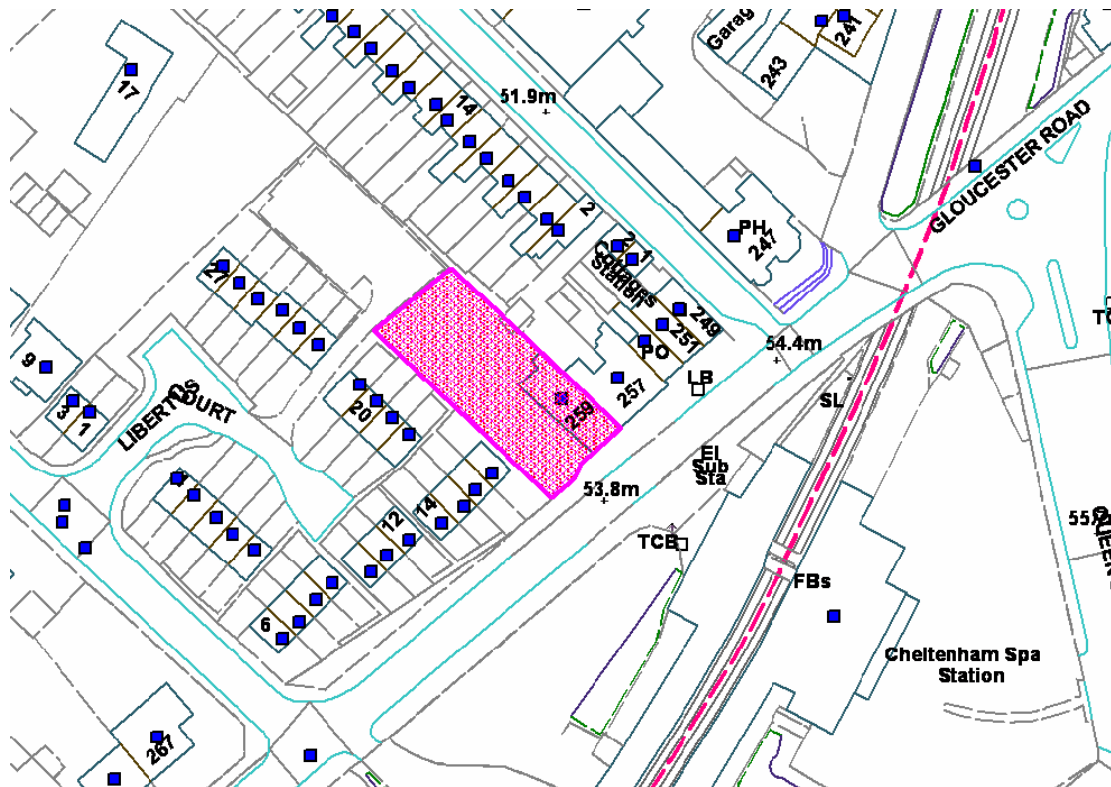


<b>APPLICATION NO:</b> 13/02180/FUL	<b>OFFICER:</b> Mrs Emma Pickernell
<b>DATE REGISTERED:</b> 30th December 2013	<b>DATE OF EXPIRY:</b> 24th February 2014
<b>WARD:</b> St Marks	<b>PARISH:</b>
<b>APPLICANT:</b>	Homeward Properties
<b>AGENT:</b>	Architecnics
<b>LOCATION:</b>	259 Gloucester Road Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Erection of three-storey extension comprising 6no flats.

**RECOMMENDATION:** Refuse



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The site comprises land adjacent to a terrace of properties which front Gloucester Road, opposite Cheltenham Spa Railway Station. The existing terrace contains shops and other commercial uses on the ground floor and is a neighbourhood centre. They present two storeys to Gloucester Road and three to the rear which face onto a lane leading off Roman Road. Presently the application site is rough ground with no defined use, although it appears to support some informal parking. Pedestrian access is provided to the side of the site along with entrance to the existing property.
- 1.2 This application proposes a continuation of the existing terrace with an extension containing 6 flats. This would be 8.6m wide and 17m deep; the roof would follow through from the existing building. The proposed building would be three storeys with the lower floor accommodated at basement level. A large light well would be provided at the front of the building. Access would be provided via a full height cut-away feature on the side elevation. No off street parking is proposed. The rear portion of the site does not form part of the application site although a small area of amenity space is provided along with a bin store and bicycle shed.
- 1.3 This application has been referred to committee by Cllr Holliday.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Honeybourne Line  
Neighbourhood Shopping Area

### Relevant Planning History:

**02/00234/FUL 15th January 2007 UNDET**

Alterations and extension to existing building containing six bed-sitters to provide six flats (retaining ground floor shop)

**90/00762/PF 27th September 1990 PER**

Installation of New Shop Front

**11/00525/COU 8th August 2011 DISPOS**

Temporary use of site for car sales and storage for 12 months

**02/00234/FUL 15th January 2007 UNDET**

Alterations and extension to existing building containing six bed-sitters to provide six flats (retaining ground floor shop)

**90/00762/PF 27th September 1990 PER**

Installation of New Shop Front

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### **3. POLICIES AND GUIDANCE**

#### Adopted Local Plan Policies

CP 1 Sustainable development  
CP 3 Sustainable environment  
CP 4 Safe and sustainable living  
CP 5 Sustainable transport  
CP 7 Design  
HS 1 Housing development  
RC 2 Youth and adult outdoor playing facilities  
RC 6 Play space in residential development  
RC 7 Amenity space in housing developments  
TP 1 Development and highway safety  
TP 6 Parking provision in development

#### Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)  
Residential Alterations and Extensions (2008)  
Submission of planning applications (2004)  
Sustainable buildings (2003)  
Sustainable developments (2003)

#### National Guidance

National Planning Policy Framework

### **4. CONSULTATIONS**

#### **Architects Panel**

*5th February 2014*

2. Is the Information sufficient to understand the application?  
Yes.

#### 3. Comments on the Application

The site appears suitable for an extension of this type and the proposal reflects the existing levels to maximise the development. Aesthetically the proposal is set out to extend the existing terrace which works in principal but the fenestration to the front does not reflect its neighbours especially the road level where it does not relate in any way to the retail unit next door. The provision of the lightwell is also inappropriate and impractical in this setting and does little to help the street scene. If it is not practical to extend the terrace perhaps setting the building back to introduce a break in the elevation would offer a solution? The side elevation has then been broken down by the provision of a vertical entrance feature which serves this purpose but is not stunning in its design.

#### 4. Summary

Overall this is not a great design but it would sit acceptably in the context of the site location and therefore would not object to the application.

### 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	<b>34</b>
Total comments received	<b>18</b>
Number of objections	<b>15</b>
Number of supporting	<b>0</b>
General comment	<b>3</b>

5.1 The application has been publicised by way of letters to nearby properties. The issues raised can be summarised as follows:

- Lack of parking
- Highway safety and congestion
- Concerns about impact of construction
- Concerns about refuse collection arrangements
- Overlooking
- Needs to be more landscaping/screening
- Concerns about adequacy of drainage
- Visual Impact, concern about materials
- Concern about height of building compared with neighbours

### 6. OFFICER COMMENTS

#### 6.1 Determining Issues

The key issues in determining this application are considered to be (i) design and visual impact, (ii) impact on neighbouring properties, (iii) Highways and parking issues.

#### 6.2 The site and its context

The application site is an end of terrace property; the historic maps indicate that it was constructed as an addition to the remainder of the terrace between 1932 and 1952. The area adjacent to this, where the extension is proposed is currently a relatively untidy area of land. It is considered that some form of building could be accommodated in this area. However it is important that whatever is proposed is appropriate to its context. In this instance there is a very strong character established by the existing terrace which has a regular rhythm. The building to which the extension would be attached would be attached extends beyond the remainder of the terrace and in this sense acts as a 'full stop' to this terrace. As such it is also considered that the depth of any building in this location has to be carefully considered.

### **6.3 Design and layout**

There are concerns about the design and layout of the proposal, firstly with regards to its width. The proposed extension is 8.6m wide, this compares with a width of 7.5m for the existing end of terrace unit. This would be visually jarring from the street and would fail to respect its context. There are also concerns about the design of the front elevation. The proposed light well is very large, projecting almost 3m from the face of the building which means that the full three storeys would be clearly visible from the pavement and road. Although the spacing of windows copies that of neighbouring buildings, the fact that the elevation is wider means that the arrangement is visually jarring and the fenestration on the ground floor does not respond well to the adjacent shop fronts. The architects' panel have suggested that a set back of the front elevation may assist in resolving this relationship.

The full height recessed atrium to the side of the building serves to break down the mass of this elevation but does draw attention to the overall scale of the building. The side elevation is considered to be overly long. As mentioned above the existing building to which this is attached projects behind the existing terraced properties. However it is considered that any extension here should respect the primarily consistent rear building line of the terrace rather than projecting to its maximum extent.

For these reasons the proposal is considered to be contrary to policy CP7, the advice contained in the garden land and infill sites SPD and in the NPPF which require proposals to demonstrate a good standard of design and to be appropriate to their context.

### **6.4 Impact on neighbouring property**

The properties adjacent to the application site are those in Libertus Court, a development of modest two storey houses with cat slide roofs to the rear. The proposed extension would be 3m from the boundary with 17 Libertus Court but would project 6.5 beyond the rear elevation. Officers' assessments suggest that the proposal would block light from the patio doors on the rear of this property. It is also considered that the 16.3m length of the side elevation would have an overbearing impact on this modest property.

For these reasons the proposal is considered to be contrary to policy CP4, and advice contained in the garden land and infill sites SPD, the Extensions SPD (which is applicable in terms of assessing light) and in the NPPF which require proposals to be designed such that they have an acceptable impact on neighbour amenity.

### **6.5 Access and highway issues**

The proposal does not include any off street parking. Concerns have been expressed that this situation may result in occupants parking in surrounding streets. Neighbour comments suggest that these streets are already heavily parked. The highways officer has asked the applicant to carry out a parking survey which would assess the availability of parking spaces, how they are used and where there may be capacity. The results of this would allow an informed decision to be made as to whether the lack of parking proposed is acceptable or not. The survey has not yet been carried out and as such in the absence of such information there are concerns that the proposal may result in highway danger through parking in inappropriate locations and manoeuvring on the carriageway.

For these reasons the proposal is considered to be contrary to policy TP6, and advice contained in the NPPF which require proposals to provide an appropriate level of parking and to avoid a negative impact on highway safety.

## **6.6 Other Considerations**

The application documents make reference to an earlier application made in 2002 for this site which was to extend the property with an extension containing three flats. The Design and Access Statement suggests that this application was approved; however this is not the case. The application was never determined as the required s.106 was never signed. As such there is no fall back position with regards to this scheme. However it is true to say that the Authority was minded to approve the application. In any event the previous proposal involved an extension which was narrower and shorter than the current scheme as such many of the issues which have arisen here did not apply.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1 The issues which have arisen with this application would suggest that the proposal is an overdevelopment of the site. For the reasons mentioned above the application is considered to be unacceptable and is therefore recommended for refusal.

## **8. REFUSAL REASONS**

1. The proposed development, by reason of its size, mass and design would be out of keeping with the surrounding area, would result in a harmful negative visual impact and would be overly dominant in the street scene. As such the proposal is contrary to Adopted Local Plan policy CP7 (Design), Supplementary Planning Document: Development on garden land and infill sites in Cheltenham (2009) and advice contained in the National Planning Policy Framework.
2. The proposed development by reason of its size, siting and mass would have an adverse impact on the residential amenities of the neighbouring property. As such the proposal is contrary to Adopted Local Plan Policy CP4 (Safe and sustainable living), Supplementary Planning Documents: Development on garden land and infill sites in Cheltenham (2009) and Residential Alterations and Extensions (2008) and advice contained in the National Planning Policy Framework
3. The proposal involves no off street parking provision, in the absence of any evidence to the contrary the Local Planning Authority considers that the proposal would result in increased pressure for on street parking resulting in highway danger. As such the proposal is contrary to Adopted Local Plan Policies TP 1 (Development and highway safety) and TP6 (Parking provision in development) and advice contained in the National Planning Policy Framework

## **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 authority cannot provide a solution that will overcome the harm which has been identified.

As a consequence, the proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.