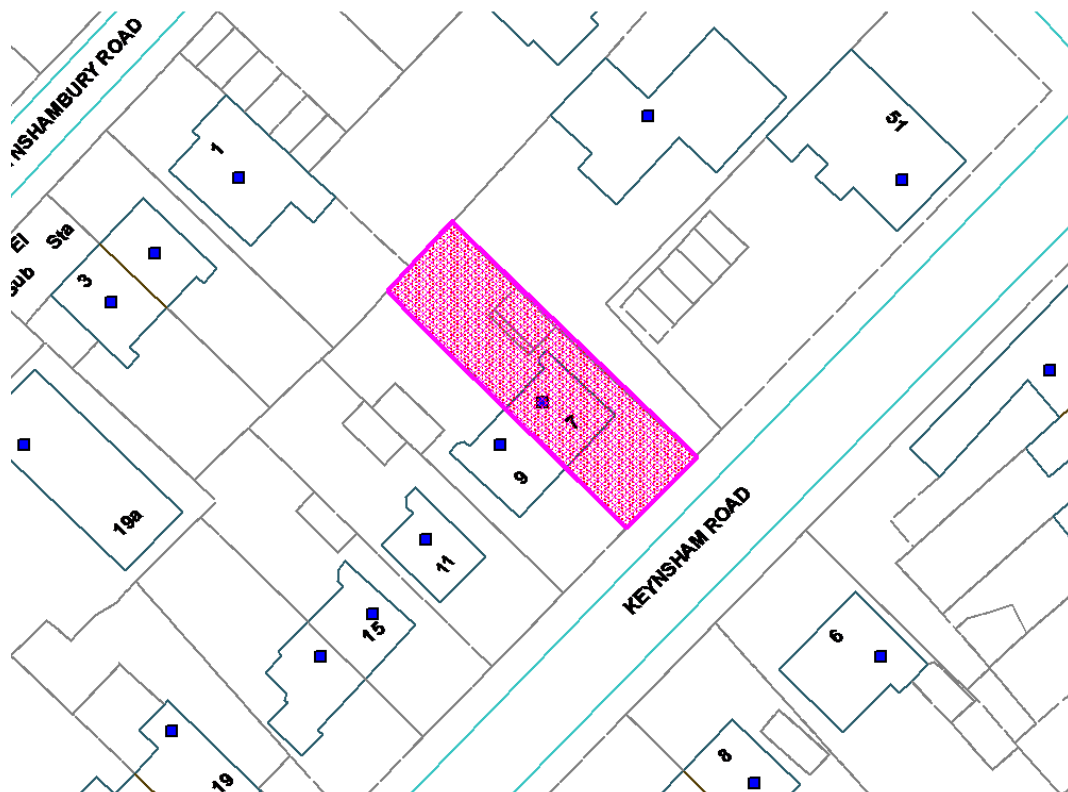


APPLICATION NO: 15/00366/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 3rd March 2015		DATE OF EXPIRY: 28th April 2015	
WARD: Charlton Park		PARISH: None	
APPLICANT:	Mr & Mrs Church		
AGENT:	Urban Aspects Ltd		
LOCATION:	7 Keynsham Road, Cheltenham		
PROPOSAL:	Erection of part single storey/part two storey side/rear extension, and rear dormer in connection with loft conversion, following demolition of existing garage (revised scheme)		

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 Members will recall that planning permission was recently granted at the February committee meeting for a similar proposal, albeit the previous scheme was amended during the course of the application to achieve a more satisfactory scale and form of development, appropriate to its location within the conservation area.
- 1.5 The previous application had been called to 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"*.
- 1.6 This current application has therefore been referred to the planning committee for transparency and openness.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Smoke Control Order

Relevant Planning History:

14/02174/FUL

PERMIT

23rd February 2015

Erection of part single storey/part two storey side/rear extension, and rear dormer in connection with loft conversion, following demolition of existing garage

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 Letters of notification were sent out to 17 neighbouring properties. In addition, a site notice was posted and an advert published in the Gloucestershire Echo. In response to the publicity, an objection has again been received from the neighbour at 49 London Road; the letter has been copied to Members in full but briefly the main concerns relate to:

- Loss of privacy
- Loss of light
- Impact on outlook
- Impact on adjacent listed building

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 As set out at paragraph 1.4 above, during the course of the previous application, revisions were sought 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 was reduced from 3.4m to 3.2m, the first floor element was reduced in width so as not to extend beyond the side of the existing dwelling, and the rear dormer was significantly reduced in size and the juliet balcony omitted.

6.2.4 In this current application, the height of the single storey element, and the size of the rear dormer, is as previously approved however the extension at first floor projects beyond the side elevation over the utility at ground floor. Whilst this is regrettable, the extension will still achieve subservience to the original building given the set back from the principal elevation; and through the use of materials to match those used in the existing dwelling will be consistent in character.

6.2.5 On balance therefore the extension is considered to be an acceptable addition which will sit comfortably in its context without causing significant harm to the character and appearance of the wider conservation area, nor the setting of the adjacent listed buildings.

6.2.5 As such, the proposal is 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 neighbour have again been duly noted. However, whilst the revisions made previously went some way to addressing the concerns of the neighbours, the revisions were not sought on amenity grounds.

6.3.3 The extension will 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 20 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.

6.3.4 The only first floor window in the side elevation of the extension will serve an ensuite and can therefore be reasonably expected to be obscurely glazed however for the avoidance of doubt a condition is suggested to ensure obscure glazing is inserted. As such, no additional overlooking of this adjacent property will occur as a result of the extension.

6.3.5 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 subject to conditions.

7. CONDITIONS / INFORMATIVES

To follow