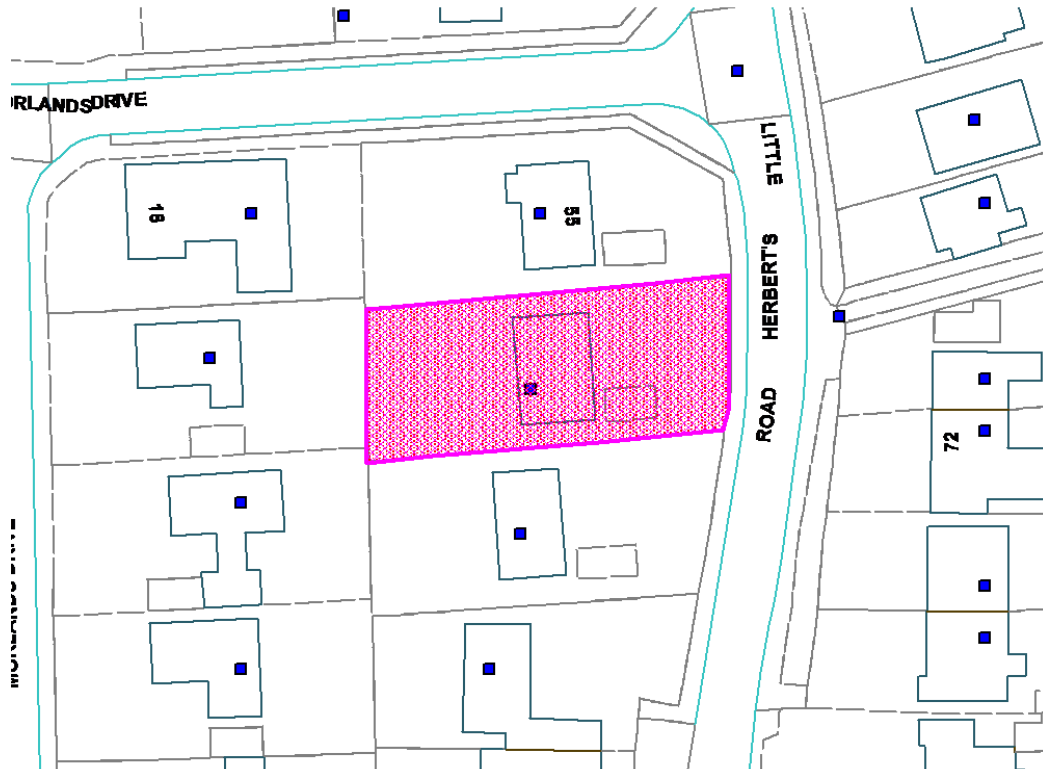


APPLICATION NO: 15/00908/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 22nd May 2015	DATE OF EXPIRY: 17th July 2015
WARD: Charlton Kings	PARISH: Charlton Kings
APPLICANT:	Mr And Mrs J Morris
AGENT:	EdgeDesignWorkshop Ltd
LOCATION:	57 Little Herberts Road Charlton Kings Cheltenham
PROPOSAL:	Proposed extension and refurbishment

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the remodelling and extension of a detached dwelling on the western side of Little Herberts Road, just south of the junction with Morlands Drive. The site is wholly located within Charlton Kings parish. The proposals include the provision of a front entrance porch, a two storey rear extension, and replacement windows and doors throughout.
- 1.2 The existing property is largely facing brick beneath a pitched concrete tiled roof with white UPVC windows and doors. It is one in a row of four similar properties.
- 1.3 The application is before planning committee at the request of Cllr McCloskey as she feels "that a wider debate is needed on the subsidiarity and complementarity of the extension to the existing building". Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Site boundary
Smoke Control Order

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. CONSULTATIONS

Gloucestershire Centre for Environmental Records

5th June 2015

Report available to view on line.

Parish Council

10th June 2015

No objection, but comment. We note some concern of the scale of the northern elevation and its proximity to the boundary.

Environmental Health

18th June 2015

With regard to this application I have no adverse comment to make.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent out to nine neighbouring properties. In response to the publicity, one representation has been received from the neighbour at no. 55 Little Herberts Road. The comments have been circulated in full to Members but, in summary, the concerns relate to a less attractive outlook when looking south; a reduction in light to the garden; and the choice of facing materials proposed.

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”*. Paragraph 60 goes on to say that *“planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”*.

6.2.3 This application is seeking to overhaul and modernise the property rather than simply extend it in a “traditional” way hence the overtly contemporary design approach. Officers acknowledge that the palette of materials proposed, together with the extent of flat roof, will undoubtedly alter the character and appearance of the building but the scale and massing of the proposals is considered to be appropriate. Furthermore, whilst the extension cannot perhaps be considered subservient to the existing building, the contrast in materials will ensure that the extension clearly reads as a modern later addition. In addition, given that much of the development is located to the rear of the property with only limited views available from the public realm, it is not felt that the proposals will be particularly harmful within the street scene.

6.2.4 With regard to the palette of materials proposed, although the use of dark coloured render, timber cladding and black powder coated windows and doors is not a common feature within the locality, a small number of recent developments have introduced a similar mix of materials; most notably the residential development diagonally opposite the site at no. 84 Little Herberts Road, and an extension to no. 52 Little Herberts Road. To the front, the modest porch extension which is to be horizontally clad in timber, will be read in the context of the existing flat roofed garage projection and the new horizontal timber garage door.

6.2.5 In light of the above, officers consider that the proposed scheme is well-considered and represents a high quality design which will sit comfortably in its context. 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 The principal windows in the rear extension will look directly into the rear garden and will be in excess of 10.5 metres from the rear boundary. There are no windows proposed to the north facing (side) elevation, and a first floor window to the south facing (side) elevation will have a horizontal timber screen to restrict outlook.

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

6.3.4 The concerns raised by the neighbour at no. 55 Little Herberts Road have been duly noted and whilst it is acknowledged that the extension will undoubtedly have an impact on this neighbouring property, it is not considered that any such impact would be so significant as to warrant a refusal of planning permission. Furthermore, no objection has been raised by the parish council.

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

6.4 Recommendation

6.4.1 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. 1305_304, 1305_305 and 1305_306 received by the Local Planning Authority on 21st May 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

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.