

REFERENCE: 10/00826/FUL
SITE: 15 Newcourt Park
PROPOSAL: Rear/side extensions and alterations
RECOMMENDATION: Permit

At the time of writing the initial report, comments from the parish council had not been received however the following comments have now been provided:

OBJECTION The design is inappropriate to the existing street scene, the height is not in keeping with neighbouring dwellings, the finishing of white rendering and a slate roof is out of keeping with the road.

This objection echoes the concerns of the local residents and raises no additional issues.

The following letter has been received from the Architect in response to the objections:



1840/0304/L/CBC/160610/MP

16th June 2010

FAO Michelle Payne
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

Dear Sirs

**15 Newcourt Park, Cheltenham
Extension and alteration to an existing dwelling**

With reference to the above application we would like to make the following responses;

RRA architects have amended the drawings on Thursday following receipt of 8 letters of objection. We have made minor amendments which we feel should address concerns regarding overlooking and visual appearance. To this end we have removed any first floor windows that may represent overlooking issues.

We are now also aware that you have received further letters objecting to the scheme, in particular the contemporary nature of the design. RRA architects is an award winning architectural practice with a proven track record for delivering high-quality contemporary homes that elevate contextual vernacular. As you would appreciate, the site does not fall within a conservation area and we believe the scheme is of a modest contemporary design and scale and primarily addresses our client's needs for the building.

Our client is very ecologically aware and the building is designed to have a minimal carbon footprint and reduced Co2 admissions. With reference to this fundamental design philosophy, we have looked to provide the following sustainable design features;

- **Rendered Wall.** The existing cavity brick has a very poor U value. It is proposed to have an insulated render external cladding skin on external walls which will reduce the use of Co2, and provide a better thermal performance for the dwelling overall.
- **Slate Tiles.** It is proposed to replace the existing concrete tiles with a porcelain 'Nu-Sustainable Roofing System' which on the South elevation have integrated photovoltaic cells to provide electricity.
- **Rear Extension.** We propose to clad this from a sustainable wood source, at present no firm decision has been made as to the supplier, however 'Plato Wood' by 'Ecochoice' is a softwood treated to outlast hard Cedar wood and Oak, and is from a much more sustainable wood source.

- **Sedum Roof.** The new flat roof it is proposed to be an organic Sedum roof which will reduce excess water run-off providing high value insulation to the property. The green-roofed side extension will also provide the added benefit of acoustically dampening noise transmission from the main house to neighbouring properties.

Although we appreciate the concerns of the local residents we feel that the items raised are planning issues not contrary to planning policy. It should also be noted, that to render the property and provide a rear extension under 3 metres can be carried out within the extant remit of the Permitted Development rights that the property currently enjoys and would therefore not require planning permission.

We trust this additional information is of assistance to the Councillors when reviewing the application next week. The applicant is a local family with children at the local school and the proposals, developed closely with the family, serve to fulfill our clients modest wish' to build a sustainable, worthwhile, long-term, family home.

Yours sincerely

Mark Powles B.A.(hons) Dip.Arch(RIBA)
For and on behalf of RRA Architects Ltd

cc Mr & Mrs Birchmore