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

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1 This update is provided further to previous updates following the receipt of amended plans.
- 1.2 Amended plans have been submitted by the applicant subsequently to planning view. These show relatively minor alterations to the proposal, primarily involving the removal of an 'upstand' which had been included above the pitched roof.
- 1.3 These subtle revisions are considered to be positive refinements to the proposal.
- 1.4 Given the limited implications of this change upon neighbouring properties no further consultation is required.
- 1.5 The drawings also provide clarity on the proposed materials.

### 2. CONCLUSION AND RECOMMENDATION

- 2.1 The recommendation remains to permit the application. Condition 2 has been amended to reflect the revised drawings received and condition 3 has been amended to ensure that the bricks match the existing building. The annotated elevation previously requested by condition 3 is no longer required following receipt of revised plans.

### 3. CONDITIONS/REFUSAL REASONS

- 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 1445/4C and 1445/5C received 8/9/14, 1445/6B received 17/9/14 and 1003.02A received 4/8/14.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The bricks 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 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.