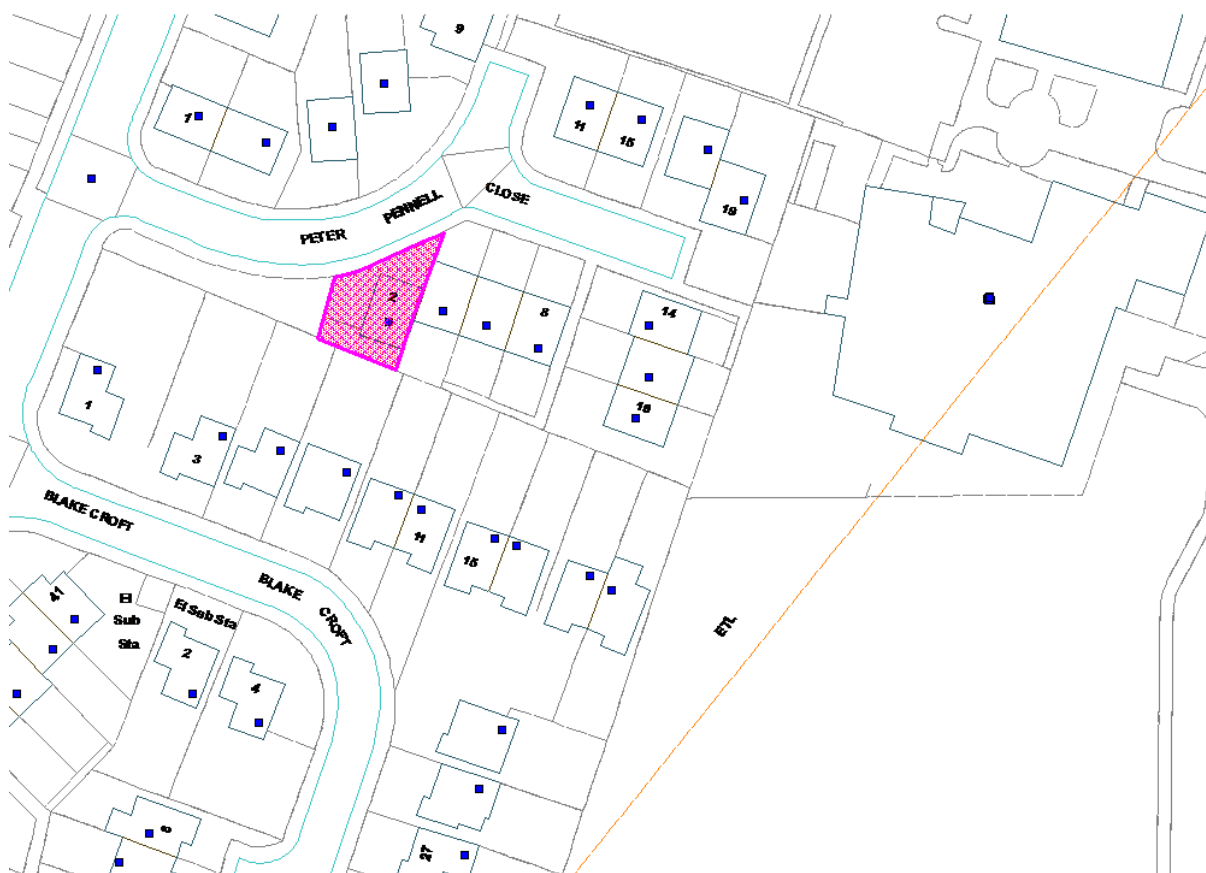


<b>APPLICATION NO:</b> 15/01126/FUL	<b>OFFICER:</b> Mr Ben Hawkes
<b>DATE REGISTERED:</b> 2nd July 2015	<b>DATE OF EXPIRY:</b> 27th August 2015
<b>WARD:</b> Springbank	<b>PARISH:</b>
<b>APPLICANT:</b>	Mr Bingham
<b>AGENT:</b>	The Surveying Practice
<b>LOCATION:</b>	2 Peter Pennell Close, Cheltenham
<b>PROPOSAL:</b>	Single storey front/side extension

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is an end of terrace bungalow located in Peter Pennell Close.
- 1.2 The applicant is seeking planning permission for the erection of a single storey side extension.
- 1.3 The application is for consideration by planning committee as the site is owned by Cheltenham Borough Homes.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Residents Associations  
Smoke Control Order

### Relevant Planning History:

**88/00318/PF 31st March 1988 PER**  
Construction Of 17 Bungalows

**88/01734/PF 19th January 1989 PER**

Land Off Springbank Way Cheltenham Gloucestershire, Erection Of Single Storey Doctors Surgery For General Practitioner Services

## 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

### Building Control

13th July 2015 - no comment

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Seven letters were sent to neighbouring properties with no letters of objection received.

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

**6.2** The main considerations in relation to this application are the design and the impact of the proposal on neighbouring amenity.

### **6.3 Design**

**6.4** Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development.

**6.5** The proposed extension is of an acceptable design that matches the character and materials of the existing building and would sit comfortably as an addition in the street scene.

**6.6** The proposed extension has a minimal set back from the front elevation however is set in from the rear elevation of the property by approximately 4.3 metres and has a ridge height that is much lower than the existing bungalow; this therefore creates a suitable level of subservience required for an extension of this nature.

**6.7** The guidance set out in the Supplementary Planning Document: Residential Alterations and Extensions (Adopted 2008) requires extensions to play a supporting role, to read as a subservient addition and should not detract from the character of the existing dwelling. The proposal accords with this guidance.

**6.8** Local Plan policy CP7 requires development to be of a high standard of architectural design and to compliment and respect its surroundings. The proposal is considered to meet this requirement and is therefore compliant in terms of policy CP7.

### **6.9 Impact on neighbouring property**

**6.10** Initial concerns were raised whilst on site regarding the loss of the off street parking. The proposed width of the extension will result in a loss of parking, albeit there will be a 2.2 metre wide space remaining. Although the loss of the parking is regrettable, the nature of the area still allows for on street parking and this would not result in any highway safety issues or have a harmful impact on the surroundings. Additional unallocated off street spaces are also available adjacent to the application site.

**6.11** The proposal is a small scale single storey addition that would not cause a loss of light or a loss of privacy to any neighbouring land users.

**6.12** Local Plan policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality. The proposal is not considered to have a harmful impact on neighbouring amenity.

## **7. CONCLUSION AND RECOMMENDATION**

**7.1** For the reasons discussed above it is considered that the proposal is in accordance with policy CP7 in terms of achieving an acceptable standard of design and would not have an unacceptable impact on neighbouring amenity.

**7.2** As such, the recommendation is to permit this application subject to the conditions set out below.

## **8. CONDITIONS / INFORMATIVES**

- 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 numbers SP670/10/14 REV 2 received 11th July 2015.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 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.

## **INFORMATIVES**

- 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.