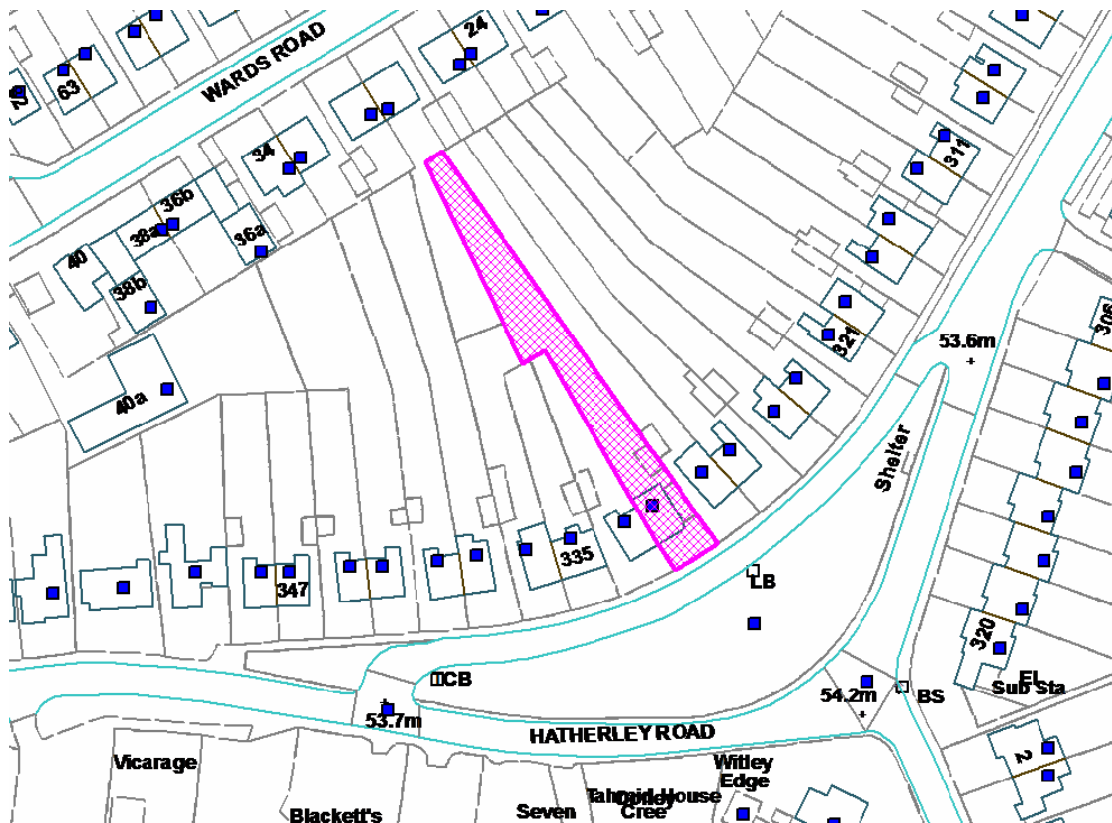


<b>APPLICATION NO:</b> 14/01667/FUL	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 17th September 2014	<b>DATE OF EXPIRY:</b> 12th November 2014
<b>WARD:</b> Up Hatherley	<b>PARISH:</b> Up Hatherley
<b>APPLICANT:</b>	Mr And Mrs Perks
<b>AGENT:</b>	Phillip Thomas - Architect
<b>LOCATION:</b>	331 Hatherley Road, Cheltenham
<b>PROPOSAL:</b>	Erection of entrance porch, two storey side extension and part two storey and single storey rear extension (Following demolition of single storey rear extensions, detached rear garage and side car port)

**RECOMMENDATION:** Refuse



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the erection of a two storey side extension as well as a part single storey, part two storey extension to the rear of the dwelling. It is also proposed to construct a porch to the front of the property.
- 1.2 The application site is a semi-detached dwelling and forms part of a series of houses which front on to an area of public open space.
- 1.3 The application is before planning committee at the request of Cllrs McKinlay and Whyborn. The reason given is to allow the application to be fully discussed by the Committee, thereby ensuring a full democratic airing.
- 1.4 Members will visit the site on planning view.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints

None.

### Relevant Planning History

#### **14/00063/PREAPP 4th February 2014 CLO**

Erection of two storey side and rear extension, together with single storey rear extension (Also includes removal of car port and rear extensions)

#### **14/00999/FUL 17th July 2014 WDN**

Erection of entrance porch, two storey side extension, single and two storey rear extension (Following demolition of single storey rear extensions, detached rear garage and side car port)

## 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

### **Parish Council**

*17th September 2014*

This appears to be a substantial alteration but we have no objection providing it meets all the planning criteria. However, should any neighbour object then we would be grateful if you would let us know in which case we may reconsider our view.

## **Gloucestershire Centre For Environmental Records**

*24th September 2014*

Report available to view on line.

### **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>4</b>
Total comments received	<b>0</b>
Number of objections	<b>0</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

- 5.1** Four letters were sent to neighbouring properties to publicise the application. No representations have been received in response to this publication, although members should be made aware of the fact that the application was accompanied with two letters of support from the immediate neighbours on either side of the application site.

### **6. OFFICER COMMENTS**

- 6.1** Officer comments will follow by way of an update to this report.