA flood warnings in the event of an impending flood. This is where the Environment Agency contact all listed households and businesses on their flood database in the event of an impending flood. This provides some pre-warning of a likely event and time to make any necessary evacuation plans.
21. The proposal ultimately forms an acceptable form of SuDS having regard to the Council's Flood and Water Management SPD and local planning policy.

SuDS Maintenance Plan

22. In accordance with Ciria SuDS Manual C753, the following maintenance schedule will be applied to the proposed drainage features and ancillary components:

| Maintenance Schedule | Required Action | Frequency |
|----------------------|---|--|
| Regular maintenance | Inspect for sediment and debris in silt trap manholes, gully pots, attenuation storage and vortex control unit | Annually |
| | Cleaning of gutters and any filters on downpipes | Annually (or as required based on inspections) |
| | Trimming any roots that may cause blockages within the drainage system | Annually (or as required) |
| Occasional | Remove sediment and debris/oil from silt trap manholes, gully pots (annually) attenuation storage and vortex control unit | As required, based on maintenance inspections |
| Remedial actions | Reconstruct system and/or replace/ clean void fill, if performance deteriorates or failure occurs | As required |
| Monitoring | Inspect all silt traps and note rate of sediment accumulation | Four monthly in the first year and then annually |
| | Inspect outfall – to be clear of silt/debris. At all times, clear as necessary | Annually |

General Notes:

23. Maintenance will usually be carried out manually, although a suction tanker/jetter can be used for sediment/debris removal as required. If maintenance is not undertaken for long periods, deposits can become hard packed and require considerable effort to remove.
24. Silt and debris to be removed from the site and disposed by approved contractors, and effective monitoring will give information on changes in infiltration rate and provide a warning of potential failure in the long term.

Foul Drainage

25. Paragraph 020 of the Government's National Planning Practice Guidance (PPG) provides a hierarchy of foul drainage options that must be considered and discounted as part of a sequential approach, having reasonable regard to factors such as costs and practicality. The sequential order advocated by the PPG is as follows:
1. Connection to the public sewer (where there is one available)
 2. Package Treatment Plant
 3. Septic Tank
 4. Cesspool
26. The general presumption is that connections will be made to the public sewer where such provision is available. However, where such provision does not reasonably exist at a site's boundary, having regard to cost and practicality, Package Treatment Plants and Septic Tanks will be considered.
27. In line with the PPG's hierarchy of foul drainage options, it is noted that the area benefits from mains sewage system that runs along the site frontage. As a result, the proposed development can connect to the existing foul drainage system.
28. There is no evidence to suggest that the existing public sewage system is unable to cater for this development. The proposed foul drainage option results in the most sequentially preferable solution. The details of this scheme could similarly be secured by use of planning condition if necessary.

Conclusions

29. The purpose of this assessment has been to describe the proposed drainage strategy options for the development and consider the water management of the proposed development, having regard to the requirements of national and local policy guidance.
30. The Statement confirms that all operational development associated with this proposal is located within Flood Zone 1 and is not considered to be at risk of flooding. In this regard, this element of the proposal passes the Sequential Test.
31. In terms of site-specific flood risk, the ground levels of the site demonstrate that the proposed dwelling is to be sited at a higher level than the 1 in 100-year flood event. These elements of the proposal are therefore not considered to be at risk of flooding. It is proposed that surface water be addressed by use of soakaways, permeable surfacing and other forms of above ground SuDS techniques, all of which can be provided within the application site. There is no reason to suspect that this is not achievable in this location.
32. The proposal therefore complies with flood risk policies contained within the Development Plan, NPPF and PPG. The proposal ultimately constitutes sustainable development from a flood risk and drainage perspective.
33. In terms of foul drainage, this Statement demonstrates that the proposed dwelling will be connect to the existing foul sewage system in the area. This is the most sequentially preferable means of disposal.
34. This arrangement complies with the requirements of Paragraph 020 of the Government's PPG and the requirements of the Council's adopted Flood and Water Management SPD.



PLANNING, DESIGN & ACCESS STATEMENT (Incorporating Heritage Appraisal)

Full planning application for the erection of a new single dwelling and associated works

Parsonage Cottage, 4 Green Lane, Hucclecote,
Gloucester, GL3 3QT



On behalf of:

M Rayer and K Morecroft
March 2022

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1.0 Introduction

- 1.1. Zesta Planning has been appointed by M Rayer and K Morecroft to submit a full planning application for the erection of a new single dwelling and associated works on land at Parsonage Cottage, 4 Green Lane, Hucclecote, Gloucester, GL3 3QT.
- 1.2. The application site lies within the curtilage of Parsonage Cottage, which is a Grade II Listed Building. We have therefore incorporated an overarching Design and Access Statement, along with a Heritage Appraisal, within this Planning Statement.
- 1.3. The Statement highlights that a new dwelling within this location would comply with Policy SD10 of the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy which allows for the erection of new dwellings within the existing built-up areas of Gloucester. This development will boost the housing land supply of the city in a highly sustainable location, in close proximity to many primary services and facilities.
- 1.4. The dwelling has been designed such that its layout, size, form and materials will respect the setting of the neighbouring listed building and that of the surrounding area, as well as resulting in an acceptable impact on neighbouring amenity. The scheme provides for accepted access and parking arrangements.
- 1.5. This Planning Statement sets out a comprehensive assessment of the proposal. It explains the design approach. It then sets out the planning policies relevant to this case, and finally assesses the scheme against each layer of planning policy. It makes the clear case as to why the proposed development should be approved.
- 1.6. This Statement should be read as part of a package of material that makes up the application. Where relevant, this document will cross-refer to other material as necessary, including the package of application drawings.
- 1.7. The statement is structured as follows:
 - Section 2 – The application site and planning history
 - Section 3 – Description of the proposed development
 - Section 4 – Planning policy context
 - Section 5 – Heritage Appraisal
 - Section 6 – Analysis of Planning Considerations
 - Section 7 – Summary and Conclusions

2.0 The Application Site and Planning History

The Application Site

- 2.1. The application site relates to land at Parsonage Cottage, No. 4 Green Lane, Hucclecote. The property is set within the built-up urban area of Hucclecote, which is a suburb of Gloucester City. Parsonage Cottage is a characterful linear detached cottage, set amongst higher density forms of suburban housing.
- 2.2. The application site currently comprises part of the large garden associated with Parsonage Cottage. The garden associated with this property is considered to be uncharacteristically large for properties in this area. This garden space will be subdivided to accommodate a further dwelling, as shown on the below aerial image.



Red Line Location Plan

- 2.3. Parsonage Cottage is a Grade II Listed building dating back to the mid to late 16th Century. The property was originally two cottages, having been extended and divided in the early 17th Century. Following this, the properties were converted back into a single dwelling in 1890. Since that time the property has been surrounded by substantial new development, limiting any spacious character it may once have held.

- 2.4. The site is currently accessed through a vehicular and pedestrian entrance to the front/side of the site off Green Lane; this access will not be altered and will remain. The existing garden associated with the dwelling is uncharacteristically large within the surrounding area. The site is bounded by hedgerow along shared boundaries and fencing along the roadside.
- 2.5. The application site relates to the garden of 4 Green Lane, which extends to the rear and side of the property. The site will have its own pedestrian and vehicular access.
- 2.6. The property is located within Flood Zone 1 (low risk) and is not covered by any other land use or environmental designations, other than the listed status of the property 'Parsonage Cottage'.

Planning History

- 2.7. The Council's online record of planning history shows only a limited planning history for the property Parsonage Cottage and the land within the curtilage.
- 2.8. **10/00290/LBC** - The first application relating to this property, is for the granting of Listed Building Consent granted in 2015 for the installation of an inset shower tray within existing bathroom.
- 2.9. **20/00873/FUL** – More recently, planning permission was granted in January 2022 for the construction of two-storey rear extension with single-storey glazed link attaching to the listed building.
- 2.10. **20/00874/LBC** – Listed building consent for the construction of a two-storey rear extension with single-storey glazed link attaching to the listed building was also Permitted on 12th January 2022.
- 2.11. The 2020 permissions remain extant, and it is the intention to implement this development in the near future.

Listing Description

- 2.12. The property 'Parsonage Cottage' is a Grade II Listed property and is shown on the 1884 Historic map of the area provided below:



- 2.13. Parsonage Cottage was included on the Statutory List by Historic England on the 12th March 1973. The official listing reads as follows.

SO81NE GREEN LANE, Hucclecote 844-1/4/456 (West side) 12/03/73 No.4 Parsonage Cottage (Formerly Listed as: GREEN LANE, Hucclecote Parsonage Cottage)

II

Cottage. Probably mid/late C16, in early C17 extended and divided into 2 dwellings, in 1890 altered and converted to one dwelling, C20 alterations. Timber box frame with large panels infilled with brick painted white; plain tile roof half-hipped at left end and gabled at right end; a central, axial, stone stack with a pair of later brick shafts, the crease moulding on the stack suggests roof originally thatched, a C19 brick stack added against right hand gable-end wall. PLAN: a lateral range of three rooms of which the right hand and central rooms are the original house; both rooms heated by back-to-back fireplaces in the axial stack which was possibly inserted into a central smoke bay; to front of stack a lobby with blocked doorway onto street; right-hand end room added in C17 originally unheated, later converted to kitchen with added fireplace; at rear a straight flight staircase. EXTERIOR: single storey and attic; asymmetrical front, to left of centre the blocked original entrance doorway with segmental-arched head; in centre a later doorway with vertical plank door; to left of doorways a single casement and to right of doorways two double casements, all with glazing bars and C20 renewals of originals; at left hand end of range an early C20 canted bay window and in the half-gable above a C20 metal casement; at right hand end a small projecting brick stack; at rear a gabled dormer, C20 brick porch and C20 casements. INTERIOR: in left hand room later exposed joists and a large stone fireplace with the lintel removed; in the central room a chamfered bridging beam with straight cut stops, broad chamfered joists with diagonal stops and an ashlar fireplace with chamfered jambs and lintel with circles incised on the face of the lintel, the right-hand wall has a deeply chamfered rail and a jowelled post at rear; the small right-hand room has rough exposed joists and is partitioned at rear for staircase and bathroom; in the roof very large purlins; the principal rafter in the putative smoke-bay was cut short when the stack was inserted and appears smoke-blackened. An early example of the lobby-entrance plan for this area.

3.0 The Proposed Development

- 3.1. The current application seeks full planning permission for the erection of a new single dwelling on land that currently forms part of the overly large side garden of Parsonage Cottage, 4 Green Lane, Hucclecote. The new dwelling would be of a layout, size and scale that would blend into the surrounding built form.
- 3.2. The dwelling has been designed to be subservient in scale and form to Parsonage Cottage; to ensure this, design influence has been incorporated from the recently permitted rear extension to the existing property of Parsonage Cottage.
- 3.3. The property will be set back from the roadside with off-road parking spaces located to the front of the property; thus, it would not distract from the visual prominence of Parsonage Cottage. It would also be set much further back than the cottage, thus ensuring that the cottage remains the primary feature in the streetscene.
- 3.4. The proposal will ensure that Parsonage Cottage will still benefit from a sizeable rear garden, with off-road parking and vehicular access serving 4 Green Lane unaltered. The garden/amenity space that will remain associated with the cottage is still substantial and retain its spacious setting.
- 3.5. A brief design and access summary is provided below as a starting point for assessing the proposal. A more detailed Heritage Assessment is within Section 5.

Design and Assess Statement Summary

Use

- 3.6. The proposed development would be used as a single market dwelling (Use Class C3). This is an appropriate use for the site given the existing neighbouring residential development and host dwelling, Parsonage Cottage. The site is located within the defined 'built up area' of the city, in confirming with JCS policy SD10.

Amount

- 3.7. A single two-bedroom market dwelling is proposed, for which there is a demonstrated need within the city. The property would be set over two floors, although the property would have the appearance of a bungalow externally. Although it would result in an increase in built form on the site, the site is easily large enough to accommodate further residential development through the plots sub-division. The scheme proposes a modest dwelling with associated private garden and vehicle parking.

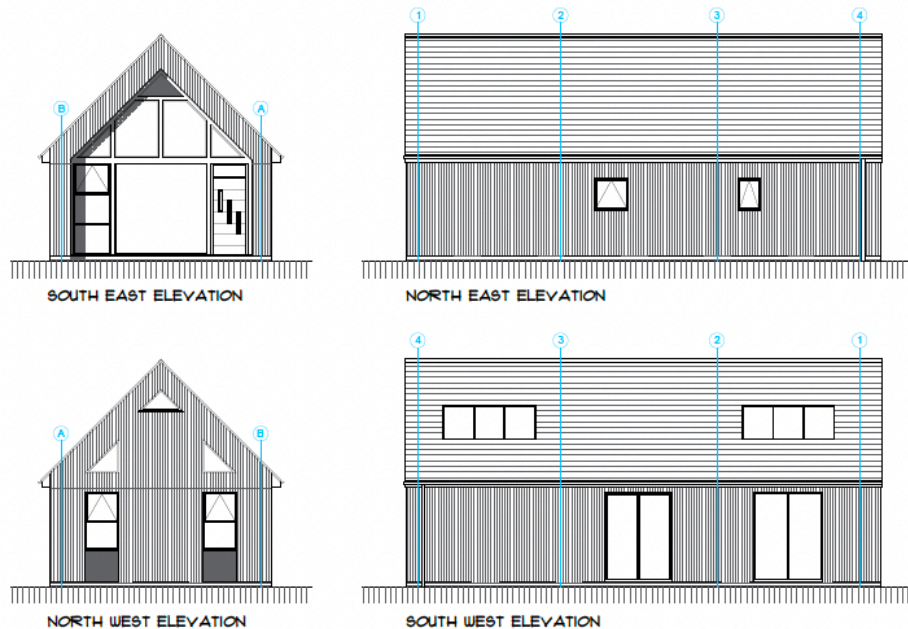
Access

- 3.8. A new vehicular and pedestrian access is proposed onto Green Lane, where an existing timber 1.8m fence is in situ. The proposal would not significantly increase the amount of vehicular movement onto Green Lane. The speed limit is a 30mph road and the highway is straight in this location. Given the built-up residential development with nearby dwellings with access onto the road, this is acceptable.
- 3.9. The proposal involves the provision of two off-road car parking spaces: characteristic of the surrounding area. This is ample parking space for this size of development.

Design and Layout

- 3.10. The proposed new dwelling will be located on land to the side of Parsonage Cottage, forming a new residential curtilage and sub dividing the existing properties external amenity space.
- 3.11. The new dwelling will be located to the side of the existing property, and a piece of underutilised land. The dwelling will be set back from the roadside and Parsonage Cottage. The initial area of land fronting the roadside will accommodate for off-road parking with manoeuvring space for vehicles.
- 3.12. The new dwelling proposed is of one and half storey height with a linear form and contemporary design. The height of the development would ensure subservience to the surrounding residential properties and aid within sustaining residential amenity.
- 3.13. The design approach is similar to that of the recently permitted extension at Parsonage Cottage. A barn like style would ensure a high-quality design is implemented and would not detrimentally impact the surrounding area.
- 3.14. The front gable is orientated towards the roadside with the remaining linear form extending towards the rear of the site. At ground floor level, the new dwelling consists of an open plan kitchen and living area with the master bedroom with en-suite is located to the rear of the property and downstairs W/C. The second bedroom is located on the first floor.
- 3.15. The proposed materials consist of burnt larch cladding boards for the walling under a natural slate roof in the colour blue/black. The windows are to be RAL 7015 grey powder coated aluminium.

- 3.16. This design provides a contemporary proposed new dwelling within the current grounds of the Listed Building and ensures the historic fabric and setting of the listed building is not compromised. The building has been designed as to not compete with Parsonage Cottage in regard to scale and size; the new dwelling would be read as subservient and set back from the setting of the listed building.
- 3.17. The modern approach not only results in a high-quality design, ensuring that the new dwelling would not compete with the architectural integrity of Parsonage Cottage.
- 3.18. The proposed new dwelling appears as a modern and not overly complicated design. The cladding and glazing proposed would result in a sensitively designed and modern new dwelling within the setting of the original grounds of a listed building. The proposed elevations of the new dwelling are contained below:



Landscaping

- 3.19. Given the location of the proposal there is no significant landscaping proposals. The front of the application site will be designed to accommodate off-road parking for two cars; to the rear of the property will be external amenity space used to serve the property. This will be laid to grass with some landscaping to provide a private garden area for the property. A dividing fence and landscaped boundary will be provided to demarcate the proposed dwelling from the existing.
- 3.20. General landscape enhancements will therefore be made as part of the application. It would also result in the removal of the fencing present along Green Lane which would enhance its appearance and instead off-road parking will be accommodated.

4.0 Planning Policy Context

- 4.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that applications should be determined in accordance with the Development Plan, unless other material considerations indicate otherwise.
- 4.2. The Development Plan comprises of the Adopted Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS). The JCS was adopted in December 2017 and forms the strategic arm of the Development Plan. The saved policies of the Gloucester Local Plan 1983 also still form part of the Development Plan at this time, although its policies are clearly time expired and outdated. As such no further reference will be made to the 1983 Plan within this submission.
- 4.3. The emerging Gloucester City Plan will replace the 1983 plan in the future, but this has not yet reached a point of significant weight. It carries limited weight. Other relevant material considerations including the Government's National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

The Joint Core Strategy (JCS) – Adopted December 2017

- 4.4. The JCS for Cheltenham, Gloucester and Tewkesbury was adopted in December 2017 and forms part of the Development Plan for the area. The JCS covers the plan period for 2011-2031 and will act as an overarching spatial strategy for the three districts. The following policies of the JCS are broadly relevant to this application:
- 4.5. **Policy SP1** sets out the need to provide 35,175 new homes up to 2031 across the JCS area, which includes 14,359 new homes in Gloucester.
- 4.6. **Policy SP2** advises that the requirement for Gloucester is to be met through existing commitments, site allocations and windfall sites within the City administrative boundary. It also supports the development within the built-up area of the City.
- 4.7. **Policy SD4** relates to 'design requirements' and requires development to be of good quality design and take in to account all aspects of urban design.
- 4.8. **Policy SD8** outlines development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment. Designated assets and their settings will be conserved and enhanced as appropriate to their significance, and important contribution to local character, distinctiveness and sense of place.

- 4.9. **Policy SD10** states new housing will be planned in order to deliver the scale and distribution of housing development set out in Policies SP1 and SP2. This policy also supports housing that is:

On sites that are not allocated, housing development will be permitted on previously developed land in the existing built-up areas of Gloucester City, Cheltenham and Tewkesbury Town, rural service centres and service villages.

- 4.10. **Policy SD11** relates to 'housing mix and standards' and seeks to secure a mix of dwellings and tenures across settlements. New housing should try to exceed space standards.
- 4.11. **Policy SD14** sets out that new development must not cause unacceptable harm to the local amenity, including the amenity of neighbouring occupants.
- 4.12. **Policy INF1** seeks to ensure that development provides safe and accessible connections to the transport network to enable travel choice. All proposals should ensure safe and efficient access to the highway network and ensures that opportunities are taken up for sustainable modes of travel.

Emerging Gloucester City Plan

- 4.13. The Pre-Submission version of the Gloucester City Plan (City Plan) was approved for submission on 26 September 2019. The consultation on the pre-submission version of the City Plan closed on 14 February 2020. The Gloucester City Plan was submitted to the Planning Inspectorate on the 18th November 2020. Hearing sessions concluded on Wednesday 9th June 2021. On the basis of the stage of preparation that the plan has reached, its emerging policies can be afforded limited weight.
- 4.14. **Policy AF1** relates to the effective and efficient use of land and buildings. This policy states that proposals should improve the built and natural environment along with being a suitable scale for the site with no significant impact on the area's character.
- 4.15. **Policy D1** states how proposals should conserve the character, appearance and significance of designated and non-designated heritage assets and their settings.
- 4.16. **Policy E1** relates to landscape character and sensitivity. This requires a balanced approach, providing for housing, employment and other needs whilst seeking to protect and enhance features of the local landscape which contribute to a sense of environmental quality and local distinctiveness.

4.17. **Policy F1** states development proposals should achieve high quality architectural detailing, external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape.

4.18. **Policy F6** relates to Nationally Described Space Standards. This is in alignment with the NPPF to plan for the achievement of high quality and inclusive design for all.

The National Planning Policy Framework (NPPF)

4.19. The NPPF sets out the Governments overarching planning policies and how it intends them to be applied at the local level. The NPPF provides guidance for local planning authorities in determining applications and can outweigh the Development Plan.

4.20. **Paragraph 11** continues to provide a presumption in favour of sustainable development as per the previous version. This means approving development proposals that accord with the development plan without delay; and where the development plan is out-of-date granting planning permission, unless the adverse impacts of development significantly and demonstrably outweigh the benefits.

4.21. **Paragraph 60** sets out the Government's aim of significantly boosting the supply of homes. It stresses the importance of sufficient amounts and variety of land coming forward where it is needed. **Paragraph 105** sets out that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

4.22. **Paragraph 111** requires safe and suitable access to be provided. It states that development should only be refused on transport grounds where the cumulative impacts of development are 'severe', which is a high-level test of harm.

4.23. **Paragraph 199** of the NPPF indicates that planning authorities should assess the impact that a development proposal may have on the significance of a listed building.

4.24. **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of proposals.

4.25. Where development causes '**no harm**' the presumption is for planning permission to be granted. In this regard, it should be noted that not all development is harmful to the historic environment, in fact, it can result in enhancements.

5.0 Heritage Appraisal

- 5.1. Planning law requires local planning authorities to pay special regard to the desirability of preserving a listed building or its setting and any feature of special architectural interest it possesses, when considering whether to grant planning permission and listed building consent for a development.
- 5.2. The NPPF requires applications to describe the significance of the heritage asset, including any contribution made by its setting. It then requires consideration to be given to the proposed development, and finally the impact of the proposed works on the character, setting and fabric of the heritage asset.
- 5.3. One of the main matters for consideration with this application is the impact of the development on the character and setting of the listed Parsonage Cottage. The following assessment will describe the heritage asset and assess the contribution it makes. It will then consider the effect of the new dwelling upon its character and setting. Should any 'harm' be found, it will then be necessary to consider the degree of that harm and balance it against any public benefits there may be.

Describing the Heritage Asset

- 5.4. Parsonage Cottage is a Grade II Listed Building that was constructed in the mid to late 16th Century. Following this the building was extended and divided into 2 dwellings in the early 17th Century. The extension came off the north elevation providing an additional ground floor room (used as a kitchen) and first floor room (one of the two existing bedrooms). This 17th century alteration saw the removal of the original thatched roof and the inclusion of a gable to the right side of the roof, contrasting the half-hipped at the left end. The cottages stayed as a pair until 1890 when they were altered and converted back into one dwelling. Later 20th century additions saw replacement of some of the original windows, the inclusion of a canted bay window, dormer window and the porch.
- 5.5. The property was included on the Statutory List by Historic England on the 12th March 1973. The Heritage Listing states that the property is constructed from timber box frame with large panels infilled with white painted brick and a plain tile roof. The cottage also benefits from a central, axial, stone stack with a pair of later brick shafts and a small projecting brick stack to the right side. Clearly, the cottage's setting will have changed over time. The property's spacious setting has diminished and is now very much within a built-up residential area, which has compromised its setting.

Assessing the contribution the property makes

- 5.6. The cottage has an attractive frontage, retaining most of its original character when viewed in the context of Green Lane. Notwithstanding this, the two side elevations and the rear elevation have been altered overtime and are of less interest. As a result, these elevations of the listed building make a limited contribution to the character of the building and impact on its overall appearance.
- 5.7. The listed cottage is surrounded by modern residential development to the north, east and south. This has significantly altered its original setting, which will have originally been spacious set around open farmland. Much of this setting will have been lost, although the property still benefits from uncharacteristically large grounds for a property in this suburban location. In addition, the property is positioned up against the boundary with Green Lane. The surrounding built form and the positioning of Parsonage Cottage impacts on the buildings character.
- 5.8. At present, the cottage is in a reasonable state of repair structurally. Any contribution the cottage make visually is in short-distance views.

The effect of the development on the character and setting of the heritage asset

- 5.9. The most critical and notable feature of the Cottage is its front elevation onto Green Lane, which defines the character of the listed building. The building will remain unchanged through this development and its key form and scale will not be affected.
- 5.10. The setting of the Listed Building would also be maintained; the development would sub-divide the existing plot of the listed building, however given the land contained within the curtilage of Parsonage Cottage, the loss of the proposed sub-division would be minimal. The remainder of the garden space to support the host dwelling would be sufficient and would still be a large plot; thus, the characteristic of the listed building would remain unaltered. As a result, the proposal is considered to result in Negligible impact on the character, setting and historic fabric of the building.
- 5.11. As a result, the proposal complies with the provisions of the NPPF as the character, fabric and setting of the building will be preserved and enhanced. In the unlikely event that the Council finds any harm arising from this development, it is considered that the public benefits arising from this development would clearly outweigh any such impact. The benefit derives from the opportunity to provide a new dwelling within the urban area of the city, on a site which is surrounded by other forms of residential development; this will assist in meeting the housing needs of the JCS area and Gloucester City over the plan period.

6.0 Analysis of Planning Considerations

Principle of Development

- 6.1. JCS Policy SD10 supports new housing development that is within the existing built-up area of Gloucester City, in order to assist in meeting the housing needs of the JCS area and Gloucester City over the plan period.
- 6.2. The site is within the main urban area of the city and the site is surrounded by other forms of residential development. The area benefits from a number of facilities and services, such as shops, schools, employment opportunities, bus stops and community facilities, all of which are within easy walking distance of the site. As a result, this is a highly sustainable location, capable of absorbing additional residential development.
- 6.3. The proposed development is for a new dwelling on a site not allocated for residential development within the JCS. However, point 3 under JCS Policy SD10 allows for housing development on previously developed land within the built-up area of Gloucester. The JCS Proposals Maps confirms the site is within the 'built-up area'.
- 6.4. The proposed dwelling is to be located on land that forms part of a pre-existing residential dwelling; thus, the land is classified as 'previously developed' due to its current association with Parsonage Cottage. Furthermore, the site is surrounded by suburban residential development. It is therefore clear that the site is within the built-up area of the City and that the principle of residential development is acceptable in accordance with JCS Policy SD10.
- 6.5. Turning to the nature of the development, there is no policy restriction on the provision of 'infill or back-land housing development' within the JCS or emerging local plan policy, providing such forms of development do not have a harmful impact on the character and appearance of the area. The assessment of the development on the character of the area is explored in the following sub-sections. The potential impact on the Grade II Listed Building, Parsonage Cottage, has already been explored within Section 5.0. of this Statement and concluded that the potential impact of the development upon the designated heritage asset would be minimal.
- 6.6. Having established that the principle of residential development on the site is acceptable, it is necessary to assess the application against the other development management criteria contained within policy. These matters are assessed below.

Design, Layout and Scale

- 6.7. There are no landscape designations affecting the site or its setting. The proposal is therefore subject to general design Policy SD4, which requires all new development to be of a high standard design that complements and respects neighbouring development and the local character. This is reflective in the provisions of the NPPF.
- 6.8. Green Lane consists of a mixture of dwelling styles and scale; a variety of red brick housing to render, and large two-storey detached housing to single-storey dwellings are present. It is also important to note that the development is located north of Green Lane, nearby the junction onto Hucclecote Road where a further array of housing styles exist. A block of single storey garages is also located adjacent to the proposed dwelling and are of no architectural merit; they compromise the site's setting.
- 6.9. The proposed dwelling has been carefully designed to ensure its height, size and scale is subservient to Parsonage Cottage and nearby residential development. With its linear form, it would ensure its visual impact within the surrounding area and street scene is minimal and would not detract from the setting of the listed building.
- 6.10. The design and materials of the dwelling suitably reflects the architectural style of the recently approved extension on Parsonage Cottage (application reference no. 20/00873/FUL). The proposed materials consist of burnt larch vertical cladding boards to the external walling under a blue/black slate roof. Windows are proposed to be powder coated aluminium in a grey colour RAL 7015.
- 6.11. The front gable is orientated towards the roadside with the remaining linear form extending towards the rear of the site. The new dwelling consists of at ground floor level, the new dwelling consists of an open plan kitchen and living area with the master bedroom with en-suite is located to the rear of the property and downstairs W/C. The second bedroom is located on the first floor.
- 6.12. The location of the dwelling is set back from the roadside with off-road parking located to the front. This would minimise any potential impacts to the significance of the listed building but also ensures the development would sustain its subservience and sensitively designed setting. Views from within the surrounding area would also be limited. The block of garages located to the north of the site would obscure some roadside views and given their lack of architectural merit, the new dwelling would improve the visual appearance of the landscape.

- 6.13. There is landscaping proposed containing a new hedgerow/planting to be inserted along the new shared boundary between Parsonage Cottage and the new dwelling. The spacious setting of the cottage will be retained, and this would ensure the significance and setting of Parsonage Cottage would be maintained.
- 6.14. The design is of a high quality contemporary new dwelling with wooden cladding, slate and glazing. This would be in keeping with the new extension permitted on the current host dwelling; it would appear as a harmonious development within the existing grounds of the property. The use of slate on the roofing is also a traditional material and would be a high-quality addition to ensure significance is not detracted from the listed building nearby.
- 6.15. The properties along Green Lane mostly all front the road with off road parking to the front of the buildings. The proposed dwelling would mimic this character and would be seen only in small glimpse views when driving in both directions of Green Lane; however, it would not appear out of place nor uncharacteristic. The area is built up of residential dwellings in a mixture of architecture styles. Thus, the character of the area would be retained and not detrimentally impacted by the development.
- 6.16. We conclude that the architectural approach of the development is acceptable in terms of design, size and layout and would not result in harm to the character and appearance of the surrounding area. As such, we consider that the application is in accordance with JCS policies SD4 and the provisions of the NPPF.

Residential Amenity

- 6.17. JCS Policy SD14 advises that development should avoid causing unacceptable harm to residential amenity. As a result, the development has been designed to take account of the residential development surrounding the proposal site as well as ensuring acceptable impact to the future occupiers, in terms of light and outlook.
- 6.18. Given the scale and size of the development and its positioning in relation to surrounding built residential development, it would not negatively impact the amenity of the existing or future residents by way of overshadowing or overlooking.
- 6.19. The proposed scheme includes ample private residential amenity space for the new dwelling and ensures that 4 Green Lane retains an adequate area of private amenity space. New boundary treatment would be introduced to ensure the separation and privacy between the two dwellings.

- 6.20. There would be no direct overlooking arising from the development, nor would there be any overbearing impacts or loss of light.
- 6.21. In light of the above, it is considered that the proposed dwelling would provide an acceptable level of amenity for occupiers and have an acceptable impact regarding residential amenity in accordance with JCS Policy SD14.

Transport Considerations

- 6.22. The NPPF makes it clear that development should only be refused on highway safety grounds where the impacts of a proposed development would be 'cumulatively severe'. JCS Policy INF1 seeks to ensure that development provides safe and accessible connections to the transport network to enable travel choice.
- 6.23. The site is within a highly sustainable area with access to a range of primary facilities and services. The site is served by an excellent footpath network with a bus within a 3-minute walk of the site. For this reason, the future occupiers will truly have a genuine choice of sustainable modes of travel including walking, cycling and public transport. The proposed dwelling will benefit from pedestrian access off Green Lane and off-road parking will also be provided.
- 6.24. The proposed development intends to create a new vehicular access onto Green Lane, to enable the provision of two car parking spaces for the property. It is acknowledged that vehicles would need to either reverse into the site from Green Lane or reverse out onto Green Lane. However, this is a characteristic feature of this urban location. This is a low-speed neighbourhood, a straight road and with good visibility exists in both directions. There would be no severe highway safety impacts arising from this development.
- 6.25. It has been demonstrated that the proposal is in accordance with JCS Policy INF1 and the highway safety provisions of the NPPF.

Flood Risk and Drainage

- 6.26. The site is located in Flood Zone 1 (low risk) according to the Environment Agency's Flood Maps, where there is less than 1 in 1,000 annual probability of river or sea flooding (0.1%). The site is therefore not at risk of flooding and development on this site would not increase the risk of flooding to thirty party properties.

- 6.27. There are no significant impediments to the use of sustainable drainage systems on this site. Consideration will be given to a variety of SuDS techniques to secure a suitable scheme. The area benefits from a public foul sewage system and it is intended that the development will connect to that system. There are no known issues with foul sewage capacity in this area. Further details can be secured by condition if necessary.
- 6.28. In conclusion, the development complies with the NPPF and JCS in that it proposes housing within Flood Zone 1 and there are sustainable drainage solutions that can be incorporated within the development.

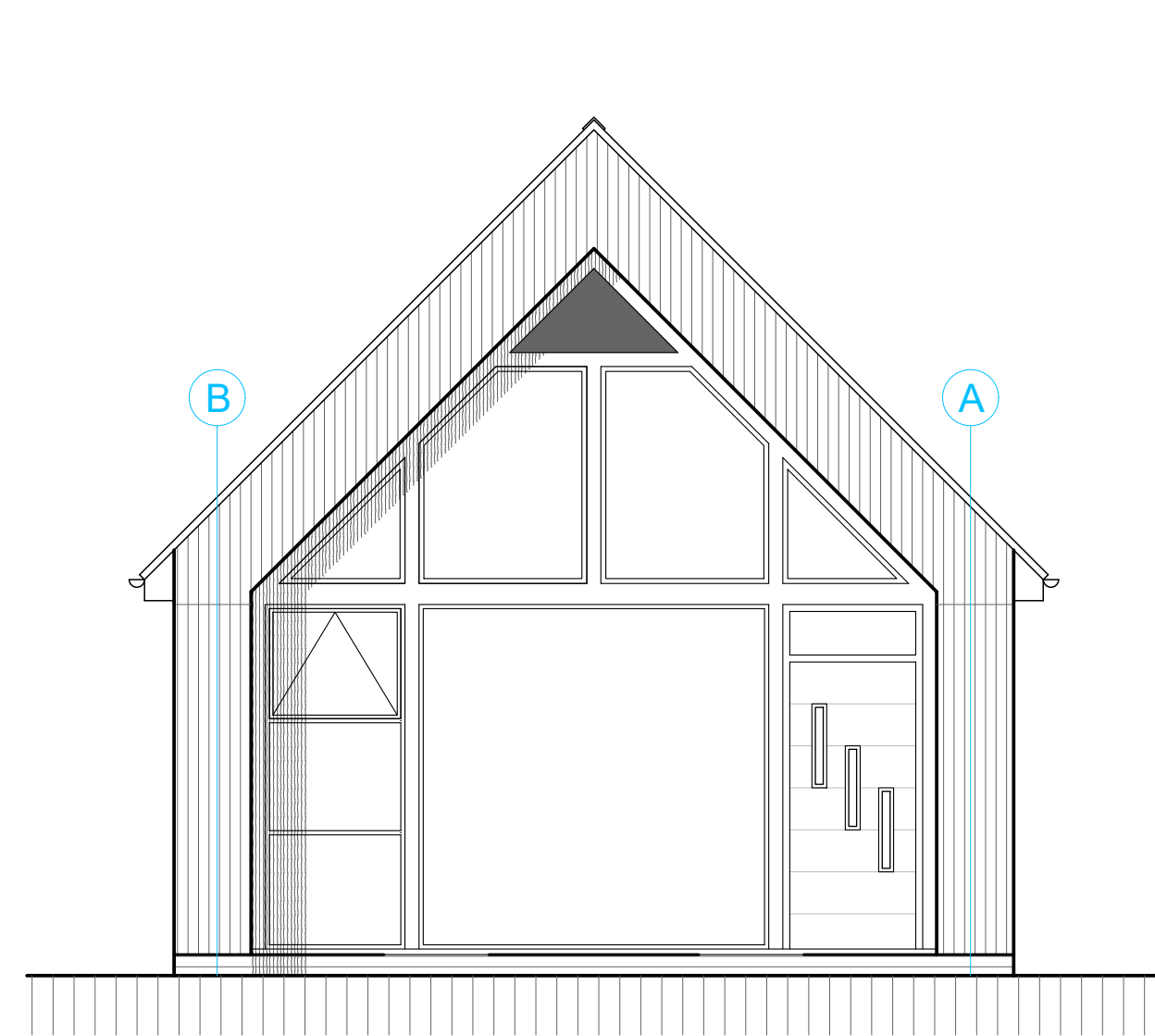
7.0 Summary and Conclusions

- 7.1. This Planning Statement provides the clear case for why the development complies with the relevant policies of the Development Plan and should be supported.
- 7.2. The Statement establishes the principle of residential development is acceptable under the provision of JCS policy SD10 given the application site is situated within the built-up area of Gloucester City.
- 7.3. The Statement has demonstrated that the proposed dwelling is of an acceptable layout, size, scale and design to ensure it respects the character and appearance of the surrounding area, reflecting the design of the recently approved extension at Parsonage Cottage. Great efforts have been made by the designer to ensure a sensitive and subservient design, and one that is high quality, but without competing with the host dwelling. No harm would be caused to the listed building as a result of the proposed development.
- 7.4. There would be minimal impacts upon the Grade II Listed Building, Parsonage Cottage. The new dwelling would sustain the character and setting of the listed building, whilst ensuring a large garden area/external amenity space is still associated with the existing cottage. Its spacious setting is therefore acceptably retained. The development would not impact upon its significance nor distract from its prominence within the street scene and surrounding area.
- 7.5. The development has also been designed to ensure an acceptable impact on neighbouring residential development in terms of overlooking, overbearing impact and loss of light. It would also provide appropriate levels of private amenity for future occupants. NDSS standards are met for that of a two storey, two-bedroom property.
- 7.6. Furthermore, the development would be acceptable in respect of flood risk and transport matters with the Statement demonstrating that two off-road car parking spaces can be accommodated in a safe and convenient manner. As such, there are no aspects that would cause conflict with Development Plan policy.
- 7.7. We conclude that the development would constitute a sustainable development in the context of the NPPF and accords with adopted Development Plan policy. There are no adverse impacts that would significantly and demonstrable outweigh the benefits of the development. It follows that planning permission should be granted.

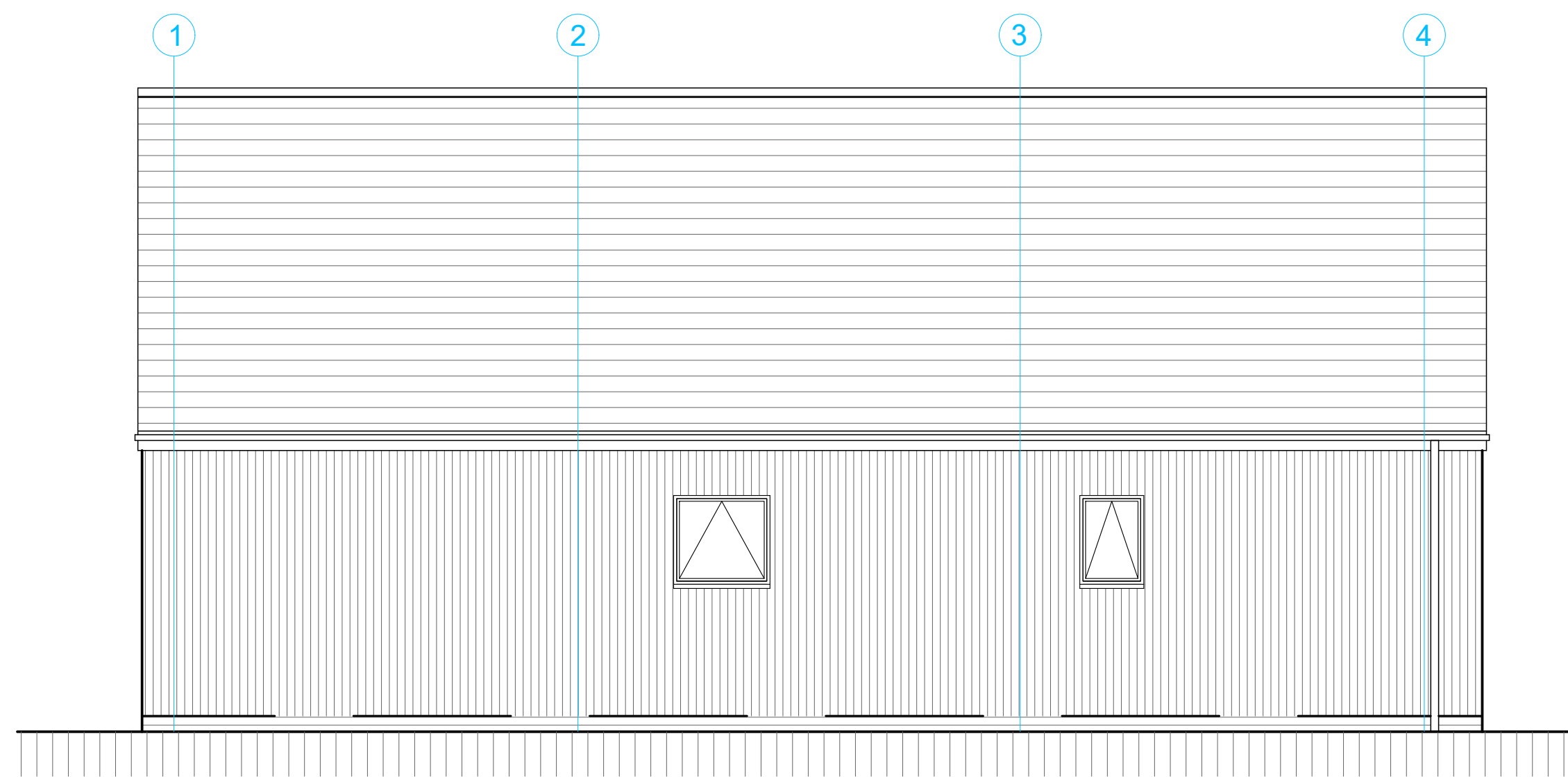


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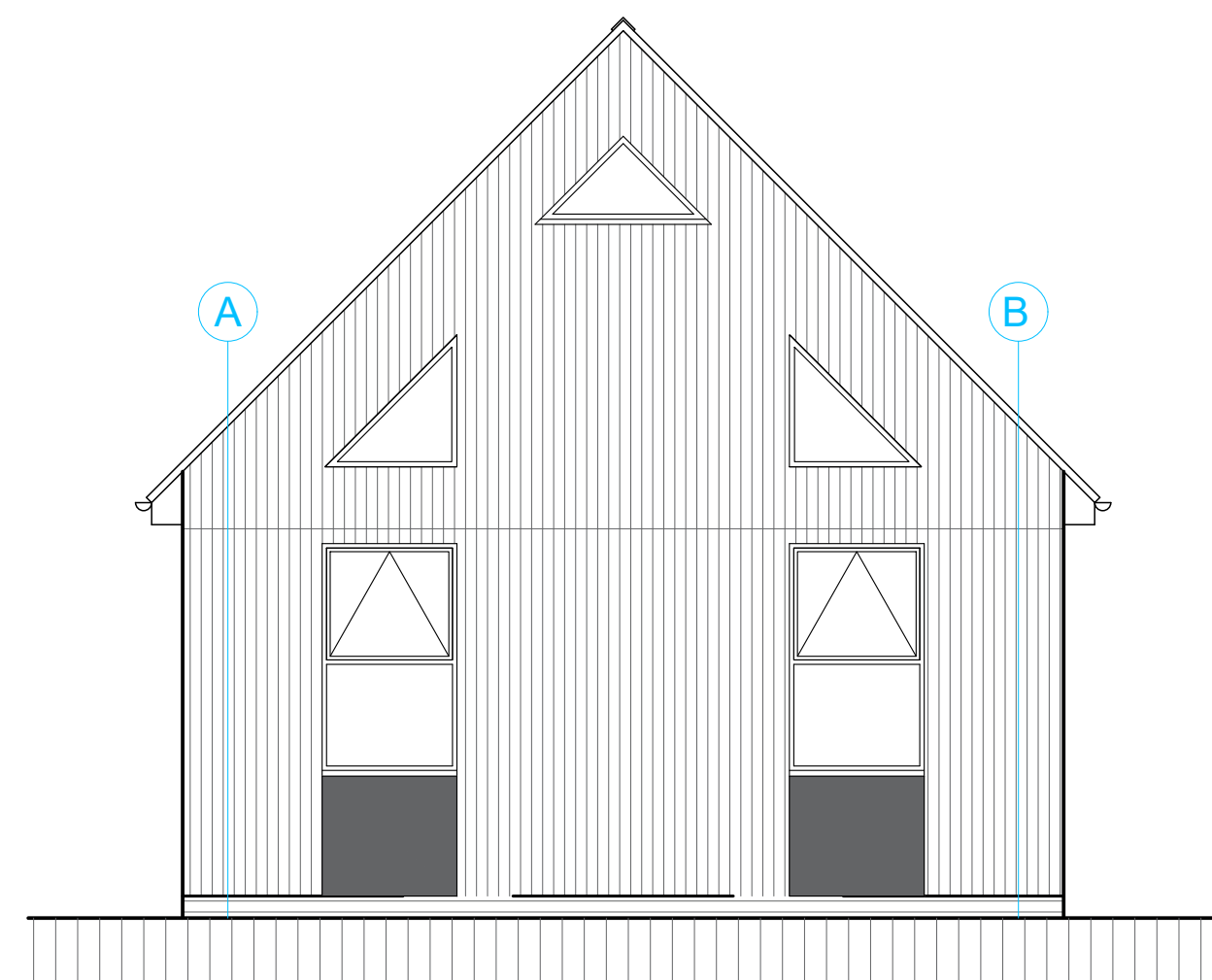
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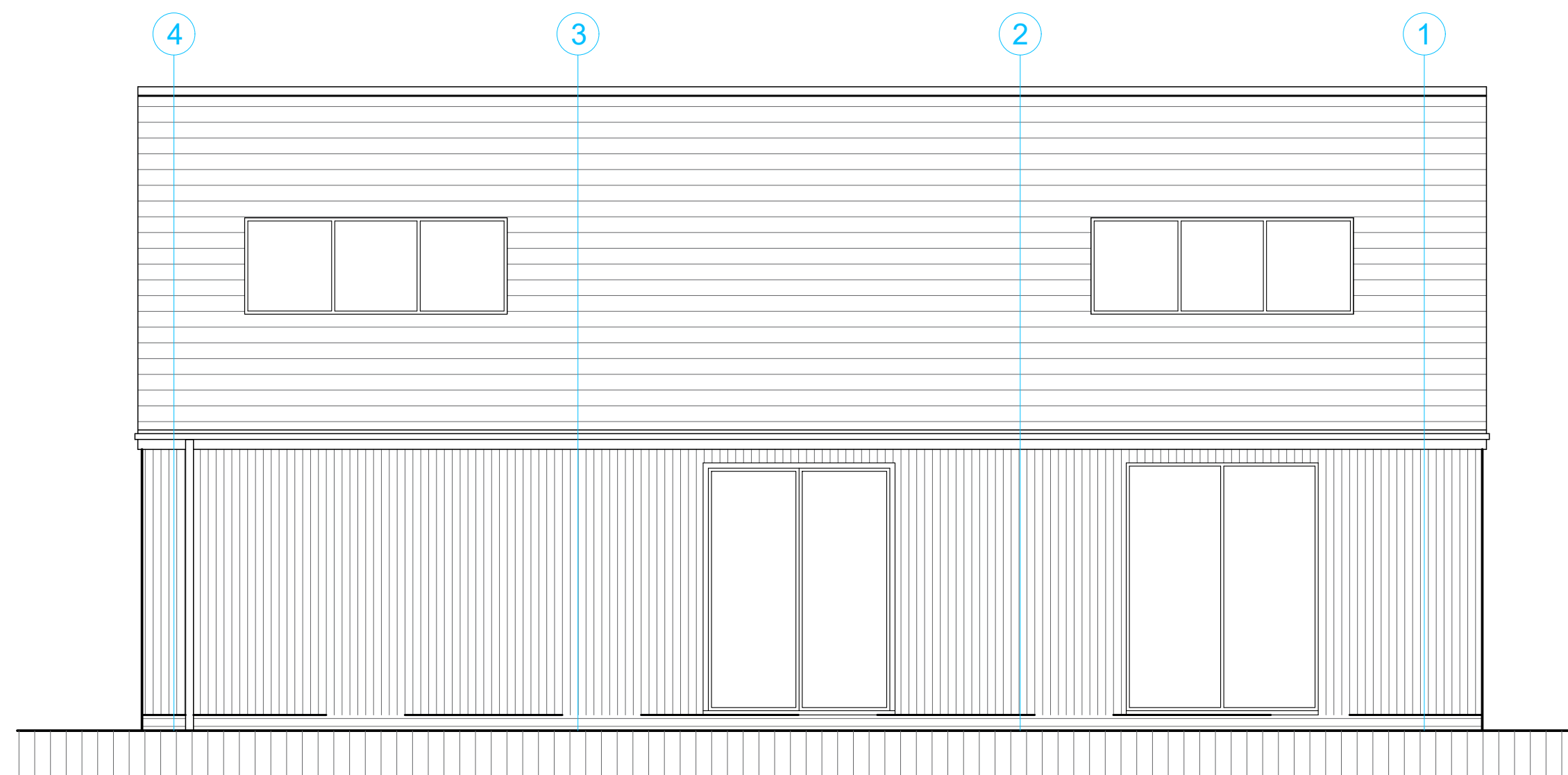
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

Proposed External Finishes :-

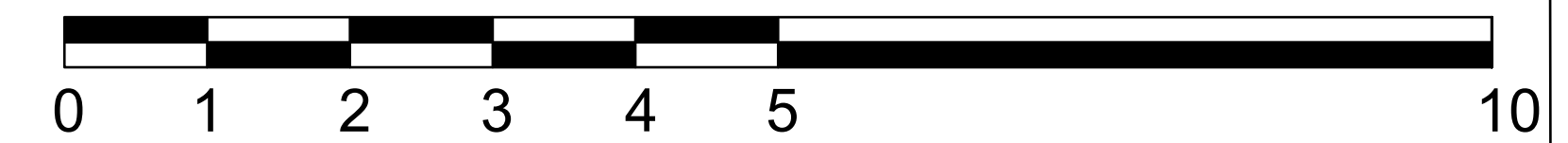
Roof covering;
Spanish Natural Slate.
Finish - Natural riven texture.
Colour - Blue/ Black.

Windows -
New grey RAL 7015 powder coated aluminium high performance items with aluminium faced insulated infill panels.

Wall cladding -
Burnt Larch vertical cladding boards.

Facing Brickwork -
Staffordshire blue engineering bricks below DPC level.

Rainwater Goods -
115mm powder coated aluminum black square line gutters and 73mm square section rainwater down pipes, connected to underground drains to new rainwater harvesting tank.



SCALE BAR 1:50

REVISIONS

WG
Walkergore
consulting

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

JOB

PROPOSED NEW DWELLING (INFILL)

ADDRESS

MR. M. RAYER
PARSONAGE COTTAGE 4 GREEN LN
HUCCLECOTE, GLOUCESTER

DRAWING

PROPOSED PLANS & ELEVATIONS

DATE

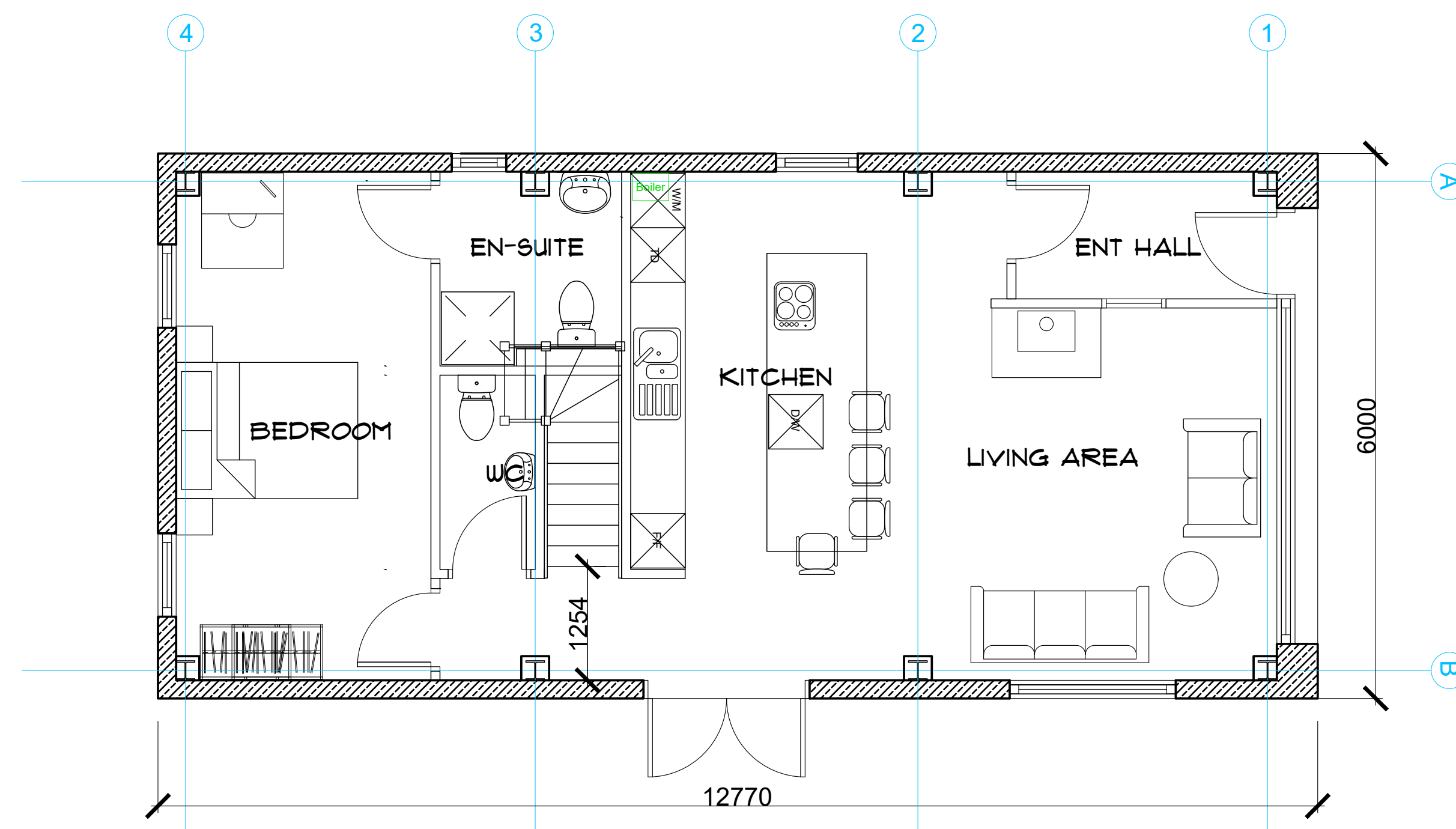
MAR 2022

SCALE

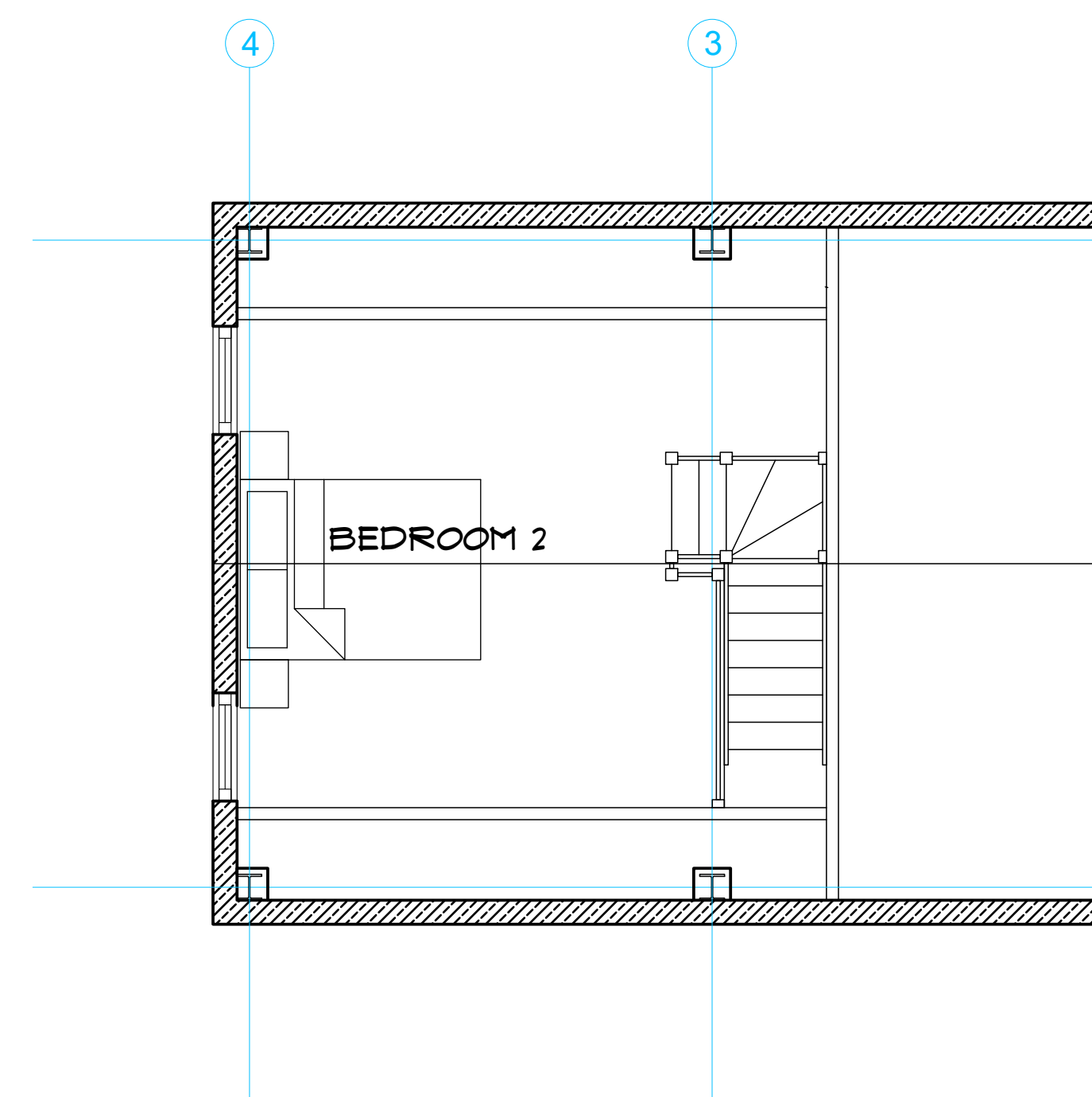
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JOB NO.

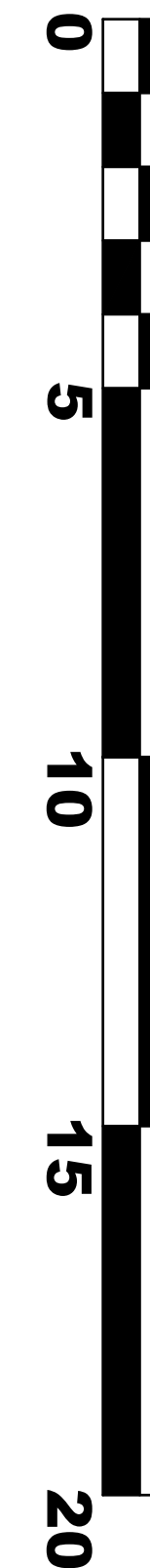
WGC1039-01B



GROUND FLOOR PLAN



LOFT FLOOR PLAN



SCALE BAR 1:100

REVISIONS



Walkergore
consulting

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

JOB

PROPOSED NEW DWELLING (INFILL)

ADDRESS

MR. M. RAYER
PARSONAGE COTTAGE 4 GREEN LN
HUCCLECOTE, GLOUCESTER.

DRAWING

SITE SURVEY AS EXISTING

DATE _____

DATE
MAR 2022

SCALE
1:100

| |
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| JOB NO. |
|---------|

WGC1039-00



REVISIONS



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

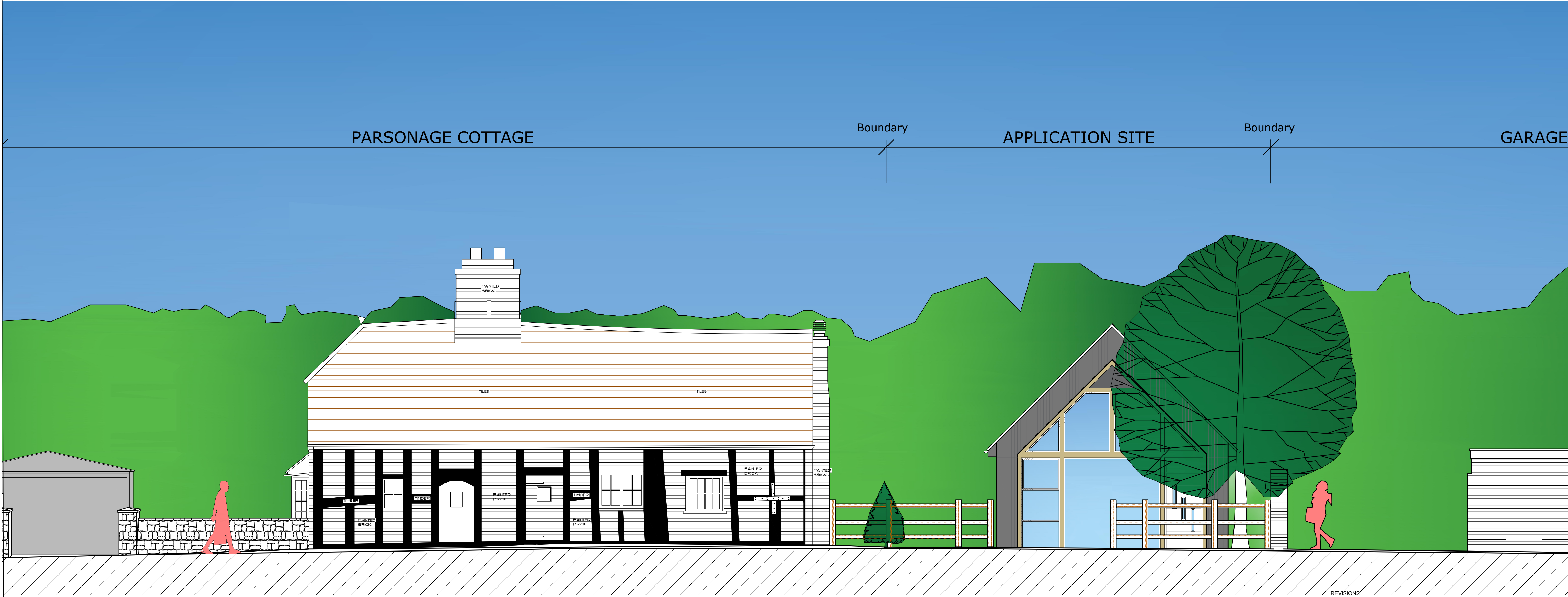


JOB
PROPOSED NEW DWELLING (INFILL)

ADDRESS
**MR. M. RAYER
PARSONAGE COTTAGE 4 GREEN LN
HUCCLECOTE, GLOUCESTER.**

DRAWING
SITE SURVEY AS EXISTING

| | | |
|-------------------------|-----------------------|-------------------------------|
| DATE MAR 2022 | SCALE 1:100 | JOB NO. WGC1039-00A |
|-------------------------|-----------------------|-------------------------------|



SOUTH-EAST ELEVATIONAL STREET SCENE

REVISIONS



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

JOB
PROPOSED NEW DWELLING (INFILL)

ADDRESS
MR. MIKE RAYER
PARSONAGE COTTAGE, 4 GREEN LANE
HUCCLECOTE, GLOUCESTER.

DRAWING
PROPOSED STREET SCENE

| | | |
|------------------|--------------|-----------------------|
| DATE MAR 2022 | SCALE NTS | JOB NO. WGC1039-03 |
|------------------|--------------|-----------------------|