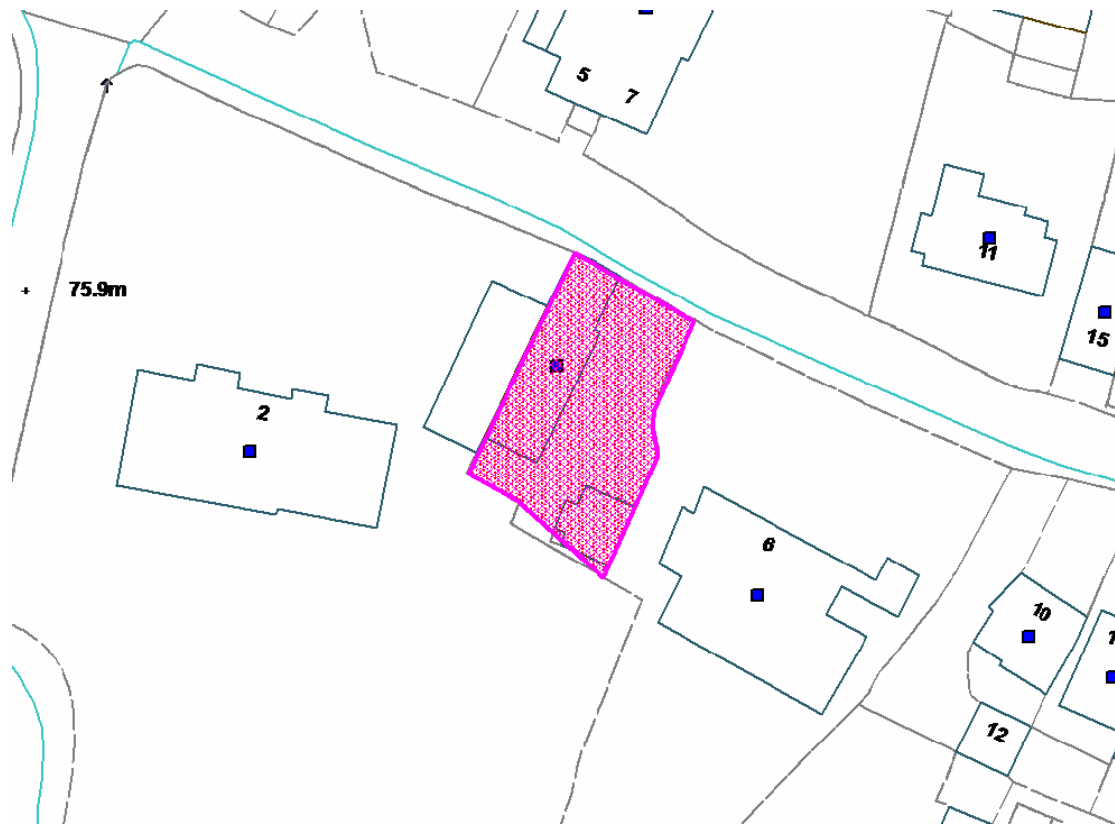


APPLICATION NO: 14/00424/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 11th March 2014	DATE OF EXPIRY: 6th May 2014
WARD: Charlton Kings	PARISH: Charlton Kings
APPLICANT: Mr G Millidge	
AGENT: Stanley Partnership Architects	
LOCATION: 4 Cudnall Street, Charlton Kings, Cheltenham	
PROPOSAL: Two storey extension to create annexe accommodation	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a two storey detached dwelling on the south side of Cudnall Street, east of the junction with Cirencester Road. It adjoins the Grade II listed coach house associated with 2 Cudnall Street and is within the Cudnall Street conservation area.
- 1.2 This application proposes a two storey side extension which would be used as annexe accommodation to the main house, comprising a kitchen and shower room on the ground floor and a bedroom on the first floor accessed via a new staircase. This would be set back 0.3m from the frontage of the main house with ridge and eaves lines following through from the main house.
- 1.3 The application has been amended since it's original submission in response to the conservation officers comments in relation to the retention of the existing boundary wall.
- 1.4 This application is before committee due to an objection from the Parish Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints

Conservation Area
Smoke Control Order

Relevant Planning History

06/01829/FUL 9th January 2007 WDN
Replacement garage with accommodation over

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design
BE 5 Boundary enclosures in conservation areas

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)
Cudnall Street conservation area character appraisals and management plan (June 2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Heritage and Conservation

4th April 2014

1. The existing building is not listed but none the less it is historic and is shown on the 1884 map. However interestingly on the 1884 map, this existing building was larger than the current building. It appears as if in 1884 that the existing building already extended into the area now proposed for an extension.

2. The proposed principle of the extension is acceptable and the proposed detailed design is acceptable.
3. However following a site visit to the neighbouring property, it is apparent that the boundary wall between the application building (ie 4 Cudnall Street) and 2 Cudnall Street is a 19th century red brick wall. It is possibly the remains of the former section of historic building which has since been demolished.
4. The application elevation drawing show this red brick wall being removed and this is not acceptable, and would harm the setting of the adjacent listed building.
5. In addition whilst the principle of the proposed rooflight is acceptable, it is shown as a large rooflight and it will be visible from the adjacent listed building. For the rooflight to be positioned as shown on the roof plan, it will not be positioned over the stairs. To enable the rooflight to be over the new stairs, it will be further down the roof slope and be very close to the eaves. To avoid a difficult eaves relationship the roof light should be smaller in size than the size currently proposed and as high up the roof slope as possible.
6. I suggest that this roof light is revised to be smaller in size, a conservation type (and please note in order to satisfy building control, it may have to be non opening).

CONCLUSION: please ask for revised drawings to satisfy the above concerns.

Comments on revised drawings

1st May 2014

The revised information has now addressed all my previous concerns.

CONCLUSION: Approve subject to conditions

Conditions:

CON01B *Design details incl. elevations & section drawings 1:5*

Prior to the commencement of development, the design and details including materials and finishes of the following shall be submitted to and approved in writing by the Local Planning Authority:

1. new rooflight and sunpipe
2. proposed ventilation extract positions for the kitchen and shower room
3. method statement showing how the existing boundary wall will be maintained protected and not harmed during the construction of the new extension

The design and details shall be accompanied by elevations and section drawings and/or trade literature as appropriate. 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. These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

Parish Council
1st April 2014

Objection. We note again insufficient detail on dimensions of proposed build, which also made it difficult to gauge proximity to neighbouring property. There appears to be a window overlooking neighbouring garden. Also subject to conservation officer's approval.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	8
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1** The application was publicised by way of letters to 8 neighbours, a notice at the site and a notice in the paper.

6. OFFICER COMMENTS

6.1 Determining Issues

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

6.2 The site and its context

The building itself is not listed, however it is directly adjacent to a listed coach house and is within the conservation area. The building runs on a roughly north-south axis with the front elevation facing into the site. As such there is no back garden as such, however there is ample parking and amenity space to the frontage of the property. The surrounding area is mixed in character with detached, semi-detached and detached properties being present nearby.

6.3 Principle

The application proposes annexe accommodation. This is well integrated with the main house and does not compromise the remaining accommodation. If it were no longer to be required as an annexe it would be simple to integrate accommodation into the main house. As such the principle is considered to be acceptable, subject to a condition which clarifies that it shall only be used for purposes ancillary to the main house.

6.4 Design and layout

The proposal has been assessed by the conservation officer, due to its proximity to the listed building. The scheme has been amended in response to a concern regarding the existing boundary wall. It is now clarified that this is to be retained with the extension built within it. The conservation officer now supports the proposal.

Members will be aware that when considering side extensions Officers generally require a 1m set back at first floor level. In this instance a set back of 0.3m is considered to be acceptable for a number of reasons. Firstly there is no uniformity in the street scene in this location; although the area has a strong character this is derived more from the variety in

the buildings than their uniformity. Secondly the extension, as designed, does not harm the architectural integrity of the original building. The form of the original building will be easily read. Thirdly the resultant building is of an acceptable appearance. It does not appear overly long or unbalanced in the way that some houses extended in this way might. The materials and detailing of the extension are considered to be appropriate. Finally, due to the orientation of the building this side extension is actually at the rear and therefore the setback, or lack thereof would have a minimal impact upon the street scene.

As such for these reasons the design is considered to be acceptable and in conformity with the requirements of CP7 and the NPPF.

6.5 Impact on neighbouring property

The Parish Council have expressed concerns about overlooking from the extension. The extension only has one first floor window on the front. This is 10m from the boundary with the next door neighbour and looks onto a blank side elevation. As such the proposal complies with the stipulations set out in the residential extensions SPD. Furthermore the existing first floor windows to this building are in closer proximity than the proposed new window. The ground floor windows look into the amenity space of the dwelling and onto the side of the existing garage and as such no overlooking is possible from this window.

As such the proposal is not considered to result in any adverse overlooking and as such complies with the requirements of CP4 and the NPPF.

7. CONCLUSION AND RECOMMENDATION

- 7.1 The proposed extension is considered to be an acceptable addition to this property and as such it 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 numbers 1237 (P4) (SK006) received 30/4/14.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 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.
- 4 Prior to the commencement of development, the design and details including materials and finishes of the following shall be submitted to and approved in writing by the Local Planning Authority:
 1. new rooflight and sunpipe
 2. proposed ventilation extract positions for the kitchen and shower room

3. method statement showing how the existing boundary wall will be maintained, protected and not harmed during the construction of the new extension

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.

- 5 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 4 Cudnall Street.
Reason: Planning permission is required for independent occupation and the Local Planning Authority will require a further planning application in accordance with statute.

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 in order to overcome the concerns which were raised in relation to the boundary wall.

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