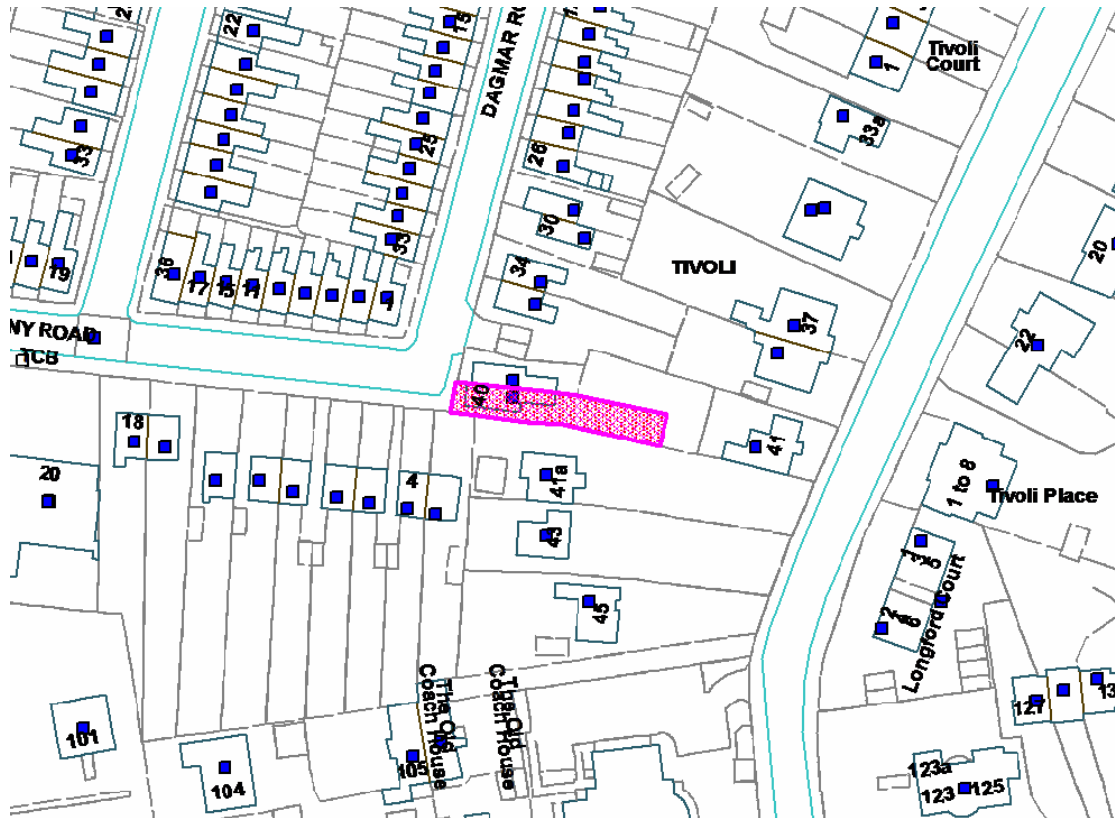


APPLICATION NO: 14/01079/FUL		OFFICER: Mrs Lucy White
DATE REGISTERED: 18th June 2014		DATE OF EXPIRY: 13th August 2014
WARD: Park		PARISH:
APPLICANT:	Mr Carl Roblin	
AGENT:	None used	
LOCATION:	Evergreen, 40 Dagmar Road, Cheltenham	
PROPOSAL:	Rendering of rear two storey wing, increase in height of rear boundary fence from 1.8 metres to 2.5 metres	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application is before Planning Committee because a member of the Built Environment team lives at the application site.
- 1.2 The applicant proposes the rendering of the rear two storey wing and an increase in height of the rear boundary fence from 1.8 metres to 2.5 metres.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area

Relevant Planning History:

93/01217/PF 20th January 1994 REF
Installation Of New Velux Roof/Balcony Window

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
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)
Sustainable developments (2003)
Central conservation area: Tivoli Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

25th June 2014 - Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 A total of 6 neighbouring properties were notified of the proposed development as part of the statutory consultation exercise. A site notice was also displayed.
- 5.2 There have been no third party representations received as a result of the public consultation exercise.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The key issues are the impact of the proposed increase in the rear boundary fence height and the external alterations to the main dwelling upon the character and appearance of the existing building and the wider conservation area. The potential harm to the amenities of the occupiers of neighbouring properties, particularly those at No 41 Tivoli Road, will also need to be considered.

6.3 The site and its context

6.4 The application site is a two storey, semi-detached period dwelling with red brick facing walls and a tiled pitched roof. The property is located on an end plot at the right angle junction with Albany Road and benefits from an enclosed rear garden with boundary walls and fencing on three sides ranging in height from approximately 1.6 to 2.3 metres in height. The site lies wholly within the Central Conservation Area (Tivoli Character Area Appraisal and Management Plan).

6.5 Design and layout

6.6 The proposed rendering of the two storey rear service wing in white painted smooth render is considered acceptable. The rear service wing is concealed from view by the main two storey element and since this section of the building would remain as red brick, the impact upon the character and appearance of the conservation area would be minimal.

6.7 The adjoining semi-detached property, No 38 Dagmar Road has a blockwork rendered rear service wing and therefore the proposed rendered wall adjacent would sit comfortably alongside.

6.8 The proposed increase in height to 2.5 metres of the rear boundary timber fence is also considered acceptable. The property to the rear of the application site is 41 Tivoli Road and given the layout of the gardens and the relationship of these two dwellings, the rear elevation of 41 Tivoli Road is approximately 12 metres from the rear boundary of the application site. A raised decking area has recently been erected at the rear of this neighbouring property and when stood on the decking there are, in close proximity, clear views into the rear garden and kitchen of the application site. The proposed increase in height of the rear boundary fence will prevent direct overlooking into the rear of the application site and should protect the amenities of the occupiers of both properties.

7. CONCLUSION AND RECOMMENDATION

7.1 In light of the above, it is recommended that planning permission be granted 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 1079.04 received 17th June 2014.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

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.