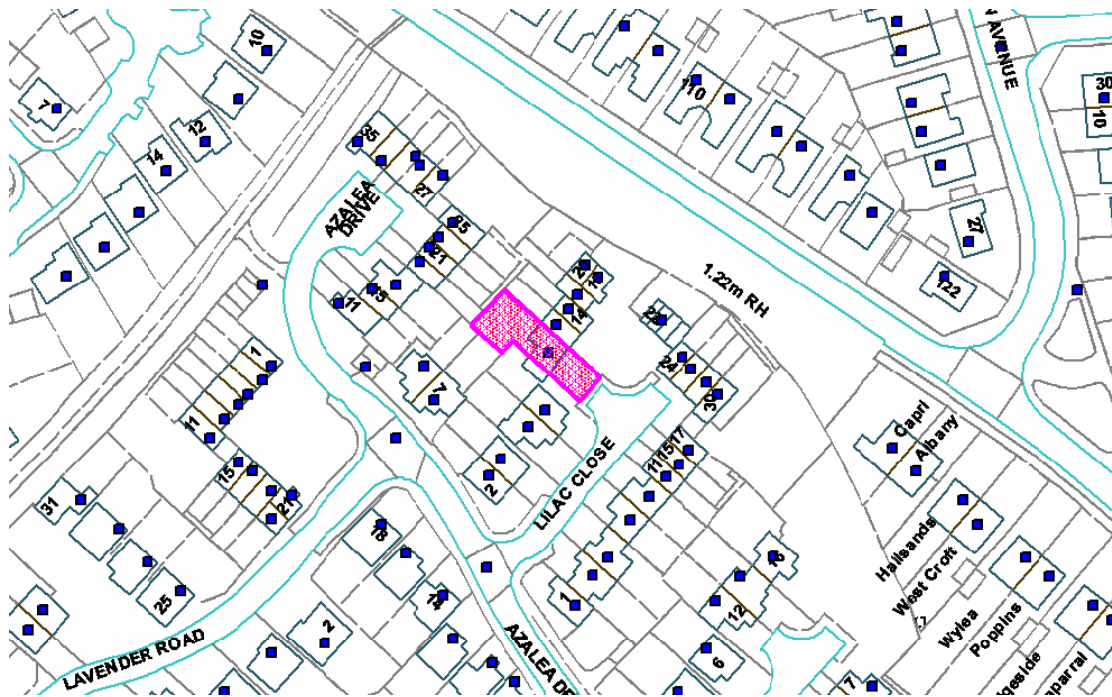


<b>APPLICATION NO:</b> 14/01070/FUL	<b>OFFICER:</b> Mr Ben Hawkes
<b>DATE REGISTERED:</b> 17th June 2014	<b>DATE OF EXPIRY:</b> 12th August 2014
<b>WARD:</b> Warden Hill	<b>PARISH:</b> Up Hatherley
<b>APPLICANT:</b>	Mr & Mrs N Dring
<b>AGENT:</b>	Peter A Marshall Architect Limited
<b>LOCATION:</b>	10 Lilac Close, Up Hatherley, Cheltenham
<b>PROPOSAL:</b>	Erection of single storey rear extension

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is an end of terrace Cotswold stone-effect property located within a residential area on Lilac Close.
- 1.2 The applicant is seeking planning permission for the erection of a single storey extension at the rear of the property.
- 1.3 This application has been called to committee at the request of Councillor Anne Regan following an objection from neighbours at number 8 Lilac Close. The points of concern raised were the proposed height of the extension potentially being overbearing and intrusive, issues regarding drainage and a loss of light to the garden of number 8 Lilac Close

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

### Relevant Planning History:

**91/01300/PM 30th April 1992 PER**

The Erection of 110 Dwelling Houses Complete With Garages/Car Parking And Associated Drainage, Roads And Footpaths (Revised Scheme)

**90/01340/PF 27th February 1991 PER**

Outline application for residential development, conversion farm to residential and provision of public open space.

**90/01371/PF 7th August 1990 REF**

Residential development, conversion to residential public open space and restaurant/motel. New and altered access.

## 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**

*2nd July 2014*

Report available to view on line.

### **Parish Council**

*25th June 2014*

No objection providing it meets the usual criteria and is acceptable to the neighbours.

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

5.1 Seven letters have been sent out to neighbouring properties with one letter of objection received.

### 5.2 Comments Received

1. The proposed height of the extension and its affect on amenity
2. Visual impact where the flat roof joins the existing structure.

The above comments have been addressed in the report below.

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

6.2 The main considerations in relation to this application are the design and the impact of the proposal 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 flat roof extension will project 5.75 metres from the rear wall of the attached garage and will have a width of 3.15 metres.

6.6 The proposed materials are bricks to match existing, flat mineral felt roof and upvc to match the existing property.

6.7 With reference to concerns in relation to the junction of the proposed flat roof and existing pitched roof of the garage, whilst this may not be considered the most desirable approach to extending the property, it is also not considered to be unacceptable. The proposed extension does not dominate or detract from the original building and is of a relatively small scale. Overall, the extension is considered a subservient addition to the original property and meets the criteria set out in the above policy and the Supplementary Planning Document: Residential Alterations and Extensions (Adopted 2008).

### 6.8 Impact on neighbouring property

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

6.10 Although there will be some impact on the amenity of the adjoining land users at number 8 Lilac Close it will not be of an unacceptable level. The location of the proposed extension in relation to the current existing garage block means there will be a limited impact on amenity and any unacceptable loss of light or outlook.

- 6.11 With regard to concerns over the loss of light, no windows or openings of the adjoining land user would be affected by this proposal; therefore there will be no unacceptable loss of light or increase in overlooking to neighbouring property.
- 6.12 The proposed materials are to match existing which will reduce the overall visual impact of the extension.
- 6.13 An issue was raised in regards to rain water drainage of the proposed extension. As confirmed in writing by the agent the proposed flat roof extension will either connect into the existing storm system or into a new soakaway. Both located within the application site; this will therefore not have an impact on the neighbour.
- 6.14 The proposal is in accordance with Local Plan Policy CP4 in terms of protecting the existing amenity of neighbouring land users.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1 For the reasons discussed above it is considered that the proposal is in accordance with policy CP4 and CP7 in terms of achieving an acceptable standard of design and would not have an unacceptable impact on neighbouring amenity.
- 7.2 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 14-35-01 received 16th June 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.