

APPLICATION NO: 15/00366/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 3rd March 2015		DATE OF EXPIRY: 28th April 2015	
WARD: Charlton Park		PARISH:	
APPLICANT:	Mr & Mrs Church		
AGENT:	Mr Russell Ranford		
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)		

Update to Officer Report

7. SUGGESTED 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. CHU14.01/03, CHU14.01/05A and CHU14.01/06A received by the Local Planning Authority on 2nd March and 15th April 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.
- 4 The first floor window to the side (north-east) elevation of the extension shall be glazed with obscure glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level. The window 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.

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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.