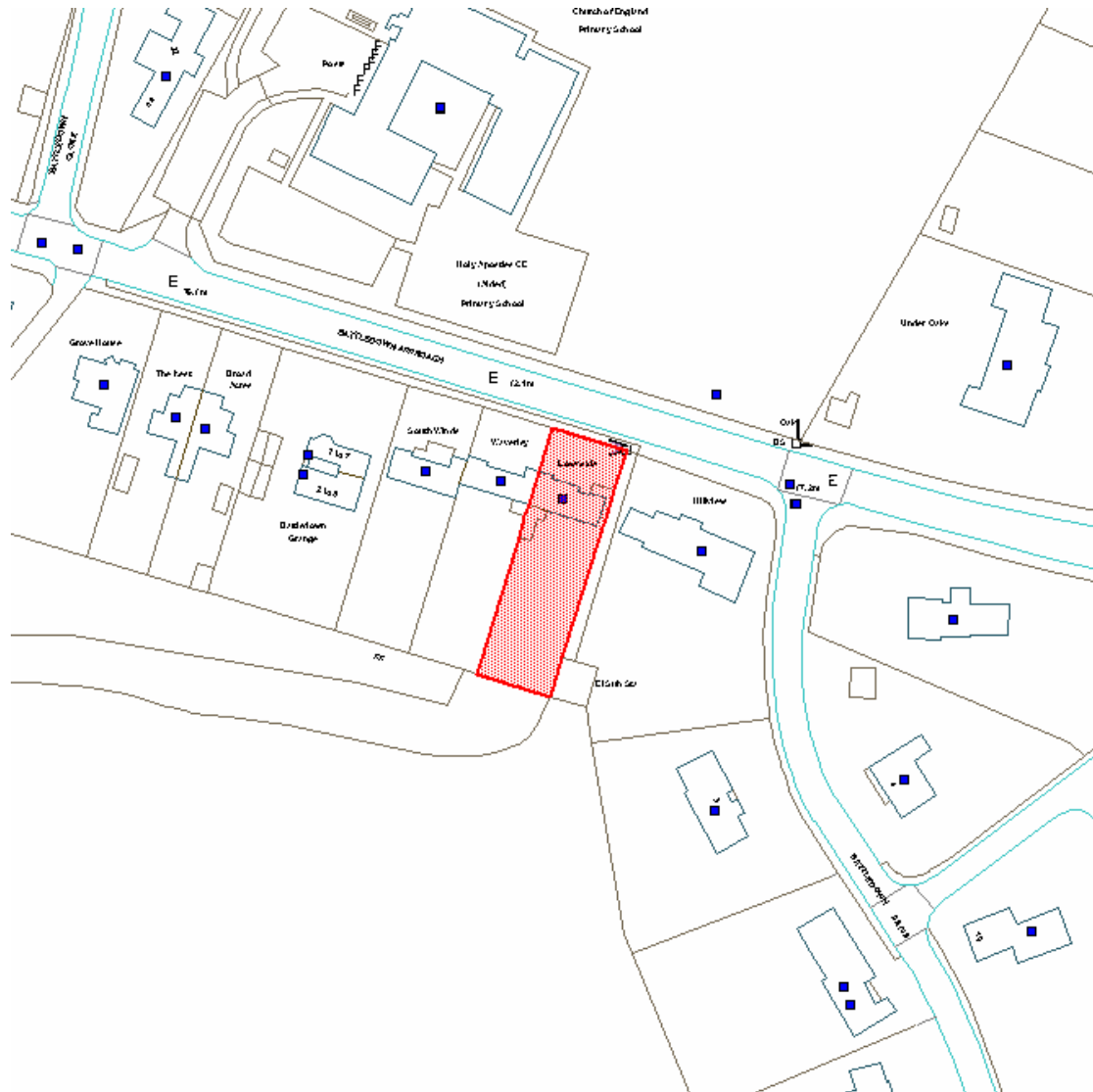


APPLICATION NO: 13/01483/FUL		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 29th August 2013		DATE OF EXPIRY: 24th October 2013
WARD: Battledown		PARISH: None
APPLICANT:	Mr Hodgkinson	
AGENT:	Mr Bob Packer	
LOCATION:	Downside, Battledown Approach, Cheltenham	
PROPOSAL:	Demolition of existing single storey side and rear extension, erection of two storey extensions to the side and rear, single storey extensions to the front and rear (revised plans)	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site comprises a link detached two storey dwelling on the south side of Battledown Approach, west of the junction with Battledown Drive.
- 1.2 This application proposed the demolition of the existing garage and front porch and the erection of a two storey side and rear extension to the west side of the property and a two storey rear extension to the eastern side of the plot. A single storey rear extension would be constructed between these two rear wings. A single storey front extension is also proposed which would provide a porch and part of a study. The front and side elevations would be rendered with the rear elevation being stone.
- 1.3 The plans have been amended since their original submission to secure the shortening of the two storey extension to the western side of the building by 1.5m, the removal of a flat roof car port within the front garden and the simplification of the porch design.
- 1.4 This application is being considered by planning committee at the request of Cllr Paul McLain who has *"concerns about the overbearing aspects of the application and the impact it would have on adjacent properties."*

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Contaminated Land Officer

3rd September 2013 - no comment

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	2
Total comments received	8
Number of objections	7
Number of supporting	0
General comment	1

- 5.1** The application was advertised by way of letters sent to the two neighbouring properties. 8 representations have been received.

The main points raised can be summarised as follows:

- Loss of privacy
- Overbearing impact exacerbated by change in levels
- Loss of light
- Excessive size
- Overdevelopment
- Highways Issues
- Insufficient parking
- Discrepancy in plans [since rectified]
- Loss of unity in building group

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be (i) design, (ii) impact on neighbours and (iii) highways and parking.

6.2 The site and its context

The house is one of a group of three similar properties, however on the whole the properties in this area are very mixed in terms of design, materials and size.

6.3 Design and layout

The mixed character in the area means that the changes can be accommodated without them being harmful to the character and appearance of the area. The two storey side extension has not been set back from the frontage of the dwelling and does partially close the gap between the application site and Waverley, next door. However there is an existing forward projection to the building so the mass is broken up. Furthermore the side extension is under 2.5m in width and therefore is subservient to the main house and does not overwhelm it. A 1m gap is retained between the properties and Waverley has a single storey element adjacent to the boundary with the two storey element set approximately 4m away. This proposal would effectively make the house detached, rather than link-detached, therefore there would remain a feeling of space between the two properties. As such the impact on the street scene is considered to be acceptable. It is proposed to render the front and side elevations. The majority of the houses in this area are rendered and therefore this is considered to be acceptable. The design of the porch has been simplified to a parapet roof which is in keeping with the style of house and those nearby.

As such the proposal is considered to be in accordance with Policy CP7 and the NPPF which encourage a good standard of design.

6.4 Impact on neighbouring property

The two properties which need to be assessed in detail are Hillview to the east and Waverley to the west. Hillview is a large detached property set in spacious grounds. An access path to an electricity substation exists between Hillview and the application site therefore creating a separation between the two properties. Hillview is also on slightly higher ground than Downside. The extension would be visible from part of the garden however it is sufficiently far removed from this property not to have any adverse impacts by way of loss of light or overlooking. It is recommended that a condition is attached limiting further openings which could potentially overlook Hillview.

Waverley is the property to the west. The two storey side extension extends beyond the rear of Waverley and is on higher ground, reflecting the local topography. Therefore the relationship between these two properties has been carefully assessed. The part of the extension nearest to the boundary has been reduced in length from 5.5m to 4m (from the rear elevation) since its original submission and although the occupants have maintained their objection it is the opinion of Officers that the current proposal has an acceptable impact upon Waverley. It complies with the light tests and no windows are proposed in the side elevation. Those windows located on the rear elevation would achieve oblique views towards the rear of the neighbouring garden, but this is a common relationship in residential areas.

Members will have the opportunity to assess the relationship between these properties in more detail at planning view.

For these reasons the impact on residential amenity is considered to be acceptable and is in accordance with policy CP4 and the NPPF which requires that a good standard of amenity is secured.

6.5 Access and highway issues

The proposal results in the loss of the integral garage. However, three parking spaces are indicated within the curtilage of the property which is considered to be sufficient to serve the dwelling. The access is unchanged from the existing arrangement and as such no objection is raised on highway grounds.

As such the proposal is considered to be in accordance with policy TP1 and the NPPF which requires safe and suitable access.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The proposal does propose relatively large extensions to this property. However, no harm has been identified. The applicant has made changes to the proposal to seek to overcome the concerns raised. For the above reasons the proposal is considered to be acceptable and as such is recommended for approval.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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 development hereby permitted shall be carried out in accordance with drawing number T.D.12159/1c received 8/11/13
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no additional openings shall be formed in the development without planning permission.
Reason: Any further openings require detailed consideration to safeguard the amenities of the locality in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order) the first floor side facing windows shall be glazed with obscure glass and shall be maintained as such thereafter.
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.
- 5 Prior to the commencement of development, samples of the proposed facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority, and the materials used in the development shall be in accordance with the samples so approved.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.
- 6 Prior to the first occupation of the development, the car parking area shall be completed and marked out in accordance with the approved plan(s). The car parking area shall thereafter be retained in accordance with the approved plans and kept available for use as car parking.
Reason: To ensure adequate car parking within the curtilage of the site in accordance with Local Plan Policy TP1 relating to development and highway safety.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 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, the authority sought amendments to address concerns relating to design and impact on neighbouring properties.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.