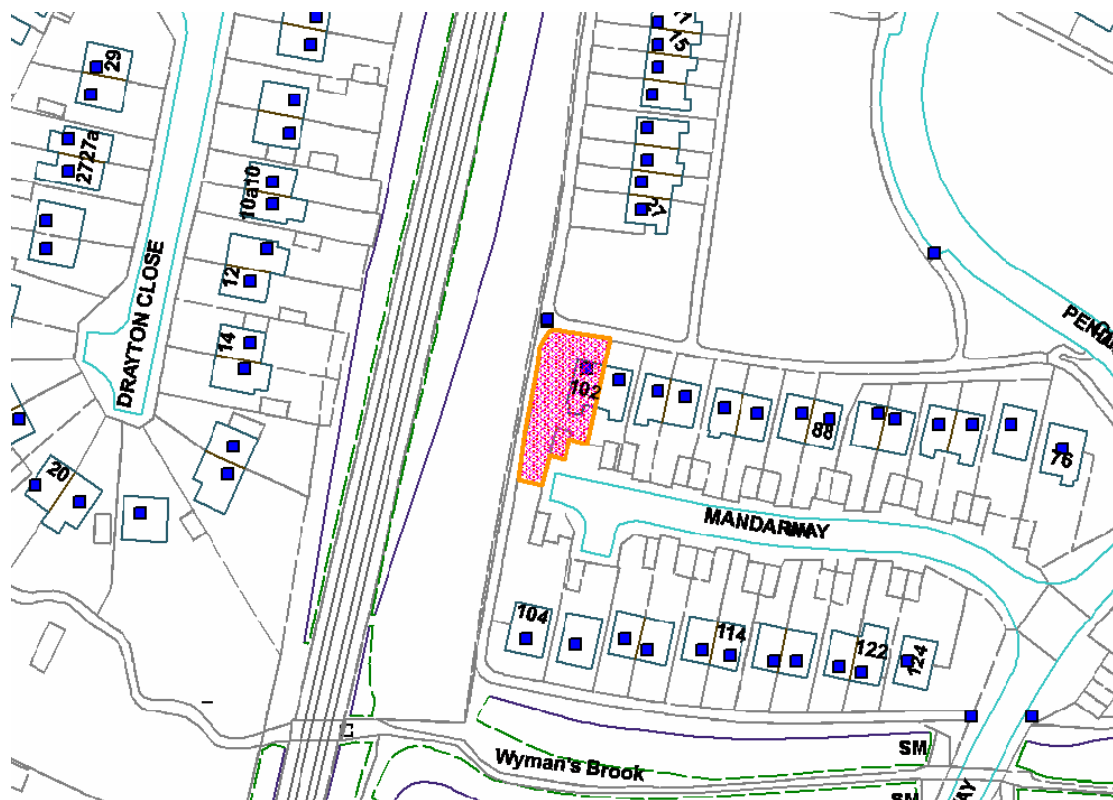


APPLICATION NO: 14/01043/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 10th June 2014	DATE OF EXPIRY: 5th August 2014
WARD: Swindon Village	PARISH: Swindon
APPLICANT:	Mr K Taylor
AGENT:	Dennis L Rayton
LOCATION:	102 Mandarin Way, Cheltenham
PROPOSAL:	Erection of two storey side and single storey front extensions, wood burner flue in roof of proposed two storey extension and velux window in front roof slope of main dwelling (revised scheme following planning permission 14/00196/FUL)

RECOMMENDATION: Refuse



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application is before Committee at the request of Councillor Bernard Fisher. He considers the proposed development sound and that it would be beneficial to all concerned that the application is determined by the planning committee.
- 1.2 The applicant proposes the erection of a two storey side extension, single storey front extension, installation of a wood burner flue in the roof of the proposed two storey extension and a velux window in the front roof slope of main dwelling.
- 1.3 Planning permission was granted earlier this year for a two storey side extension (ref 14/00196/FUL).

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

83/00637/PF 8th February 1983 PER

Alterations and extension to existing dwelling to provide a bedroom, shower room and porch

83/00638/PF 26th April 1983 PER

Alteration and extension to existing dwelling to provide a hall, cloakroom and sitting room with hall and two bedrooms over

14/00196/FUL 15th May 2014 PER

Two storey side extension

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 4 Safe and sustainable living
CP 7 Design
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)
Sustainable developments (2003)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Building Control

26th June 2014 - no comment

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	3
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 A total of 3 local residents were notified of the proposals; there have been no representations received following the public consultation exercise.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The key issues are the scale and design of the proposed extensions and other external alterations and their impact upon the architectural integrity and character and appearance of the existing building and wider street scene. The potential harm to the amenities of neighbouring properties will also need to be considered.

6.3 The site and its context

- 6.4 The application site consists of a two storey, modern, semi-detached dwelling with brick and tile hung facing walls and a pitched roof. The property has both front and rear pedestrian access, with vehicular access only from the rear. There is a timber shed located in the front/side garden (hidden by a tall hedge) and a detached single garage at the rear. The land drops steeply at the rear of the property and off road parking for approximately three cars is provided adjacent to the garage. A footpath abuts the west boundary with the railway line beyond.

- 6.5 All properties in Mandarin Way and surrounding streets do not benefit from permitted development rights.

6.6 Design and layout

- 6.7 The previous application and approved scheme for a two storey side extension (14/00196/FUL) was significantly revised to address officer concerns in relation to the scale and layout of the proposed development. Initially, the proposed two storey extension was shown almost flush with the front elevation but set back 1.8 metres from the rear elevation to retain as much rear garden as possible. Officers had concerns about the set back, width and overall size of the extension and the Parish Council also considered the proposal to be overdevelopment of the site and would result in loss of garden area.

- 6.8 The applicant then submitted revised drawings which the Council considered addressed the above concerns. The extension was set back 750mm from the front elevation and 1.3 metres from the rear elevation. This set the roof of the extension well below the ridge height of the main dwelling and provided adequate amenity space for the property at the front and rear. The width was also considered acceptable and was pulled away from the hedge boundary with the adjacent footpath. As such the extension was considered subservient to the existing dwelling in both scale and appearance and adhered to Policy CP7 and the guidance provided by the Council's Supplementary Planning Guidance 'Residential Alterations and Extensions'.

- 6.9** The current application proposes a two storey side extension of the same scale and form as previously approved but now includes a single storey, pitched roof, gable extension attached to the front of the proposed two storey extension and which projects forward of the front elevation of the main dwelling by 2.6 metres.
- 6.10** The footprint of the proposed extensions would occupy the majority of the front and rear gardens of this property, leaving only a small amenity area at the rear, some of which is taken up by a ramp. The boundary hedge which runs along the west boundary and wraps around the corner of the plot is shown as retained. Notwithstanding the fact that there is no guarantee that this hedge would be retained in perpetuity, there would be clear views of the side elevation and roof of the single storey extension when viewed from the north and east.
- 6.11** Mandarin Way and the surrounding estate were purposely designed with open plan front gardens and properties with both front and rear access. Therefore, the introduction of a single storey extension which projects significantly forward of the principal elevation of the dwelling and occupies a section of the front garden would appear incongruous in the street scene and would detract from the overall character and appearance of the locality.
- 6.12** Further, the proposed development almost doubles the footprint of the property and in this respect cannot be considered subservient to the parent dwelling. The proposed development is therefore considered to be contrary to Policy CP7 of the Local.
- 6.13** The fact that the single storey extension would replace an existing timber shed in the front garden, which is largely concealed by an existing hedge, does not add any weight in support of this application. The shed has been erected without planning permission.
- 6.14** The applicant has provided a number of photographic examples of other properties in the locality that have extended at the front. These examples are either large porch extensions or single storey extensions (some of which are incorporated into two storey side or rear extensions) which do not project forward of the principal elevation. In any event, a planning application will always be considered on its individual merits.

7. CONCLUSION AND RECOMMENDATION

- 7.1** In light of all the above considerations, it is recommended that planning permission be refused for the following reasons.

8. INFORMATIVES / REFUSAL REASONS

- 1 The proposed single storey extension, which is attached to the proposed two storey side extension, projects 2.6 metres from the front elevation of the original dwelling. As such, the single storey addition would be located forward of the established building line of the adjoining row of identical semi-detached houses within this established housing estate, the layout of which, has been purposely designed with open plan front gardens. Given the distinctive characteristics of Mandarin Way, the proposed development would look incongruous in the street scene and detract from the overall character and appearance of the locality.

Further, the proposed development almost doubles the footprint of the property and in this respect cannot be considered subservient to the parent dwelling. The remaining garden area is also considered inadequate for a property of this size. The proposed development is therefore contrary to Policy CP7 of the Local Plan.

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 authority cannot provide a solution that will overcome the concerns relating to impact on the character and appearance of the locality and subservience.

As a consequence, the proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.