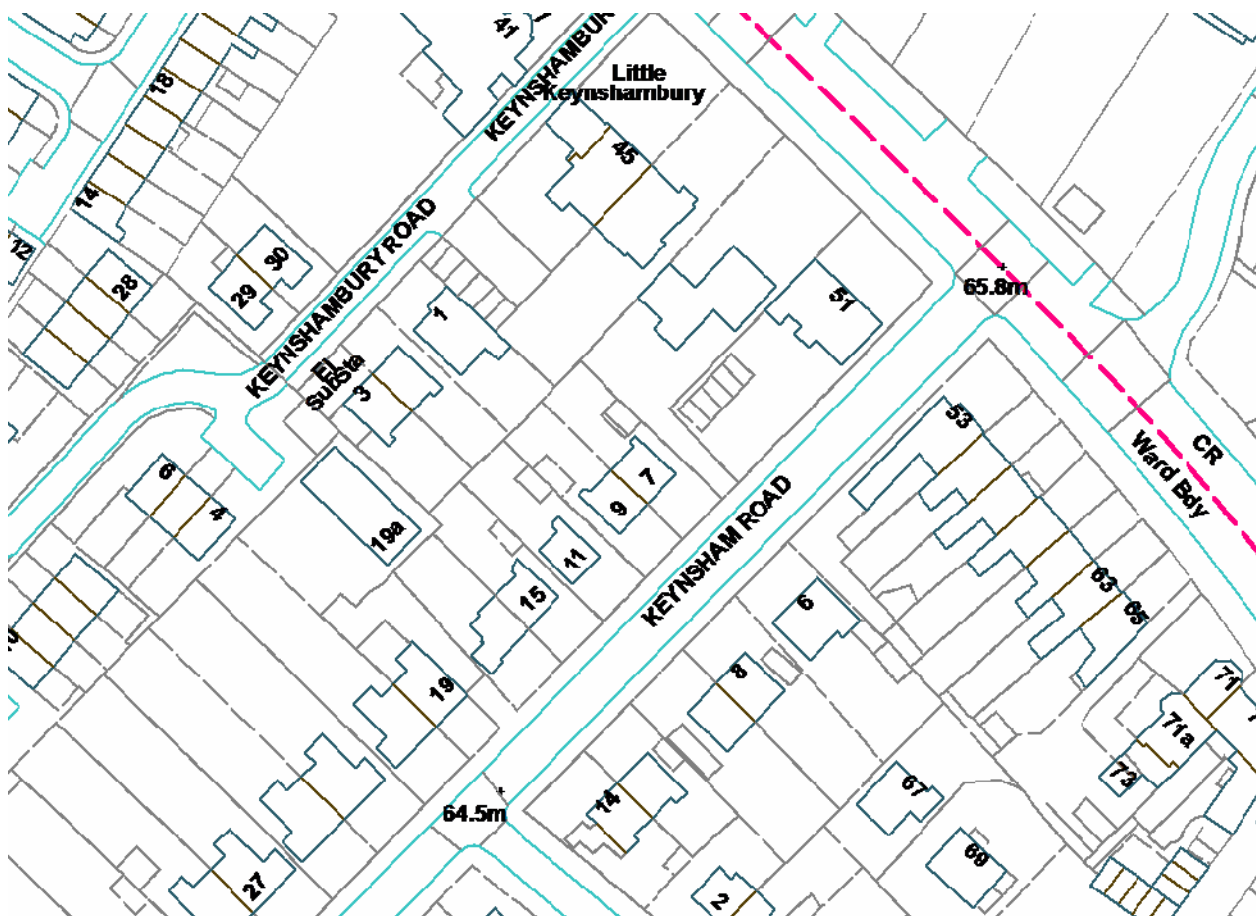


APPLICATION NO: 14/02174/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 16th December 2014	DATE OF EXPIRY: 10th February 2015
WARD: Charlton Park	PARISH: None
APPLICANT:	Mr & Mrs Church
AGENT:	Urban Aspects Ltd
LOCATION:	7 Keynsham Road Cheltenham Gloucestershire
PROPOSAL:	Erection of part single storey/part two storey side/rear extension, and rear dormer in connection with loft conversion, following demolition of existing garage

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the erection of a part single storey/part two storey side/rear extension and a rear dormer in connection with a loft conversion, following the demolition of an existing detached garage.
- 1.2 The property is a semi-detached dwelling on the north-west side of Keynsham Road close to the junction with London Road. The site is located just within the boundary to the St. Luke's Character Area, one of 19 character areas that together form Cheltenham's Central Conservation Area and the building is positively identified on the Townscape Analysis Map. The adjacent buildings on the London Road are grade II listed.
- 1.3 The existing building has a painted roughcast render finish with a red brick plinth and white uPVC windows and doors beneath a pitched tiled roof.
- 1.4 Revised drawings have been submitted during the course of the application to address concerns relating to design.
- 1.5 The application is before planning committee at the request of Cllr Sudbury on behalf of the neighbour at Elm Villa, London Road "*so that the committee can consider the impact on the listed building she lives in as well as the impact on her amenity*"; Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Smoke Control Order

Relevant Planning History:

None

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
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)
St. Luke's Character Area Appraisal and Management Plan (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATION RESPONSES

None

5. PUBLICITY AND REPRESENTATIONS

5.1 On receipt of the application, letters of notification were sent out to 16 neighbouring properties. In addition, a site notice was posted and an advert published in the Gloucestershire Echo. In response to the original scheme, two objections were received; the comments have been copied to Members in full but briefly the main concerns were:

- The size of the extension
- Loss of privacy/overlooking
- Loss of light
- Impact on outlook
- Impact on adjacent listed building

5.2 Further letters were sent out on receipt of the revised plans however no comments have been received in response to the revisions to date.

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The main considerations when determining this application are design and impact on the conservation area, and neighbouring amenity.

6.2 Design / impact on the conservation area

6.2.1 Local plan policy CP7 (design) requires all new development to be of a high standard of architectural design and to complement and respect neighbouring development and the character of the locality.

6.2.2 During the course of this application, the proposal has been amended to achieve a more satisfactory scale and form of development, appropriate to its location within the conservation area.

6.2.3 Namely, the height of the parapet to the single storey element adjacent to the boundary with the adjoining neighbour has been reduced from 3.4m to 3.2m, the first floor element has been reduced in width so as not to extend beyond the side of the existing dwelling, and the rear dormer has been significantly reduced in size and the juliet balcony omitted; as such the plans now propose a fairly typical extension to a semi-detached property of this nature.

6.2.4 All of the materials used in the exterior of the development will closely match those used in the existing dwelling, with roughcast render and facing brick to the elevations and plain tiles to the roof. The dormer cheeks will also be tile hung to match the existing roof. In addition, all new windows and doors will be painted timber.

6.2.5 In its revised form, officers consider that the form, mass and general design of the extension is acceptable. The extension is subservient in nature and consistent in character to the original building and would sit comfortably in its context without causing harm to the character and appearance of the wider conservation area, nor the setting of the adjacent listed buildings.

6.2.6 The proposal is therefore considered to accord with the requirements of policy CP7.

6.3 Impact on neighbouring amenity

6.3.1 Local plan policy CP4 (safe and sustainable living) advises that development will only be permitted where it would not cause unacceptable harm to the amenity of adjoining land users or the locality.

6.3.2 The concerns raised by the neighbours have been duly noted. Whilst officers did not consider that the extension as originally proposed would have resulted in a significant or unacceptable impact on neighbouring amenity, the revisions that have been made to address design concerns in fact go some way to addressing the concerns of the neighbours.

6.3.3 The extension comfortably passes the Council's adopted 45° daylight test carried out to assess the impact on the adjoining property, no. 9 Keynsham Road.

6.3.4 Furthermore, the extension would not result in any significant impact on outlook from the neighbour at Elm Villa, London Road. The windows in the rear elevation of this neighbouring dwelling which would directly look out onto the extension are some 21 metres away; well in excess of the established minimum distance of 12 metres from window to flank wall. The fact that the extension would be visible from the neighbouring property, and result in a loss of a distant view, are not material reasons to withhold planning permission.

6.3.5 In addition, there are no windows proposed to the side elevation of the extension at first floor and therefore no additional overlooking of this adjacent property would occur as a result of the extension.

6.3.6 The proposal therefore accords with policy CP4.

6.4 Recommendation

6.4.1 With all of the above in mind, the recommendation is to permit the application in its revised form.

7. 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 Nos. CHU14.01/03A, CHU14.01/05A and CHU14.01/06A received by the Local Planning Authority on 2nd February 2015.
Reason: To ensure the development is carried out in strict accordance with the revised drawings, where they differ from those originally submitted.
- 3 The materials 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.

INFORMATIVE

- 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 revisions to ensure a satisfactory scale and form of development, appropriate to its location within the conservation area.

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