

APPLICATION NO: 14/01003/FUL		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 4th June 2014		DATE OF EXPIRY: 30th July 2014
WARD: Charlton Park		PARISH:
APPLICANT:	Mr And Mrs L Sperring	
AGENT:	Mr Paul Karlsson	
LOCATION:	21 The Avenue, Cheltenham	
PROPOSAL:	Proposed two-storey side extension, single-storey side and rear extensions	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Members will recall that this application was deferred at the August meeting due to members' concerns regarding the design of the single-storey side extension proposed as part of this application. Members requested that this element be redesigned with specific reference to the double pitch gable design.
- 1.2. Revised plans have now been received which involve the redesign of the side extension to provide a hipped roof which runs back towards the main house. This is considered to represent a much more low-key way of extending the property which will result in an extension which is less prominent in the street scene.
- 1.3. The revisions also include an additional high level window on the side elevation which would provide light to a store room. This helps to further break up the elevation and make the extension look less imposing.
- 1.4. It is considered that these revisions address the points raised by Members at the August committee meeting.
- 1.5. The Officer Report which was considered by members in August is appended to this report.

2. CONCLUSION AND RECOMMENDATION

- 2.1. The application is recommended for approval with the same conditions as outlined on the previous report. Condition 2 has been updated to relate to the revised drawings received.

3. CONDITIONS

- 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 1445/4B and 1445/5B received 8/9/14, 1445/6A received 14/7/14 and 1003.02A received 4/8/14.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 Prior to the commencement of development, annotated elevations with a detailed specification of all external materials and finishes (including all windows and external doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the details so approved and maintained as such thereafter.
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, the authority sought amendments to overcome the concerns which were raised to the initial plans.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.