

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. Further to the previous report, this update is to provide an updated list of conditions. This includes Condition 4 which was requested by members at the August meeting. This secures the fitting of obscure glazed windows within the en-suite and study windows which are proposed within the side elevation of the two-storey extension.

2. CONCLUSION AND RECOMMENDATION

- 2.1 The recommendation remains to permit the application subject to the conditions listed below.

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.
- 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 en-

suite and study windows on the side elevation of the two storey side extension 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, 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.