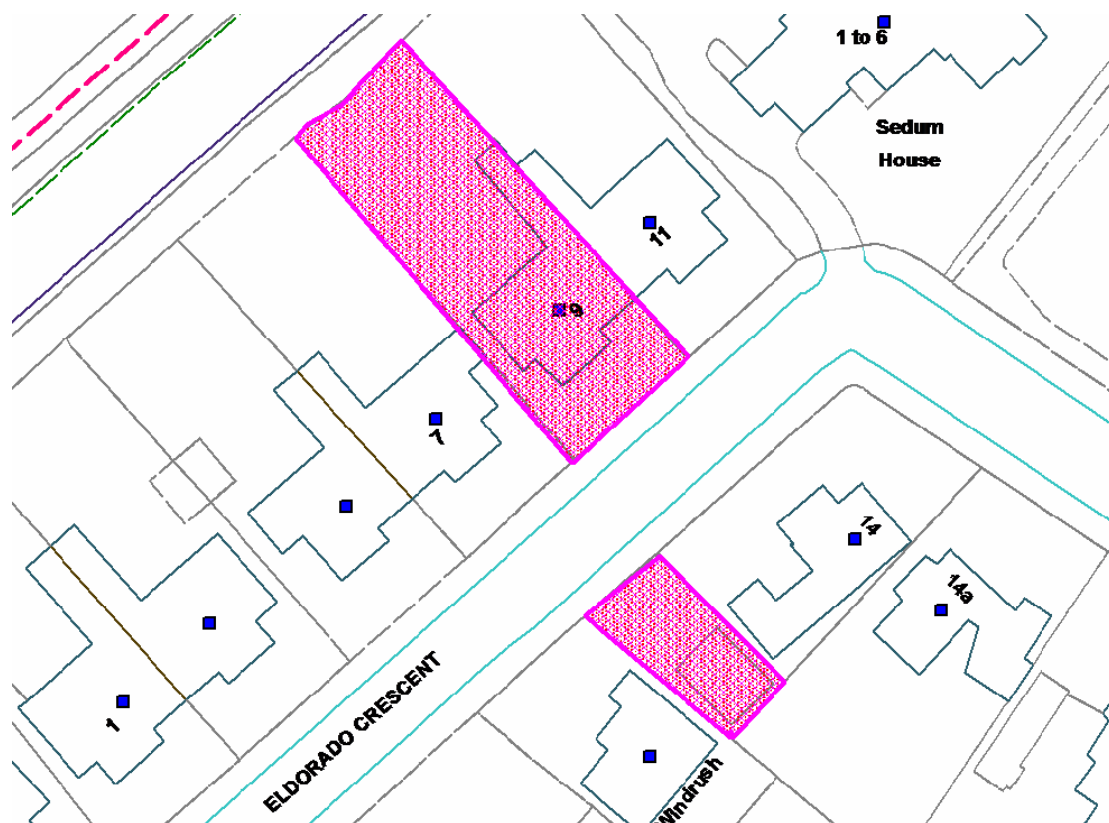


APPLICATION NO: 14/00227/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 14th February 2014	DATE OF EXPIRY: 11th April 2014
WARD: Lansdown	PARISH: None
APPLICANT: Mr R Anstey	
AGENT: Michael Lumley & Associates	
LOCATION: 9 Eldorado Crescent, Cheltenham	
PROPOSAL: Erection of new double garage with studio space above following demolition of existing double garage	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the erection of a new double garage with studio space above following the demolition of an existing double garage which serves No.9 Eldorado Crescent; the garage is located across the road from the dwelling. Access to the site would be unchanged.
- 1.2 Eldorado Crescent is located within the Eldorado character area, one of 19 character areas that together form Cheltenham's Central conservation area, and is characterised by large Edwardian red brick dwellings on large plots. Part of the road was left undeveloped until the late 20th century and is now infilled with two detached houses. The site to which the application relates sits between these two dwellings with the existing garage set back from the road roughly on the same building line as the houses either side.
- 1.3 The existing double garage is constructed of pre-cast concrete panels with a timber roof clad in corrugated asbestos, and is of no architectural merit.
- 1.4 The application is before planning committee at the request of Councillor Driver on behalf of the neighbours at Windrush, Eldorado Crescent. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints

Conservation Area
Honeybourne Line
Residents Association
Smoke Control Order

Relevant Planning History

None of any particular relevance to this application

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
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential alterations and extensions (2008)
Eldorado character area appraisal and management plan (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Eldorado Residents Association

10th March 2014

I apologise that I have been away and am only now able to comment, in my capacity as Co-ordinator of the Eldorado Residents' Association (ERA), on application 14/00227 concerning the garage to 9 Eldorado Road. I believe the application should be refused in its current form for the reasons set out below.

As Co-ordinator of the ERA I have received a communication about the application from one local household only, namely Windrush in Eldorado Crescent, adjacent to the garage site. As you will be aware from the objections lodged by the owner/occupiers of Windrush, they strongly object to the proposal. I have also read the objection lodged with the Council by the occupier of 14A Eldorado Crescent, also adjoining the garage site.

In terms of the impact of the application, if permitted, on the Eldorado area generally, the concern is that granting permission for a two storey garage building on this site might set a precedent in respect of applications relating to other local properties with single storey garages, whether attached or detached from their respective dwellings. As the photographs submitted in support of the current application show, the garages illustrated are all single storey although a number have shallow pitched roofs over. I do not believe that any of the existing garages in the Eldorado area have sufficient height to allow standing height in any upper floors that might or might not currently exist within those structures, so the permitting of application 00227 would set a new precedent in that respect.

I endorse the comment from the occupier of 14A Eldorado Crescent namely:

The requirement to maintain the spaciousness between adjoining buildings by providing glimpses of trees and gardens at the front, rear and sides of the building does not appear to have been addressed by the proposal which severely compromises this requirement.

Permitting the current application would, in my view, not only affect the open space nature of the location of the application site and its adjoining buildings, but would risk establishing a precedent that might result in further erosion of the open nature of the area generally if further similar applications were made and permitted in respect of other single storey garages in the Eldorado area.

Architects' Panel

12th March 2014

Although the proposal is relatively small in scale, its importance lies in the context. Effort has clearly been made to add interest to the front elevation by way of a brick arch; however, the width of the arch makes the overall proportion of the elevation slightly odd and it may be more successful if it was made narrower. The horizontal division of the upper part of the arch into timber and glazing does not help the overall composition.

We also questioned whether barge-boards was the best way of resolving the roofline and that a parapet might be more in keeping with arch. With regard to the other elevations, the high level strip windows did not seem consistent with the front elevation and the rooflights seemed to be awkwardly close to the roof edge in places.

Heritage and Conservation

13th March 2014

1. The principle of replacing the garage is acceptable: the existing garage is in poor condition and is of no architectural merit.
2. New development within a conservation area should respect the special character and quality of the area: the Eldorado area is characterised by the large Edwardian houses, some of which have free-standing garages.
3. The key issue with the proposal is the addition of another storey to create a studio space above and its impact on the conservation area.
4. Views in and around the existing garage are restricted by the closeness of the adjacent buildings and high boundary treatments at the rear do not allow for views beyond. This is commensurate with the rest of the conservation area where the linear plan form allows for medium and long distance views along the roads but restricts views between buildings.
5. The Edwardian development opposite the site and characteristic of the Eldorado Character Area of the Central Conservation Area is noted for the uniform use of materials, the design and their size; where there are more recent buildings they are of a smaller scale and size but they also share common characteristics like consistent building heights and building lines which gives the area cohesion.
6. The development site is a narrow plot confined on both sides by recently built houses that, although dissimilar in design, are similar in scale.
7. The existing garage is single storey and visually diminished by the surrounding buildings. The form, mass, scale and height of the proposed building will enhance the street-scene by relating to the scale of the existing buildings whilst remaining a subservient structure which is appropriate for an ancillary building.
8. The proposed garage, though deeper by 1M retains the notional building line as the adjacent buildings. Unlike the Edwardian buildings the line is not strictly drawn but the recent buildings have been set back behind a shallow front garden/drive and this proposal maintains that orthodoxy.
9. The design of the garage and studio is of concern and should be re-considered to avoid pastiche. The materials are appropriate but in my opinion the arched glazing is resonant of a late 20th C warehouse/apartment conversion and not appropriate to a suburban residential area.
10. Low profile conservation roof-lights are necessary to give the roofline a clean silhouette.

Summary

The principle of development is acceptable as the existing building is of no merit and is in poor condition. The form, scale and size of the proposed building are acceptable but the design needs a more appropriate resolution which respects its context and the special architectural and historic interest of the conservation area.

Heritage and Conservation

23rd April 2014

Comments on revised drawings

1. Drawing No.2130.12 rev D addresses my previous concerns: the flat-arched opening is in keeping with the predominant window shape evident on the Edwardian semi-detached dwellings opposite.
2. As the ownership and use of this garage resides in the dwelling opposite at No.9 it is important that the architectural detailing relates to the parent building and that the connection was evident: that has now been successfully achieved.
3. The up and over panelled garage doors are still of concern: the doors occupy a large area of the front elevation and more detail and interest could be created by either front opening double doors or folding doors.
4. The bricks need to be carefully selected to match the parent building rather than neighbouring buildings.

Summary

The revised drawings on balance meet my concerns and the application is recommended for approval.

5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent out to four neighbouring properties on receipt of the application. In addition, a site notice was posted and an advert published in the Gloucestershire Echo. In response to the initial consultation process, objections were received from two properties, Windrush & No.14A Eldorado Crescent. The comments have been circulated in full to Members but, in brief, the objections relate to:

- The creation of an additional floor
- A loss of privacy to No.14A Eldorado Crescent
- A loss of sunlight to the rear garden of No.14A Eldorado Crescent
- A loss of daylight to the kitchen of Windrush

5.2 Following receipt of the revised drawings, neighbours were re-consulted and given a further 10 days to comments on the revisions. This period expired on 4 May 2014 and no additional representations have been received. Members will of course be updated if anything is submitted between the date of writing this report and the date of planning committee.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The main considerations when determining this application are design and impact on neighbouring amenity.

6.2 Design

6.2.1 During the course of the application, revised plans have been submitted to address concerns raised by the Conservation Officer and Architects' Panel in respect of the front elevation.

6.2.2 The flat-arched opening now proposed is more in keeping with the predominant window shape in the Edwardian dwellings opposite the site. As the garage serves one of these Edwardian dwellings, the Conservation Officer considers it important that the architectural detailing reflects those in the parent building, and this has now been achieved. The design is further improved by the introduction of a parapet, as suggested by the Architects' Panel.

6.2.3 The existing garage which is single storey is visually diminished by the surrounding buildings; the Conservation Officer therefore considers that the form, scale, and height of the replacement building would have a better relationship with the neighbouring buildings whilst maintaining a subservient appearance within the street scene.

6.2.4 In its revised form, the proposed garage therefore accords with the requirements of Local Plan Policies CP3 and CP7 relating to sustainable environment and design.

6.3 Impact on neighbouring amenity

6.3.1 The concerns of the neighbours have been duly noted. The neighbouring property to the south-west of the site, Windrush, has a window and partially glazed door in its side elevation which serve a kitchen however, the main window to the kitchen is located in the rear elevation and would be unaffected by the proposed garage building. Therefore whilst the proposed garage would be located approximately 2 metres away the glazed openings in the side elevation, these are effectively secondary light sources. Furthermore, this neighbouring building sits on slightly higher ground than the garage site, with the resultant eaves height of approximately 3 metres when measured from the neighbouring site. It is therefore considered that any reduction in daylight serving this habitable room would not be so significant as to warrant a refusal of planning permission on these grounds.

6.3.2 The roof lights proposed to the upper floor would have a cill height in excess of 1.7 metres from internal floor level, and despite the concerns of the neighbours at no. 14A, would not afford direct overlooking or loss of privacy to their property.

6.3.3 In addition, given the scale and form of the proposed building, it is not considered that the resultant impact on the large rear garden to no. 14A would be to an unacceptable level. The 2007 application referred to in the representations, which was withdrawn, sought extensions to no. 14 Eldorado Crescent and is of little relevance when determining this application.

6.3.4 The proposed building is considered to be in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

6.4 Other matters

6.4.1 Speculation by neighbours as to the intended future use of the building is unfounded and, in any case, the use of the building other than as an ancillary building to no. 9 Eldorado Crescent would require the benefit of a separate planning permission.

6.5 Conclusion and recommendation

6.5.1 The scale, form, height and materials of the proposed garage building, in its revised form, are acceptable in this location. The building would not result in any unacceptable harm to neighbouring amenity.

6.5.2 The recommendation therefore is to grant planning permission subject to the following conditions:

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. 2130.09D and 2130.12D received by the Local Planning Authority on 10th April 2014.

Reason: To ensure the development is carried out in accordance with the revised drawings, where they differ from those originally submitted.

- 3 Notwithstanding previously submitted drawings, prior to the commencement of development, the design and details including materials and finishes of the following items shall be submitted to and approved in writing by the Local Planning Authority:

- a. Windows
- b. External doors (including garage doors)
- c. Rainwater goods
- d. Coping stones

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with full size cross section profiles. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

- 4 Prior to the commencement of development, a sample panel of new facing brickwork (with coping detail where appropriate) of at least one square metre shall be constructed on site and the new brickwork including brick type, bond, colour and texture of pointing shall match exactly the existing brickwork on the parent building. The sample panel shall be inspected on site and approved in writing by the Local Planning Authority, and thereafter retained on site until completion of the development to provide consistency.

Reason: To protect and maintain the character and appearance of the area in which this development is located in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide. Careful consideration has been given to the detailed design of this development and its relationship with neighbouring properties.

- 5 No wires, pipe work, satellite dishes or other aerials, alarms or other paraphernalia shall be affixed to the external elevations of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and maintain the character and appearance of the area in which this development is located in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide. Careful consideration has been given to the detailed design of this development and its relationship with neighbouring properties.

- 6 The extension/building(s) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as no.9 Eldorado Crescent.

Reason: Planning permission is required for independent occupation and the Local Planning Authority will require a further planning application in accordance with statute.

INFORMATIVE

- 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.