

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

The following comments have been received from the Architects' Panel.

1. Is the information sufficient to understand the application?

The scheme can be understood from the drawings submitted.

2. Context

The scheme is for the extension and remodelling of the existing house and therefore sits between 2 existing houses. The extension and remodelling does not have an impact on the scale of the building in the street scene, only on the aesthetics of the house.

3. Massing and Scale

The vertical scale on the frontage is comparable with the neighbouring buildings although the section of building to the south does become 2 storeys and will provide a larger elevation to the neighbour. In general terms the scheme is sufficiently broken up to reduce the impact and provide some interesting internal and external spaces.

4. External Appearance

The change in aesthetic is interesting and provides some visual interest. we do have concerns over the proportions of the brick box to the frontage and would have liked to have seen the more successful rear elevations reflected to the street. The extension of the dividing wall would also have worked to provide some consistency through the scheme.

5. Detailing and Materials

As with all buildings of this type the success of the scheme will be in the detailing.

6. Summary

The proposal is an interesting one and one which could provide a high quality dwelling. We do have concerns on the front brickwork element and the potential for overlooking from the rear projecting bedrooms but both of these could be easily refined.

7. Recommendation

We would like to see some refinement before we could support the scheme.

The officer recommendation remains to approve, subject to conditions set out in the previous update (9th January).