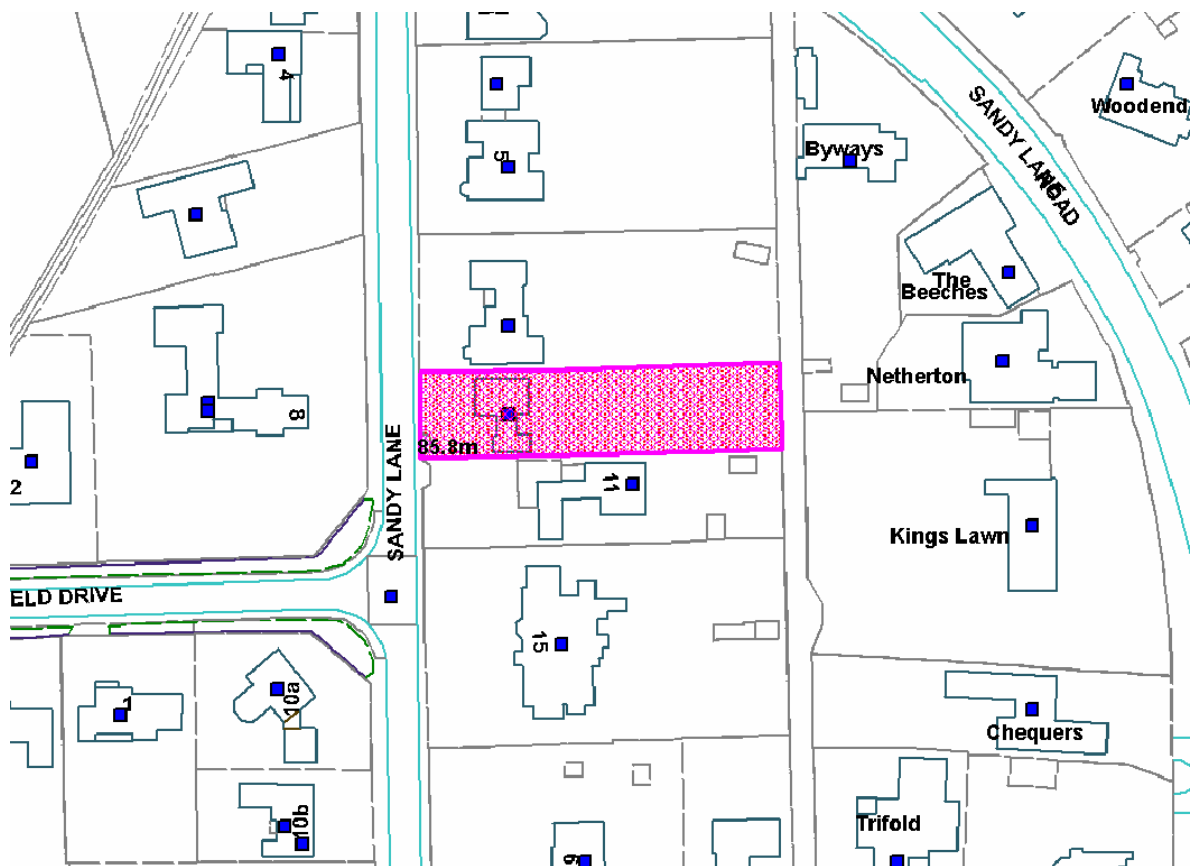


APPLICATION NO: 13/02026/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 27th November 2013	DATE OF EXPIRY: 22nd January 2014
WARD: Charlton Park	PARISH: Charlton Kings
APPLICANT:	Mr Tim Clink, Oyster Marketing Ltd
AGENT:	Mr Jason Pritchard
LOCATION:	9 Sandy Lane, Charlton Kings, Cheltenham
PROPOSAL:	Proposed refurbishment of property and erection of side and rear extensions (following demolition of existing garage)

RECOMMENDATION: Recommendation to follow



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is set within a large plot in a residential area along Sandy Lane and relates to a detached property constructed in the early 1960s.
- 1.2 The applicant is seeking planning permission for a number of extensions and alterations to the property which are of contemporary design.
- 1.3 The application is before planning committee as the Charlton Kings Parish Council has objected to the proposed works.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

13/01697/PREAPP 1st November 2013 CLO

Proposed side and rear extension following demolition of the existing garage

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Contaminated Land Officer

28th November 2013

No comment.

Parish Council

10th December 2013

Objection. Out of keeping with street scene

Tree Officer

11th December 2013

The Tree Section has no objections to this application providing the following condition can be attached;

TRE03B Protective fencing

Glos Centre for Environmental Records

10th December 2013

The Biodiversity Report is available to view on website.

Building Control

6th December 2013

Consider restrictions on unprotected areas if within 1.0m of the boundary.

Cheltenham Civic Society

5th December 2013

This is an innovative approach, which we welcome.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 Seven letters have been sent out to neighbouring properties and two letters of representation have been received raising objection to the proposal. These are attached to this report.

6. OFFICER COMMENTS

- 6.1 Officer comments and a full recommendation will follow by way of an update to this report.