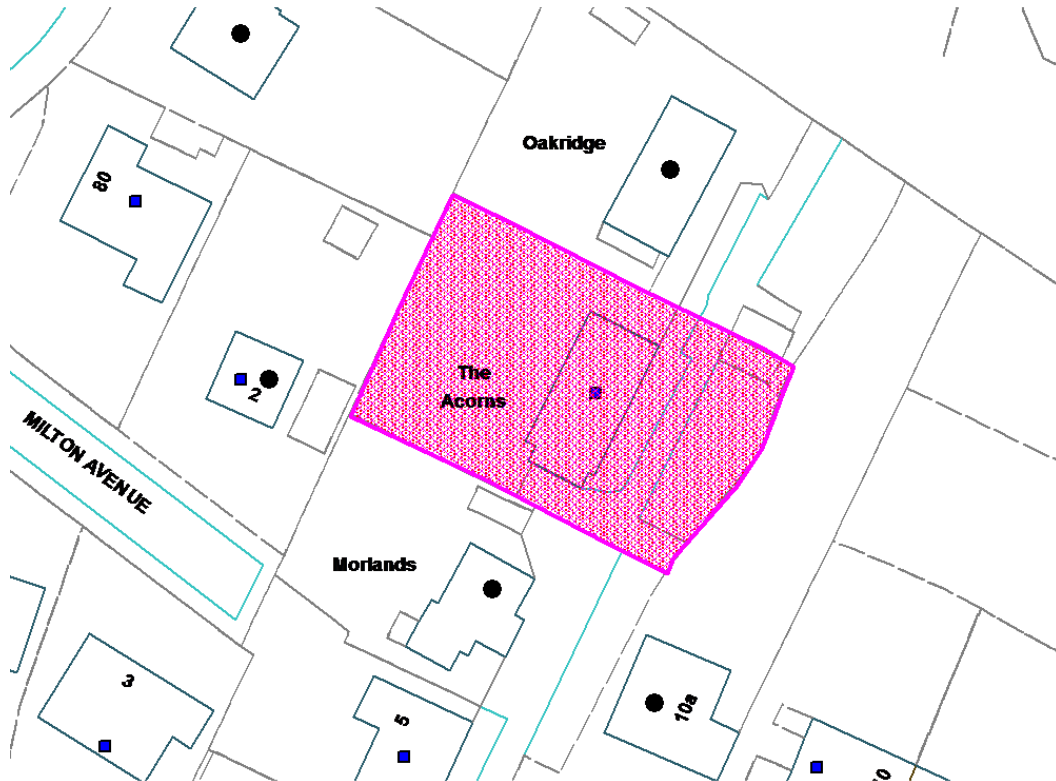


<b>APPLICATION NO:</b> 15/00222/FUL	<b>OFFICER:</b> Miss Michelle Payne
<b>DATE REGISTERED:</b> 6th February 2015	<b>DATE OF EXPIRY:</b> 3rd April 2015
<b>WARD:</b> St Marks	<b>PARISH:</b>
<b>APPLICANT:</b>	Mr T R Williams
<b>AGENT:</b>	Ian Johnstone Associates
<b>LOCATION:</b>	The Acorns, Gloucester Road, Cheltenham
<b>PROPOSAL:</b>	Two storey side extension and front entrance porch

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for extensions and alterations to a detached bungalow located along a narrow drive accessed from Gloucester Road. The proposals include the provision of a front entrance porch, a two storey side extension, rendering of the entire property, and replacement windows and doors throughout.
- 1.2 The existing property is facing brick beneath a pitched concrete tiled roof with white UPVC windows and doors, and is one of six properties served by the access road, all of which are bungalows. Land levels along the drive decrease slightly from north to south resulting in the properties being built at varying levels.
- 1.3 The application is before planning committee at the request of Cllr Holliday on behalf of a neighbour. Members will visit the site on planning view.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

**Constraints:**

None

**Relevant Planning History:**

None

## 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. CONSULTATION RESPONSES

None

## 5. PUBLICITY AND REPRESENTATIONS

- 5.1 On receipt of the original application, letters of notification were sent out to five neighbouring properties. Additional letters were sent out on receipt of the revised plans. In response to the publicity, during the course of the application, objections have been received from the owner/occupiers of six nearby properties. The comments have been circulated in full to Members but, in summary, the objections relate to:
  - Loss of privacy / overlooking
  - Design not in keeping
  - Impact on view / light
  - Access issues

## 6. OFFICER COMMENTS

### 6.1 Determining Issues

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

### 6.2 Design

6.2.1 Local plan policy CP7 (design) requires all new development to be of a high standard of architectural design; to complement and respect neighbouring development; and to avoid causing harm to the architectural integrity of the existing building.

6.2.2 Additional design guidance set out within paragraph 59 of the National Planning Policy Framework (NPPF) advises that *“design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale...massing, height...and materials...of new development in relation to neighbouring buildings”*.

6.2.3 The proposed side extension will have a pitched roof with gabled projections to the front and rear. To the front, the extension will project just 500mm beyond the front elevation and, to the rear, will project 2m. Whilst described as a two storey extension, providing two floors of accommodation, much of the upper floor is within the sloping roof and, as such, the ridge of the extension will be only 500mm higher than the ridge of the existing bungalow, and due to the difference in land levels will be no higher than the neighbouring property, Morelands, which has been significantly altered and extended.

6.2.4 Officers acknowledge that the proposed extensions, together with the proposed render finish and grey powder coated aluminium windows, will undoubtedly alter the character and appearance of the building but the scale and massing of the proposals is considered to be acceptable in this location. Furthermore, although the side extension cannot be considered subservient to the existing building given its height and depth, officers consider that it will not constitute an overdevelopment of the site or be a particularly harmful addition within the street scene given the variation of buildings in the immediate context.

6.2.5 In addition, the front entrance porch, which is open fronted with a pitched tiled roof, is modest in size, 1.3m x 3.1m, and will sit comfortably within the site.

6.2.6 On balance, officers consider that the building as extended will sit comfortably in its context; and the proposals therefore accord with the requirements of local plan policy CP7 and the general design advice set out within the NPPF.

### 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 As originally submitted, the rear elevation of the side extension was almost entirely glazed however such an extent of glazing was considered unacceptable given its proximity to the boundary with the neighbouring property to the south. The fenestration has therefore been revised and replaced with windows of traditional proportions and so whilst the extension will undoubtedly allow some overlooking of part of the neighbouring garden, officers do not consider that it will be to such a degree that would warrant a refusal of planning permission on these grounds. In addition, the windows achieve a distance of 14 metres to the rear boundary, and a distance of some 10 metres to the boundary with 10a Oldfield Crescent at the front of the property.

6.3.3 It should also be noted that as this property is not located within a conservation area, planning permission would not be required for the provision of a dormer window across the width of the rear roof slope of the existing bungalow.

6.3.3 The resultant massing and scale of the extension should not result in any unacceptable loss of outlook or daylight currently afforded to neighbouring properties or have an overbearing effect.

6.3.4 The proposals are therefore in accordance with the requirements of local plan policy CP4.

#### 6.4 Other matters

6.4.1 Concerns have been raised over the use of the narrow access drive for construction and delivery vehicles suggesting that it is unsuitable for large vehicles however this is not a material planning consideration; any construction traffic is unlikely to cause any significant danger to highway users.

#### 6.5 Recommendation

6.5.1 With all of the above in mind, the recommendation is to permit the application subject to the following conditions:

### **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. 00222.3A and 929.02A received by the Local Planning Authority on 9th June 2015.  
Reason: To ensure the development is carried out in accordance with the revised drawings, where they differ from those originally submitted.

### **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.