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Cheltenham Borough Council Environment Group			
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Dear Mr Lindsey

21 St Stephens Rd, Cheltenham  
RE: 10/507 Final Planning Statement for Committee

Further to my recent e-mail, please find attached a copy of the Planning Consultants final comments on the Officers report. I have also detailed below my final comments. We formally request that both of these letters are circulated to all Committee members prior to the Committee on Thursday.

- The Officers report (6civ) is satisfied that the *"the rear elevation (of the side extension) has a contemporary feel and allows the extension to appear subservient to the parent building"*. The officer concludes (7a) that *"The single storey extension is of a contemporary design and would be a subservient addition to the parent building"*.

We fail, therefore, to see how the same contemporary architectural treatment of the rear extension is considered to create *"an awkward relationship in relation to the parent building, contrary to policy CP7"*.

- I would like to highlight the following extracts from SPD: Residential Alterations and Extensions specific to rear extensions:

*"The 45° and 25° principles ensure adequate daylight to neighbours windows and prevent excessive overshadowing of the original building"*. The proposals fulfill this criteria.

*"The extension should be subservient to the original building in height and width"*. The proposals fulfill this criteria.

*"Windows facing directly into the rear garden of the house are preferable as it is less likely that a neighbour's privacy will be affected"*. The proposed windows face directly into the rear garden as recommended.