

APPLICATION NO: 21/01106/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 11th May 2021		DATE OF EXPIRY: 6th July 2021
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	Mr and Mrs Ellis	
AGENT:	David McEvoy	
LOCATION:	155 Leckhampton Road, Cheltenham, Gloucestershire	
PROPOSAL:	A loft conversion with dormer, two infill extensions, window alterations (revised scheme to previously withdrawn application ref. 21/00909/FUL)	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Since the publishing of the officers report, a revised drawing has been submitted to address officers concerns set out in paragraph 6.16 of the officers report.
- 1.2. The revised drawing shows that the first floor windows in the side (north facing) elevation are to remain as existing. The side facing window towards the rear of the two storey wing which would serve 'bedroom 3' is obscure glazed as existing. The submitted revised drawing (no. 454/0221/P03 A) has annotated this window to be obscure glazing; however to ensure the privacy of no. 153 Leckhampton Road to the north is protected, a condition (condition 4) has been added to ensure the window remains obscure glazed. With the submission of this plan, it is considered that the amenity of adjoining land users would be protected, complying with policy SD14 of the JCS and policy SL1 of the Cheltenham Plan and the guidance set out within the Council's adopted Supplementary Planning Document: Residential Alterations and Extensions and Section 12 of the NPPF.

2. CONCLUSION AND RECOMMENDATION

Officer recommendation remains to permit the application, subject to the conditions set out below.

3. CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 All external facing and roofing materials shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

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Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the first floor north facing window serving 'bedroom 3' shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the room that the window serves.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

INFORMATIVES :-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.