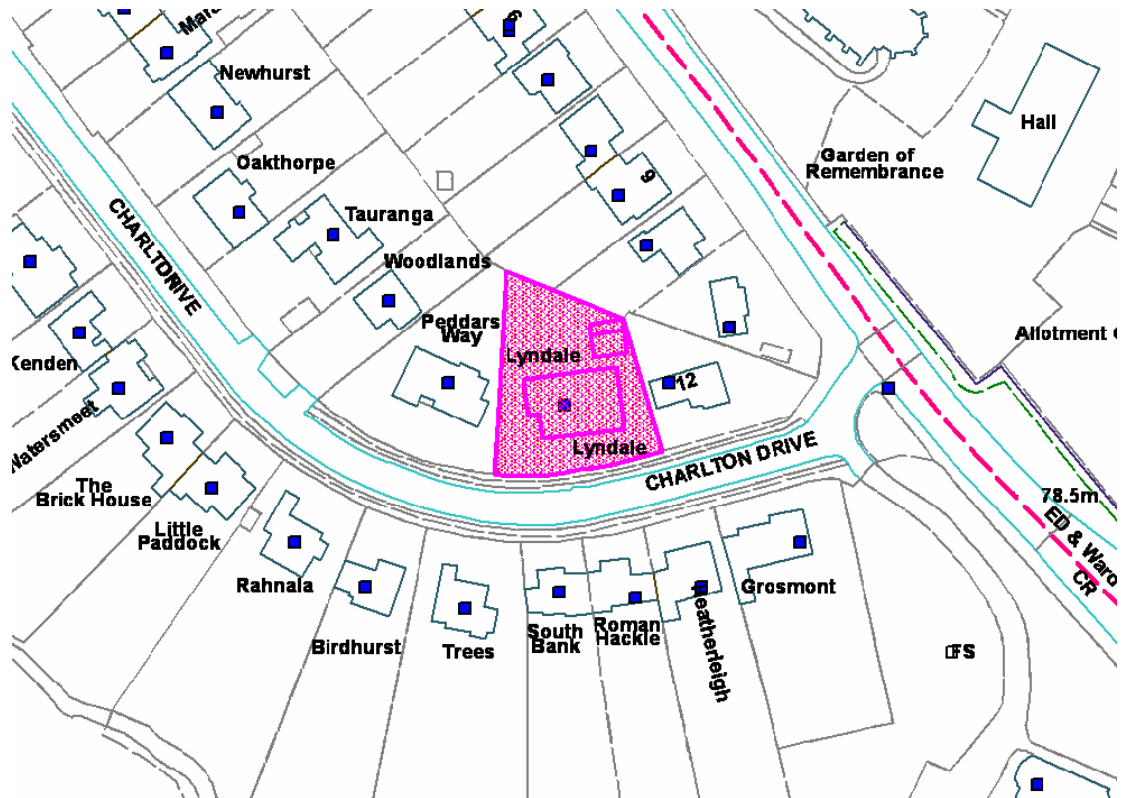


APPLICATION NO: 14/00184/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 6th February 2014	DATE OF EXPIRY: 3rd April 2014
WARD: Charlton Park	PARISH: Charlton Kings
APPLICANT:	Mr and Mrs L Tubyfield
AGENT:	Clint Jones Building Design
LOCATION:	Lyndale, Charlton Drive, Cheltenham
PROPOSAL:	Remodelling of dwelling comprising side extensions, rear and front extensions, loft conversion and extensions to the roof including dormer windows and gabling of hipped roof.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Lyndale is a detached bungalow on the north side of Charlton Drive, just west of the junction with Cirencester Road. It is constructed of brick under a tile roof.
- 1.2 This application proposes a number of extensions and alterations to this property as follows:
- Extension of the roof to change the form of the roof from hip to gable (no increase in overall height)
 - Formation of glazed front extension to form new hallway
 - Formation of 2 no. dormer windows on front elevation and 1 no dormer window on rear elevation
 - Demolition of existing additions to side and rear
 - New single storey extensions to east and west elevations (1 with a room in the roof)
 - New two storey rear extension with projecting glazed canopy at ground floor level
 - The proposed materials are cream/white render to the external walls, slate roofs, and powder coated aluminium or timber windows.
 - Alterations to the frontage are also proposed comprising the formation of a second vehicular access and driveway.
- 1.3 The plans have been amended since the plan was submitted to secure the reduction in size of the extension on the east side of the property and to omit windows on the rear elevation.
- 1.4 The application is before committee due the objection which has been received from the Parish Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Residents Associations
Smoke Control Order

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP4 Safe and sustainable living
CP7 Design
TP6 Parking provision in development

4. CONSULTATIONS

Parish Council

25th February 2014

OBJECTION

- no information on effect on neighbours
- no dimensions
- not subservient
- out of all proportion to neighbouring properties

15th April 2014 - revised drawings

OBJECTION

- modifications do not make building subservient
- out of proportion

Cheltenham Civic Society

7th March 2014

We think that the footprint is too big for the site. In our judgement a two-storey design would be more appropriate than a chalet bungalow for a dwelling of this size on this site.

Architects Panel

12th March 2014

More information regarding the context would have been helpful in assessing this proposal. The overall scope of the proposal seems acceptable; however, the mix of rooflines appears muddled. We felt it would be better for the roof over the garage to span the other way with the ridge parallel to the main roof. This would add coherence to the front elevation by creating the sense of a main block with subservient wings either side.

Dormers could be added to increase floor space if necessary. On the rear, we felt the half-hip seemed out of place and the wide 'eyebrow' dormer might be better as two pitched-roof dormers. We would therefore suggest that some refinement is necessary.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	9
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

5.1 The application was advertised by way of letters to 9 neighbouring properties. One objection has been received which relates to the following issues:

- Insufficient Plans
- Overlooking/loss of privacy
- Restrictive covenants.

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be (i) design and visual impact, (ii) neighbour amenity, (iii) highways and parking.

6.2 The site and its context

The site is located within Charlton Drive, a cul-de-sac leading off Cirencester Road. The dwellings within this street are very mixed in design comprising a mixture of two storey houses, bungalows, some of which have rooms in the roof. There are a number of dormers of varying design and the buildings are constructed of a variety of materials including brick, render and bradstone.

The site is bound to the rear by the properties of Cirencester Road which are two storeys, some of which have converted loft spaces.

6.3 Design and layout

As detailed above the site is within an area which is very mixed in terms of character and design. The proposed alterations are comprehensive and will result in a dwelling which is quite different in appearance than the existing dwelling, however this is considered to be entirely appropriate given the context. The proposal will result in a significant increase in floor space, however the resultant dwelling is not considered to be out of proportion with the buildings around it, indeed the overall height is not increasing and the extensions all represent subservient additions to the main dwelling.

The detail of the extensions including the design of the dormers is considered to be acceptable. The Architects Panel have made reference to the garage extension on the west side of the dwelling and the design of this has been amended to have the appearance of a single storey structure which is much more appropriate. They have also suggested that the design of the dormer on the rear elevation is amended however the applicant did not wish to amend this element and officers consider it to be acceptable, given that it is on the rear. The sloping roof of this dormer means that it does not overwhelm the roof slope and the materials would match those of the main house.

The civic society consider the footprint to be excessive however given that the side extensions are subservient to the main dwelling it is not considered that the building would appear cramped on the site and plenty of amenity space would remain. A 1m

gap would be retained between the extension to the east side of the property and 12 Cirencester Road which is sufficient to provide an acceptable degree of separation.

The proposed materials are appropriate given the mix of materials used in the vicinity.

For these reasons it is considered that the visual impact of the proposed works is acceptable and is in accordance with policy CP7 of the Adopted Local Plan which requires that development be of a high standard of design. This is echoed within chapter 7 of the NPPF.

6.4 Impact on neighbouring property

The application site is surrounded by other residential properties and as such it is necessary to consider whether the proposal has an acceptable impact upon these in terms of loss of light or privacy.

10 Cirencester Road is to the north east of the application site. The proposed rear extension would be 16m from this property, this is sufficient to ensure it does not result in a loss of light. All first floor windows have been omitted from this element apart from those on the west elevation.

11 Cirencester Road is 19m away from the proposed rear extension – this is sufficient to ensure that there would be no loss of light to this property.

12 Cirencester Road is the next door neighbour to the east. The proposed rear extension projects beyond the rear of this property, however it complies with the light tests and does not result in any overlooking. The single storey extension to the side would have no adverse impact as the side elevation of 12 Cirencester Road is blank.

Peddars Way is the neighbouring bungalow to the west. The single storey side extension is adjacent to this property. This would have no adverse impact upon the light or privacy to this dwelling as it does not project significantly beyond the rear and has no side facing windows. The two storey rear extension has a first floor side facing window which is 15m from the boundary with this property. Given the oblique angle at which this would face the garden of Peddars Way it is not considered that it would result in a significantly harmful impact upon the privacy of the garden, sufficient to warrant the refusal of the application.

As such it is considered that the proposal has an acceptable impact upon neighbouring properties and as such is in accordance with policy CP4 which requires that development should not cause unacceptable harm to the amenity of adjoining land users. This is echoed within the Core Planning Principles detailed in paragraph 17 of the NPPF.

6.5 Access and highway issues

The application proposes to provide an additional access to the site which would provide a driveway and access to the proposed garage. This has a turning area to enable exiting in a forward gear and as such would have an acceptable impact on highway safety. The other access is as existing. Therefore the access and parking arrangements are considered to be acceptable and in accordance with policy TP1

which requires that development has an acceptable impact on highway safety. This is echoed in chapter 4 of the NPPF.

6.6 Other considerations

As detailed above, the objection which has been received refers to restrictive covenants. Members will be aware that these are not relevant to the consideration of the application.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons outlined above the application is considered to be acceptable and as such is recommended for approval subject to the following conditions.

8. 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 number 01645.02, received 27/3/14.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no additional openings shall be formed in the development without planning permission.
Reason: Any further openings require detailed consideration to safeguard the amenities of the locality in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order) the first floor window on the east elevation shall be glazed with obscure glass and shall be 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, the authority sought amendments to the scheme in order to make the proposal acceptable.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.