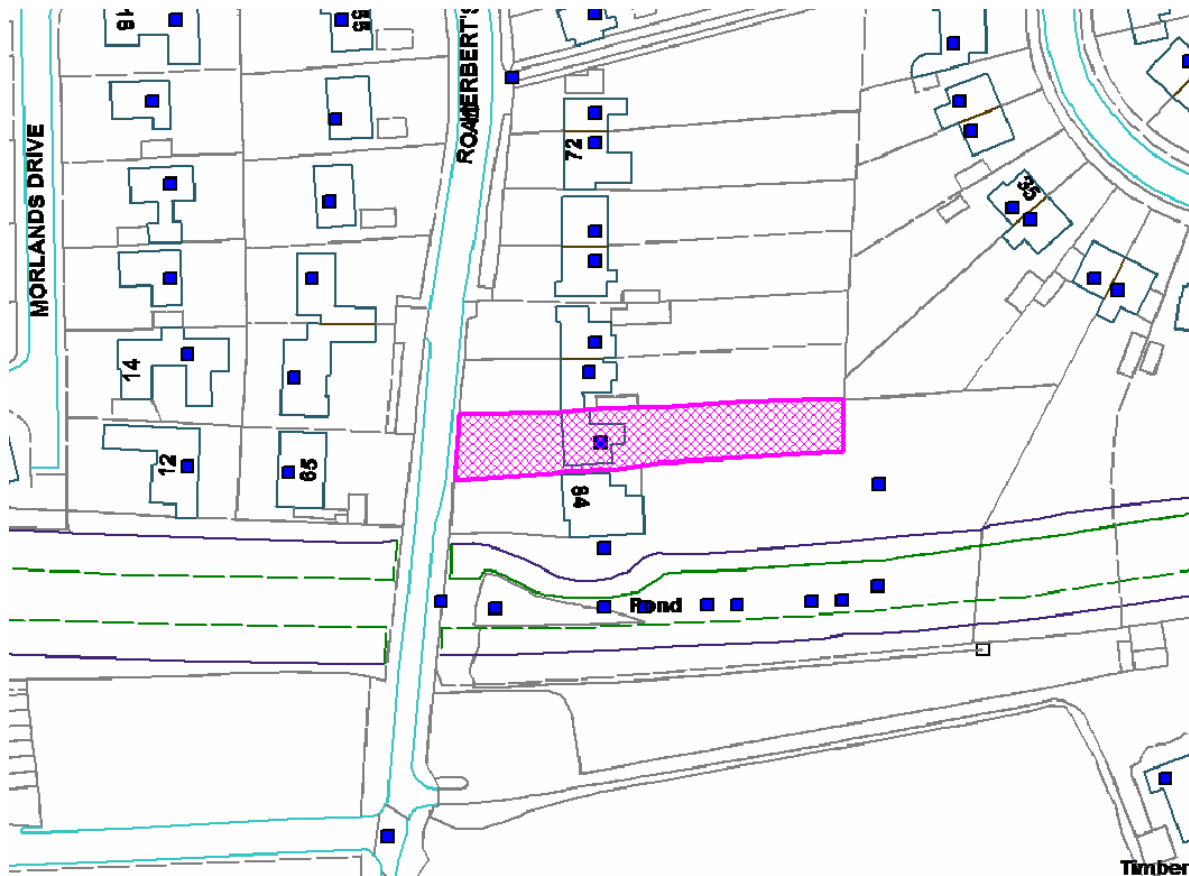


<b>APPLICATION NO:</b> 14/00554/FUL	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 1st April 2014	<b>DATE OF EXPIRY:</b> 27th May 2014
<b>WARD:</b> Charlton Kings	<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b> Mr Josh Soutter	
<b>AGENT:</b> Clint Jones Building Design	
<b>LOCATION:</b> 82 Little Herberts Road, Charlton Kings, Cheltenham	
<b>PROPOSAL:</b> Proposed two storey side and single storey rear extension (Following demolition of existing single storey side extensions).	

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to no. 82 Little Herberts Road which is a modern property within a residential area in the ward of Charlton Kings.
- 1.2 The applicant seeks planning permission for the erection of a two storey side extension and single storey rear extension.
- 1.3 The application is before Planning Committee as an objection has been received from the Parish Council.
- 1.4

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

250 Metre Land Fill Boundary

### Relevant Planning History:

**87/00923/PF 24th September 1987 PER**  
Erection Of Two Storey Extension To Rear

**92/00654/PF 27th August 1992 PER**  
Proposed Erection Of Single Storey Rear Extension  
And Porch Extension To Front Elevation

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

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

### **Gloucestershire Centre for Environmental Records**

*10th April 2014*

Report available to view online.

### **Parish Council**

*15th April 2014*

OBJECTION. Not subservient to original building.

### **Contaminated Land Officer**

*1st April 2014*

No comment.

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	1
Number of objections	0
Number of supporting	0
General comment	1

- 5.1 Six letters have been sent to neighbouring properties and one response has been received.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design and the impact on neighbouring amenity.

### 6.3 Design

- 6.4 Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development.

- 6.5 The proposed side extension would project 2.4 metres from the side elevation of the property and would have a depth of 14.5 metres at ground floor and 9.7 metres at first floor. The first floor of the extension would be set back 1.6 metres from the front elevation of the property.

- 6.6 The single storey rear extension would project 5.05 metres from the rear elevation of the original property and would incorporate a flat roof with a parapet and two roof lanterns. The height of the single storey extension would measure 3.2 metres to the top of the parapet.

- 6.7 The materials proposed for the development are rough cast render and concrete tiles to match the existing property.

- 6.8 The Parish Council has raised an objection on the basis of the proposed extension not being subservient to the original dwelling.

- 6.9 The first floor of the proposed side extension would be set back 1.6 metres from the front elevation of the property which is greater than the policy requirement which suggests a set back of at least one metre. In addition, the ridge of the proposed side extension would be 0.6 metres lower than the ridge of the original property.

- 6.10 The proposed extensions are considered subservient as they would play a supporting role to the original dwelling and would also complement and respect the character of the surrounding area.

- 6.11 Whilst the comments from the Parish Council have been noted, for the reasons discussed above the proposal is considered in accordance with Local Plan CP7 and the Supplementary Planning Document – Residential Extensions and Alterations (Adopted February 2008).

## **6.12 Representation from neighbouring property**

**6.13** As shown earlier in the report, the occupier of 80 Little Herberts Road submitted a comment to inform officers of their intention to submit a planning application. This application has now been submitted and is currently being considered.

**6.14** Officers had initial concerns that there would be a terracing effect between the two properties if no.80 also applied for a two storey side extension. Given the application submitted is for a single storey side extension, this will not result in a terracing effect between the two properties and has no bearing on the determination of this application.

## **6.15 Impact on neighbouring property**

**6.16** Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.

**6.17** There will be no unacceptable impact on neighbouring amenity as a result of this proposal. There will be no increased element of overlooking or loss of privacy, and the proposal would not result in an unacceptable loss of light to neighbouring properties.

**6.18** As such, the proposal is in accordance with Local Plan Policy CP4 in terms of protecting the amenity of adjoining land users.

## **6.19 Ecology**

**6.20** Notification has been received from Gloucestershire Centre for Environmental Records regarding species of conservation importance recorded within a 250m search area of the application site. Due to the small scale nature of the proposal, it is not considered that there would be any negative impact on the ecology of the area.

## **7. CONCLUSION AND RECOMMENDATION**

**7.1** For the reasons discussed above it is considered that the proposal is in accordance with policy CP7 in terms of achieving a high standard of design and would not have an unacceptable impact on neighbouring amenity.

**7.2** As such, the recommendation is to permit this application subject to the conditions set out below.

## **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 554.03 and 01646.01 received 31st March 2014.  
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.

## **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 application constitutes sustainable development and has therefore been approved in a timely manner.