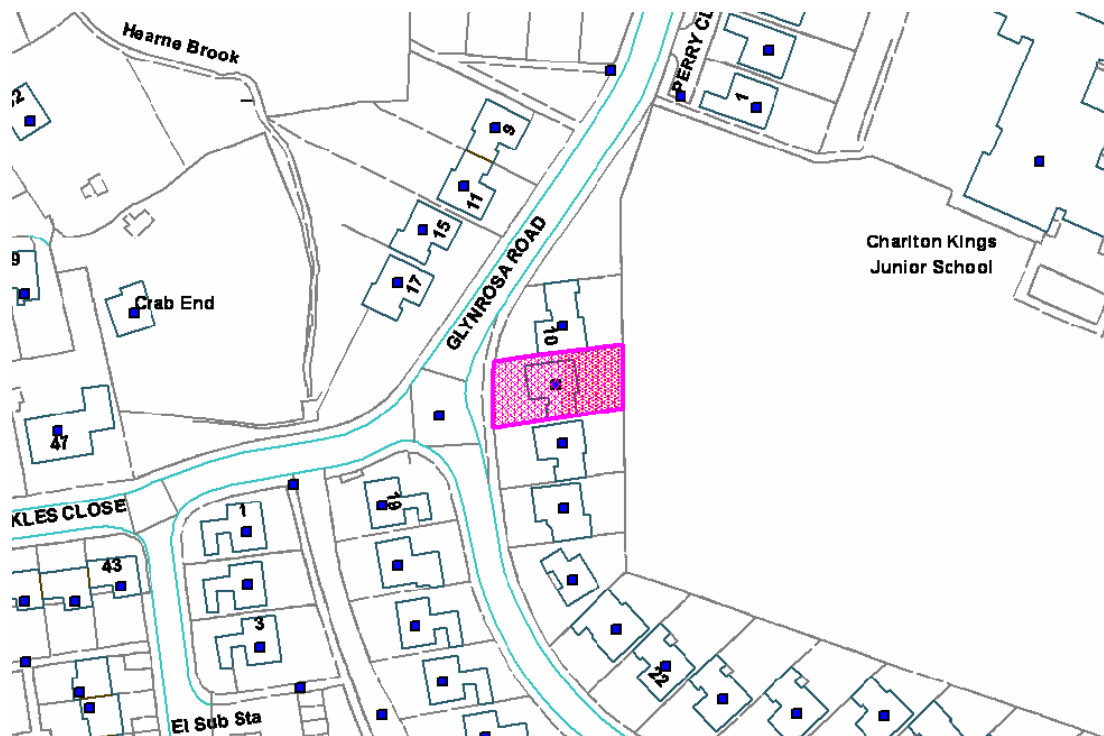


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| APPLICATION NO: 14/00095/FUL | OFFICER: Miss Michelle Payne |
| DATE REGISTERED: 23rd January 2014 | DATE OF EXPIRY: 20th March 2014 |
| WARD: Charlton Kings | PARISH: Charlton Kings |
| APPLICANT: | Mrs Karen MacDonald |
| AGENT: | M and L Designs |
| LOCATION: | 12 Glynrosa Road, Charlton Kings, Cheltenham |
| PROPOSAL: | Single storey front extension, and part single storey / part two storey side extension |

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the erection of a single storey front extension, and a part single storey/part two storey side extension at 12 Glynrosa Road; a modern detached dwelling situated within Charlton Kings parish. The property is one of a number of similar dwellings, which are gable fronted with shallow pitched roofs; however the building line is staggered and many of the properties have been extended.
- 1.2 The building is predominantly painted render with a recessed brick detail to the front elevation at ground floor, white UPVC windows and doors, and a brown tiled roof. An attached garage to the side also has a shallow pitched roof gable with brick to the front elevation to reflect the design of the house.
- 1.3 The application is before planning committee following an objection from the Parish Council who suggest that the extension would take light from neighbour's side window, that the extension is not in keeping with adjacent properties and that the development would be out of scale. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill site boundary
Smoke Control Order

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
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

24th January 2014

No comment.

Parish Council

11th February 2014

OBJECTION. Taking light from neighbour's side window. Not in keeping with adjacent properties. Development out of scale.

5. PUBLICITY AND REPRESENTATIONS

5.1 On receipt of the original submission, letters of notification were sent out to five neighbouring properties. In response to the publicity, one objection was received from the immediate neighbour at no. 14 Glynrosa Road. The comments have been circulated to Members in full but briefly the objections relate to:

- Loss of light to a bathroom window
- Height of the rear single storey element
- Removal of an existing hedge
- Potential damage to rear access pathway
- Adequate foundations
- Noise during construction

5.2 On receipt of revised drawings, a further letter was sent to the objector only to allow a further 7 days for comments.

6. OFFICER COMMENTS

6.1 The main issues when considering this application are design and neighbouring amenity, and following revisions to the original submission, the proposals are now considered to be acceptable.

6.2 The single storey front extension is a modest addition which would project just one metre forward of the principal elevation, beneath a pitched roof. It is very similar to an extension which has recently been constructed at no. 22 Glynrosa Road.

6.3 The side extension has been revised during the course of the application to achieve a greater degree of subservience to the parent dwelling. At ground floor, the extension would be set back one metre from the principal elevation and would extend across to the site boundary with no. 14 Glynrosa Road however at first floor the extension would be set back a further 700mm from the front and 800mm in from the side boundary. The use of a hipped roof form together with these revisions would ensure that the extension would not dominate or detract from the original building. At ground floor only, the extension would project approximately 4.1 metres beyond the rear elevation of the existing building.

6.4 Both proposals would achieve an acceptable degree of subservience to the original dwelling and would allow the original form of the building to be easily read. In addition, all works would be constructed in materials to the existing building to ensure that they are consistent in character.

6.5 As previously mentioned, a number of concerns have been raised by the neighbour at no. 14 Glynrosa Road, to the south of the application site, and all of the comments have been duly noted and are addressed below.

6.6 Whilst this neighbouring property does have a window in its side elevation, it is obscurely glazed and which serves a bathroom. Whilst levels of light reaching this bathroom window may be affected by the proposals, Members will be aware that a bathroom is not a habitable room and not afforded protection.

6.7 The existing hedge on the applicant's land would undoubtedly need to be removed to accommodate the proposed extension however permission is not required to remove it. The eaves height of the extension adjacent to the boundary is 2.6 metres and, in fact, possibly lower than the existing hedge. Furthermore, no. 14 Glynrosa Road sits slightly higher than the application property. Therefore the extension would not result in any significant impact on outlook or daylight reaching this neighbouring property.

- 6.8 Other concerns raised by the neighbour, such as potential damage to their existing side access and any future damage are a civil matter and not a material planning consideration.
- 6.9 With regard to construction hours, an informative has been attached setting out the reasonable working hours for noisy activities which would be audible beyond the site boundary; the hours are 7:30am - 6:00pm Monday to Friday, and 8:00am - 1:00pm on Saturdays.
- 6.10 With all of the above in mind, the recommendation is to grant planning permission.

7. CONDITIONS

- 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 Nos. 31113/01 A and 31113/02 A received by the Local Planning Authority on 7th March 2014.
Reason: To ensure the development is carried out in strict accordance with the revised drawings, where they differ from those originally submitted.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

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.

Following negotiations, and the submission of revised proposals, the application now constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The applicant's/developer's attention is drawn to the Council's 'Code of Good Practice - Building and Demolition Site Operators' leaflet which sets out reasonable working hours for noisy activities which would be audible beyond the site boundary. The hours are 7:30am - 6:00pm Monday to Friday, and 8:00am - 1:00pm on Saturdays.