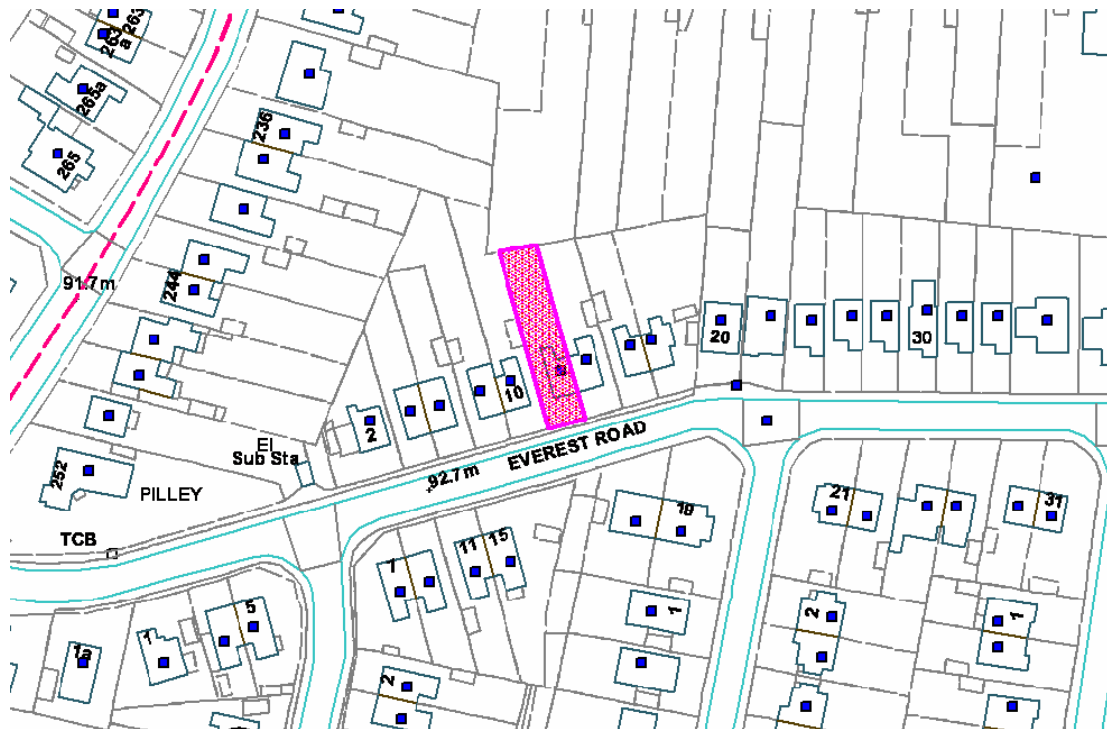


| | | |
|---------------------------------------|---|---|
| APPLICATION NO: 14/01166/FUL | | OFFICER: Miss Chloe Smart |
| DATE REGISTERED: 3rd July 2014 | | DATE OF EXPIRY: 28th August 2014 |
| WARD: Charlton Park | | PARISH: |
| APPLICANT: | Mr C F Coleman | |
| AGENT: | Ian Johnstone Associates | |
| LOCATION: | 12 Everest Road, Cheltenham | |
| PROPOSAL: | Erection of first floor rear extension and part two storey/single storey side extension | |

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a semi-detached property within a residential area in the Charlton Park ward.
- 1.2 The proposal seeks planning permission for the erection of a first floor rear extension and two storey side extension.
- 1.3 The proposed two storey side extension would project 1.6 metres from the side elevation of the property which is in line with the side wall of the existing single storey extension.
- 1.4 The extension will have a depth of 7.6 metres which and would extend above the part of the existing single storey extension. The two storey extension would project 3.1 metres from the rear wall of the original property.
- 1.5 The application is before planning committee as the applicant is Councillor Coleman.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

None.

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

9th July 2014

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

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

Three letters have been sent to neighbouring properties and no responses have 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 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 extension would be set back from the front elevation of the property by 1.3 metres at ground floor level and 3.3 metres at first floor level. The ridge of the extension would also be approximately 1.2 metres lower than the ridge of the original dwelling. For those reasons, the extension is considered not to dominate or detract from the original building.

6.6 The proposed roof pitch for the extension is a hipped roof which is consistent with the original property and the materials proposed are to match.

6.7 The extension is fairly large in size; however it meets all the necessary design principles set out in the Residential Alterations and Extensions Supplementary Planning Document and Local Plan Policy CP7, in that it would be subservient to the original dwelling and would respect the character of the surrounding area.

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 As stated earlier in the report there have been no letters received in relation to the application.

6.11 The first floor extension at the rear would be set in 2.4 metres from the eastern boundary with the neighbouring property. A light test has been carried out as part of the application and centre of the downstairs window of the neighbouring property lies just outside of the area affected by the proposed extension. The current guidance on site planning for daylight and sunlight, which is referred to in policy, states that when the centre of the window lies outside of the affected area, the impact is likely to be small.

6.12 As such, there would be a loss of light as a result of the extension, but the light test has shown this would not be unacceptable.

6.13 The property at no.10 has an existing two storey rear extension and single storey wrap around side and rear extension which extends slightly further than the proposed extension.

6.14 For the reasons above, the impact of the proposed extension is reduced, however notwithstanding this; there would be no unacceptable loss of light or overbearing impact as a result of the proposal.

6.15 A first floor side elevation window is proposed as part of the scheme. To ensure there is no unacceptable increase in overlooking a condition has been suggested requiring this

window to be glazed with obscure glass. There is an additional window proposed to this room, so this is considered a reasonable condition.

6.16 Overall, there would be no adverse impact on neighbouring amenity and therefore the proposal accords with Local Plan Policy CP4.

6.17 Ecology

6.18 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 an acceptable 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 1166:03, 915.02 and 915/03 received 27th 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order) the first floor side elevation window shall be glazed with obscure glass and shall be maintained as such thereafter.
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

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.