

## Introduction

Following a referral by a local estate agent, Plan-A were approached by the owner's family to advise in respect of the potential for an infill development within the side garden to the existing house. If successful, development of the site would help the family to meet the costs of the owner's long-term care.

## The Site

The site lies within an estate of former Council houses in Fairford and comprised the side garden to an existing semi-detached property. Although existing housing is all relatively uniform in style, there is a mix of both detached and semi-detached houses, together with a number of short terraces. There is also a mix of both on and off-street parking, as some properties have no direct vehicular access whilst others have hard-surfaced their front gardens in order to facilitate their use as private off-street parking.



As the site lies within the town's settlement boundary, planning policies allow for new residential development scheme in principle. However, the detailed design and layout of any proposals would need to successfully address all other relevant planning considerations, including the relatively uniform character of the area and the need to avoid causing any adverse impact to residential amenity. Furthermore, the side garden incorporated a garage and driveway serving the existing property which would be lost to development.

## Our Approach

The first step was to engage the services of a good designer, as they would need to successfully overcome the design challenges associated with maximising the size of a detached infill property whilst also complementing the design characteristics of the existing estate. Their designs would also need to provide off-street parking to both the existing and proposed houses. By working closely with the appointed designer, we were able to achieve a suitable design and layout which met all of the key objectives. By incorporating a small gabled projection to the rear of the property, it was possible to achieve a three-bedroom property including one en-suite shower room, enabling maximum values to be achieved.

Whilst the Town Council were concerned that the proposals did not satisfactorily reflect the character of the area, the planning case officer disagreed and concluded that the proposed new dwelling would integrate successfully into the site and its immediate surroundings. No other concerns were raised in respect of other relevant material planning considerations, and no objections were received from local residents. Planning permission was granted accordingly.

