

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:	
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)

Update to Officer Report

1. OFFICER COMMENTS

1.1. Determining Issues

1.1.1. The main considerations in relation to this application are the design and the impact of the proposal on neighbouring amenity.

1.2. Design

1.2.1. Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development.

1.2.2. The applicant proposes a number of alterations which would change the overall design and appearance of the existing dwelling from a traditional hipped roof property to an overtly contemporary house with a flat roof. These alterations include the removal of the hipped roof and increase in eaves height, the erection of a two storey side extension and single storey rear extension.

1.2.3. The applicant proposes a two storey extension at the side of the original dwelling to replace the existing entrance and garage. A central glazed area would form the entrance to the property and would be set back 3.7 metres from the front elevation of the parent dwelling.

1.2.4. The two storey extension would then step forward from this glazed 'link' to a ground floor set back of 3.15 metres from the front elevation of the original dwelling; this is the same set back at ground floor level as the existing garage. The first floor projects beyond the ground floor, but would still achieve a set back of 1.45 metres from the front elevation of the original property.

1.2.5. The two storey side extension would have a depth of 13.05 metres at ground floor level and a depth of 15.95 metres at first floor level. The first floor would overhang the ground floor at the front and rear, creating a projecting box effect.

1.2.6. The proposed rear extension would project 8 metres from the rear elevation of the original dwelling, with a height of 3.45 metres. The design includes a central spine wall which would project a further 2.8 metres.

1.2.7. The applicant proposes a roof terrace to the rear of the proposed glazed entrance, which would sit in between the spine wall and the two storey extension. The terrace would be enclosed by a glazed balustrade set back 4.9 metres from the end of the spine wall and 2 metres from the proposed rear bedroom.

- 1.2.8. In addition to the above, the applicant has amended the scheme to include a two storey box bay window at the front of the property. This follows advice from the Architects Panel (although formal comments are yet to be received) that the front elevation of the retained building would benefit from a greater level of interest and modelling. Officers consider that this amendment does improve the proposal.
- 1.2.9. The applicant proposes a range of materials for the development which are as follows:
- Brickwork, render and timber cladding (walls)
 - High performance single ply membrane (roof)
 - Powder coated aluminium (windows and doors)
- 1.2.10. The materials proposed are considered of a high quality and would complement the character of the original dwelling.
- 1.2.11. An objection has been received from Charlton Kings Parish Council on the grounds that proposed works are not in keeping with the street scene. Whilst the overall design will differ significantly from the existing property, officers consider the principle of a contemporary design approach is acceptable. The innovative design approach is also welcomed by the Cheltenham Civic Society.
- 1.2.12. There are a wide range of architectural styles in the area, with the two properties adjacent to the application site of a different design to the existing property and no uniformity within the street scene.
- 1.2.13. Overall officers welcome the contemporary design approach the applicant is proposing. The proposed extensions are considered subservient to the main dwelling and the high quality materials would complement the dwelling and surrounding development.

1.3. **Impact on neighbouring property**

- 1.3.1. Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.
- 1.3.2. Two letters of objection have been received in relation to the proposal. The first letter of objection is from the occupiers of no. 7 Sandy Lane, with the main concerns relating to the visual impact and light levels of the proposed rear extension. The letter also refers to the hedge between the two properties which was recently reduced in size, improving conditions for the occupiers of no.7.
- 1.3.3. In response to this concern, the applicant has confirmed that at the time the land was surveyed, there was a hedge in a similar position to the proposal which measured 4.5 metres in height. The proposed extension would have a height of 3.5 metres, which is one metre lower than the previous boundary treatment.
- 1.3.4. Notwithstanding this, a light test has been carried out which has demonstrated there will be no unacceptable reduction in light levels to the neighbouring property.
- 1.3.5. The occupiers of no.11 Sandy Lane have also commented on the proposal, with concerns regarding the proximity of the extension. The proposed two storey extension will be set 0.45 metres from the boundary at ground floor level and 0.3 metres at first floor level. The ground floor of the proposal is the same distance from the boundary as the existing garage.

- 1.3.6. The side extension will be higher than the existing garage, however officers are satisfied the design and scale of the proposed extension is acceptable. Furthermore, when considering the layout of the neighbouring property, where the area adjacent to the boundary is a flat roof parking area and the main two storey element of the dwelling is set further within the site, there would be no unacceptable impact in terms of light.
- 1.3.7. Finally, whilst not raised as an objection, officers consider a comment is helpful regarding the proposed roof terrace. The suitability of a roof terrace in this location has been considered and as the terrace is set within the proposed extension and away from the boundary officers consider there will be no unacceptable loss of privacy to adjacent properties.
- 1.3.8. When considering all of the above the proposal is not considered to have any unacceptable impact in terms of a loss of privacy and light levels to neighbouring properties. As such, the proposal is considered in accordance with the relevant policy and protects the amenity of neighbouring land users.

1.4. **Other considerations**

- 1.4.1. In addition to concerns relating to neighbouring amenity, the occupier of no.11 Sandy Lane also commented on the drawings submitted as these suggest the two storey element to the rear of no. 11 is visible from the road.
- 1.4.2. Whilst it is appreciated that this element of the neighbouring property is not visible from the road, the applicant has submitted an elevation showing the neighbouring property which is a true reflection of the neighbouring property. The block plan assists in further understanding the adjacent properties and their positioning within the neighbouring sites.

1.5. **Trees**

- 1.5.1. The proposal would include the removal of existing trees within the rear garden. The Borough's Tree Officer has been consulted on the proposal and has raised no objection, providing a condition is included requiring the applicant to install protective fencing.

2. **CONCLUSION AND RECOMMENDATION**

- 2.1. Based on the above, the proposed alterations and extensions are considered acceptable in terms of Local Plan Policy CP7.
- 2.2. The proposal would have no unacceptable impact on neighbouring amenity and therefore meets the requirements of Local Plan Policy CP4.
- 2.3. As such, the recommendation is to approve this application, subject to the conditions set out below.

3. **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 numbers 1228_328_A, 1228_325_A, 1228_327_A and 1228_326_A received 7th January 2014.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 Tree protective fencing shall be installed in accordance with the specifications set out within BS 5837:2012. The fencing shall be erected, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 4 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.

- 5 All first floor side elevation windows shall be glazed with obscure glass and 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.

- 6 The proposed rear elevation picture window shall be non-opening as shown in drawing number 1228_328_A received 7th January 2014 and 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.

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