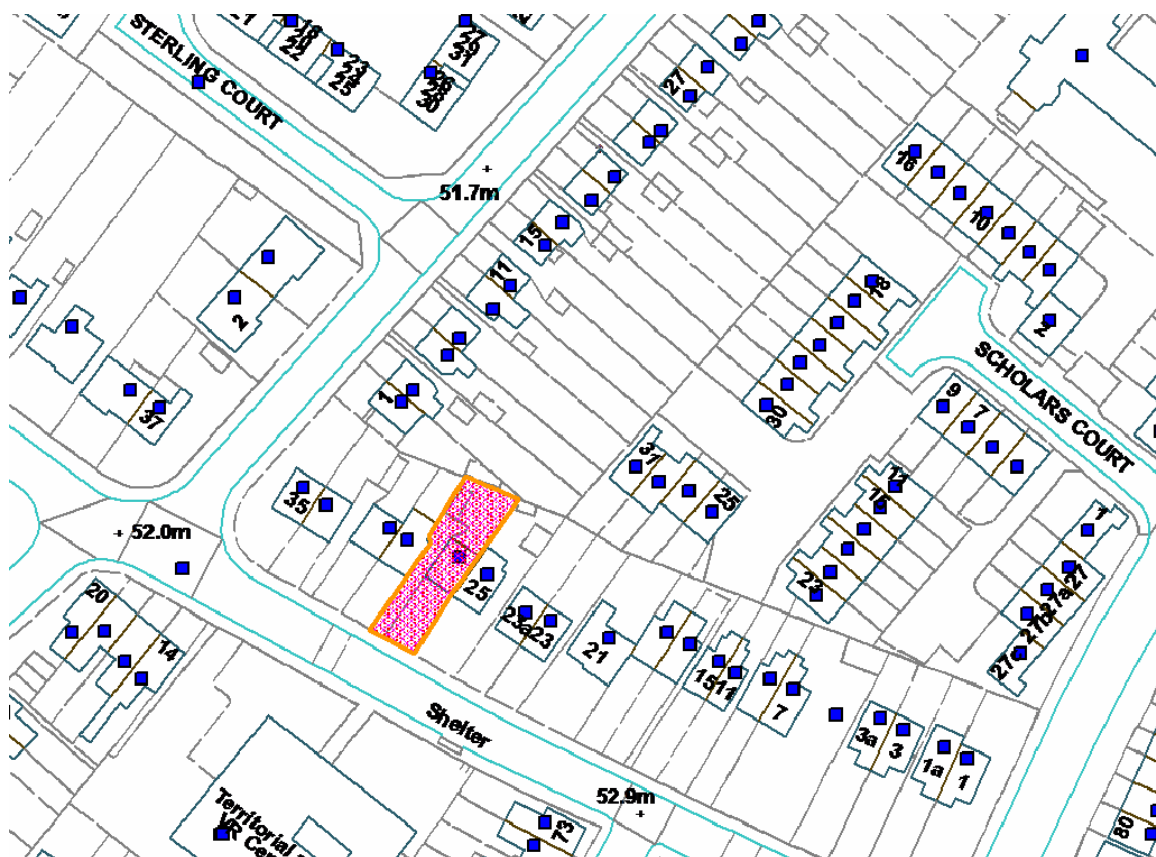


APPLICATION NO: 14/02238/FUL	OFFICER: Mrs Victoria Harris
DATE REGISTERED: 17th December 2014	DATE OF EXPIRY: 11th February 2015
WARD: St Peters	PARISH: None
APPLICANT:	Ms Vicki Townsend
AGENT:	Butler Silcock
LOCATION:	27 Arle Road, Cheltenham
PROPOSAL:	Erection of two storey rear extension

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the erection of a two-storey rear extension.
- 1.2 The application is an identical submission to that originally submitted for application ref: 14/01763/FUL. This application was withdrawn following advice from officers to revise the plans to achieve a more subservient proposal.
- 1.3 The application is brought to Planning Committee at the request of Cllr Rawson to allow the committee to consider the design merits of the proposal. Members will visit the site on planning view

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Relevant Planning History:

14/01763/FUL 21st November 2014 WDN
Erection of two storey rear extension

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
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

Building Control - no comment at this time

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 7 letters were sent out to notify neighbouring properties of this application.
- 5.2 In response to this publicity, one objection letter has been received, in relation to extension does not comply with policies CP4 and CP7.
- 5.3 As part of the submitted application, the agent included 5 letters of support.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The key considerations in relation to this application are the design of the proposal and the impact that it will have on the existing building, and the potential impact on neighbouring amenity.

6.3 The site and its context

- 6.4 The application site is a semi detached, hipped roof, rendered property located within St Peters Ward. A number of neighbouring properties have been extended including the adjoining property and the adjacent neighbour at 29 Arle Road.

6.5 Design

- 6.6 Local plan policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development and the character of the locality. Paragraph 4.18 of the Cheltenham Borough Local Plan advises that *'extensions to existing buildings need to be carefully designed to respect the character and scale of the existing building...The most important consideration is that an extension should not detract from the original'*.
- 6.7 Expanding upon local plan policy CP7, this Authority has adopted design guidance relating to householder extensions. It is stated within the introduction to the guide that its purpose is *"to ensure that the character of each of the residential areas within the Borough is not eroded through un-neighbourly, poorly-designed extensions and alterations to residential properties"*. One of the five basic design principles set out within this Supplementary Planning Document 'Residential Alterations and Extensions' is subservience. The document advises that an *"extension should not dominate or detract from the original building, but play a 'supporting role'"*. It goes on to state that extensions to the rear *"should be subservient to the original building in height and width"*. In this instance the extension does not achieve these requirements, with the result that it detracts from the original building resulting in an addition that is out of keeping with the scale and design of the dwelling and is harmful to its original character and appearance.
- 6.8 Although the extension has been shown to be marginally set in on both sides of the rear elevation, it clearly fails to achieve the desired level of subservience to the parent dwelling. The extension's excessive width combined with the height and mass of the hipped roof would dominate the property to an unacceptable level and would fail to retain the character of the original building. The proposal would essentially mask the original form of the building, thereby failing to play the supporting role desired by our adopted SPD.
- 6.9 It is recognised that there are similar extensions as that proposed which have been constructed in the immediate vicinity however these have not been granted under current planning policies which emphasise the importance of good design. For example, the two storey extension at 29 Arle Road (CB21169) was approved in 1994; before the SPD which was adopted in 2008.
- 6.10 Members are advised that a very similar to proposal to that which before them was submitted for 33 Arle Road (11/00003/FUL). This application was refused and subsequently dismissed at appeal in 2011. Within that decision the Inspector made the following comments which are of note; *"There is a rear extension at No 29 which is broadly similar to the proposal, but it appears to pre-date the SPD and its lack of subservience reinforces the value of the guidance in my opinion."*

6.11 It is felt that the principle of a two-storey rear extension in this location is acceptable but if planning permission is to be granted, the proposal needs to be a well designed subservient addition; by this officers mean an extension that is half the width of the existing building at first floor level, thereby not overwhelming the existing building. The proposal fails to do this and therefore is contrary to the provisions of policy CP7 and the relevant SPD.

6.12 Impact on neighbouring property

6.13 Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.

6.14 It is not considered that the proposed extension will compromise neighbouring amenity.

6.15 The adjoining neighbour has a single storey rear extension similar in depth to the proposed extension and has not objected to the proposal.

6.16 The proposal passes the 45° daylight test as referred to within Local Plan Policy CP4, which suggests that the neighbouring property would not lose daylight to there windows. No windows are proposed in locations which would result in adverse overlooking of neighbouring properties and due to the scale of the development with a projection of no more than 3.0m the proposal will not be overbearing. As such the proposal is considered to be in accordance with policy CP4 of the Local Plan.

6.17 Other considerations

6.18 Officers are aware that support letters have been submitted by the agent from neighbouring properties and officers have taken these comments into account whilst assessing the application.

6.19 Having reflected on their comments, it is considered that the fundamental policy objection outweighs the comments provided from the neighbours.

7. CONCLUSION AND RECOMMENDATION

7.1 To conclude, officers are firmly of the view that the proposed extension fails to comply with local plan policy CP7 and the advice contained within the supplementary planning document titled 'Residential alterations and extensions'.

7.2 The principle of extending the house is not being disputed but the proposal fails to achieve the desired level of subservience to the parent dwelling.

7.3 It is recommended that members resolve to refuse planning permission based on the analysis set out within this report, and for the reason set out below.

8. REFUSAL REASONS

- 1 The proposed extension is considered unacceptable by virtue of its scale, mass and overall bulk. It is harmful to the appearance of the existing building as it fails to achieve subservience to the parent dwelling, thereby overwhelming and obscuring the rear of the building. The proposal spans nearly the whole width of the original building resulting in an extension that would dominate the property to an unacceptable level and thereby fail to achieve the desired level of subservience set out within the Council's adopted Supplementary Planning Document: Residential Alterations and Extensions (February 2008).

As such the proposal is contrary to policy CP7 of the Local Plan, advice contained within the Residential Alterations and Extensions Supplementary Planning Document and advice within Chapter 7 of the NPPF.