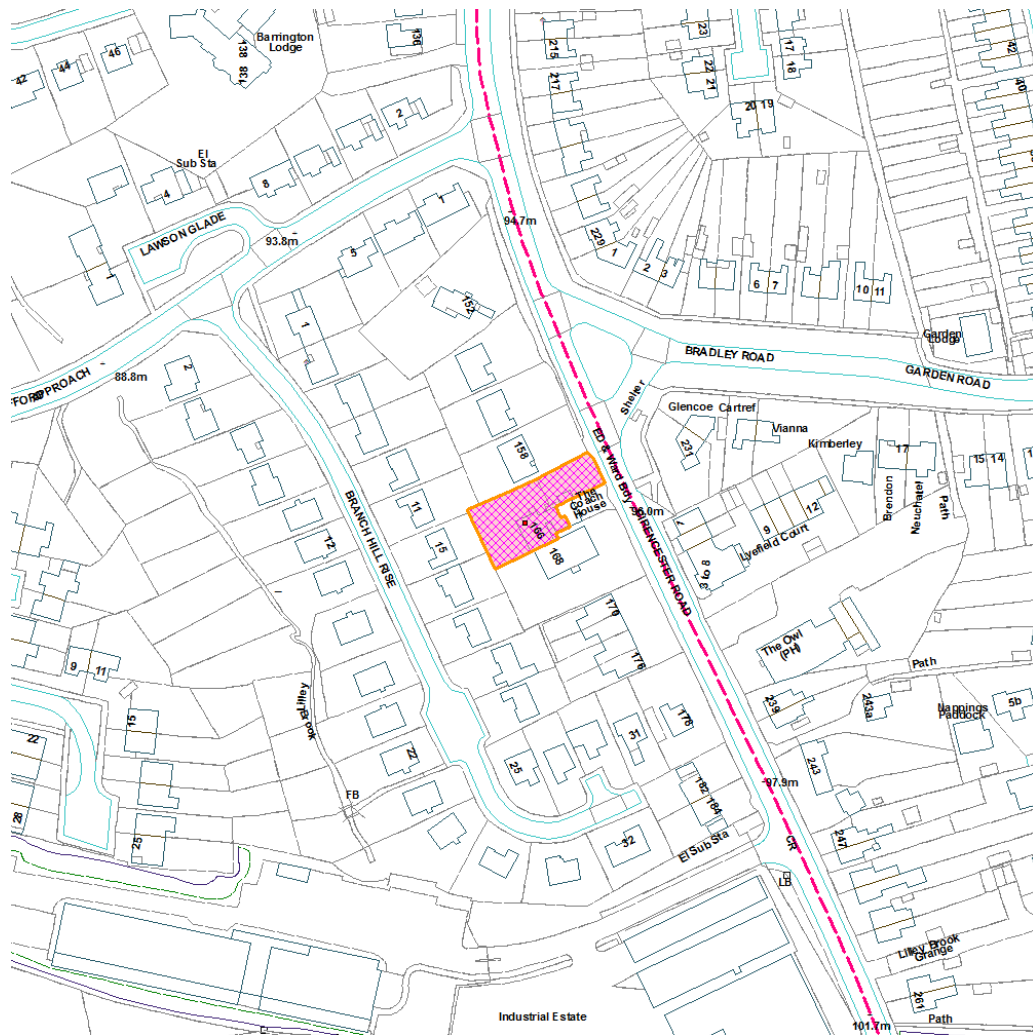


APPLICATION NO: 16/00071/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 20th January 2016	DATE OF EXPIRY: 16th March 2016
WARD: Charlton Park	PARISH: Charlton Kings
APPLICANT:	Mr & Mrs David Trendle
AGENT:	Edge Design Workshop Ltd
LOCATION:	166 Cirencester Road Charlton Kings Cheltenham
PROPOSAL:	Proposed two-storey side extension and refurbishment

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the erection of a two storey side extension to 166 Cirencester Road in conjunction with general refurbishment works. The site is located on the western side of Cirencester Road just south of the junction with Bafford Approach, and backs onto properties in Branch Hill Rise to the rear. The site is wholly located within Charlton Kings parish.
- 1.2 The property is set back from the highway behind a Coach House but sits at a higher level. The property has a painted render finish with a shallow hipped roof to the original building and a flat roof with parapet to a later addition. Currently, the principal elevation of the property is orientated to the north but the proposal would change the principal elevation to the east, thereby fronting the highway. Externally, the property is in a poor state of repair and in need of renovation.
- 1.3 The application has been submitted following the withdrawal of planning permission ref. 15/008448/FUL. The extension previously proposed was considered to be “disproportionately large” and “detrimental to the character and appearance of the house and immediately surrounding area”. It was suggested that a more “contemporary approach could allow the evolution of the building to be more easily read and could, if done appropriately, better respect the character and form of the original house”.
- 1.4 The application is before the planning committee following an objection from the parish council. Whilst the parish council acknowledge that the revised plans submitted during the course of the application address some of the subservience issues they continue to view the extension as overbearing and support the comments made by the neighbour at 158 Cirencester Road.
- 1.5 Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

15/00844/FUL

WITHDRAWN

7th July 2015

Demolition of existing garage to front elevation. Two storey side extension, renovation of house, improved highway access and visibility splays

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design

GE 5 Protection and replacement of trees

GE 6 Trees and development

TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

4. CONSULTATION RESPONSES

Architects Panel

2nd February 2016

Design Concept: The panel had no objection to the principle of a two-storey extension in this location.

Design Detail: Refinements to the design are needed before the panel could support the application as follows:

- 1) The proportions of the new elevations do not work with the existing side extension or with the windows proposed. Lining up the parapet and treating the two extensions as a single entity might help. Over-cladding the earlier extension to simplify the design could also be considered.
- 2) Architectural details proposed are not convincing, e.g. recessed *voussoirs* and missing copings or cill details.
- 3) The panel had mixed feelings about the use of white bricks in this context. Concerns were raised that the extension could look incongruous.

Recommendation: Submit revised drawings.

Tree Officer

9th February 2016

The Tree Section has no objections with this application.

Parish Council

9th February 2016

Objection: We reiterate our objection to this application. Although we note some changes have been made, the extension remains dominant and overbearing to its near neighbours. There is also an issue of overlooking into number 158 from the proposed side window, resulting in a loss of privacy. In our view the use of white brick in the extension only serves to emphasise the non-subservience and visually makes the new addition jar with the original building. We support comments made by the Architects Panel. We would also like the Tree Officer to review and pronounce on the plans for existing trees and shrubbery as there appears to be a discrepancy between the plans and the current situation. Finally, we request that this application goes before the Borough Council's Planning Committee.

Parish Council (revised comments)

7th March 2016

Objection: We reiterate our previous comments, but note some of the subservience issues have been addressed. However we continue to view the proposed extension as overbearing and support the latest comments made in early March by the owner of 158 Cirencester Road.

5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent out to 14 neighbouring properties. In response to the publicity, objections have been received from the resident at no.158 Cirencester Road; the comments have been circulated to Members in full but, briefly, the main concerns relate to:

- Scale, design and proximity of the extension
- Loss of privacy
- Trees

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The main consideration when determining this application relate to design and impact on neighbouring amenity.

6.2 Design

6.2.1 Local plan policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development and the character of the locality. The preamble to the policy, at paragraph 4.18, advises that “*extensions to existing buildings need to be carefully designed to respect the character and scale of the existing building...The most important consideration is that an extension should not detract from the original*”.

6.2.2 Additional advice set out within the NPPF at paragraph 59 states 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 The width of the extension now proposed is some 1.5 metres narrower than that originally proposed in the withdrawn application, and its depth at first floor has been reduced by approximately 1.3 metres; consequently, the proportions of the extension in relation to the existing building are now considered to be acceptable. Officers also consider that the revisions that have taken place during the course of the application, to simplify the elevations, go some way to addressing the concerns raised by the Architects Panel.

6.2.4 Additionally, officers consider that the use of white brick in the external elevations would provide a contrasting yet complementary finish to the extension which would still allow the form of the original building to be read. Officers do not share the concerns of the Architects Panel that the extension would look “incongruous” as a result of the use of white brick. A sample of the proposed brick, which is in fact off-white and has a ‘chalky’ matt finish, has been submitted and will be available to see on planning view and at the committee meeting.

6.3 Impact on neighbouring amenity

6.3.1 Local plan policy CP4 advises that development will be permitted only where it will not cause unacceptable harm to the amenity of adjoining land users and the locality. In

assessing impact on amenity, the Council will primarily consider loss of sunlight and/or diffuse daylight, loss of outlook and loss of privacy.

6.3.2 Objection has been raised by the neighbour to the north, at 158 Cirencester Road, on a number of grounds. However, whilst the extension would undoubtedly have an impact on this neighbouring dwelling, officers do not consider that any such impact would be so significant as to warrant a refusal of planning permission on amenity grounds.

6.3.3 The extension now proposed would be some 5 metres from the shared boundary with no.158, at its closest point. Whilst this neighbouring property has a first floor window in its side elevation, outlook from this window would not be unduly affected. In addition, a ground floor window proposed to the side of the extension has been omitted albeit blind windows are proposed to add some relief and interest to this elevation. As such, the extension would not result in any unacceptable overlooking or loss of privacy to the neighbouring property.

6.3.4 Furthermore, given the distance of the extension to the boundary, and the existing landscaping, which is to be retained with the exception of the one tree, officers also do not consider that the extension would be particularly overbearing when viewed from the neighbouring garden.

6.4 Other considerations

- 6.4.1** The tree officer has visited the site and in assessing the proposal has raised no objection; however, it is considered prudent to attach a condition requiring tree protection to be installed on site during the construction works.

7. CONCLUSION AND RECOMMENDATION

- 7.1 In conclusion, the proposed extension is considered to be in accordance with the requirements of local plan policies CP4 and CP7, and the NPPF, and the recommendation therefore is to grant planning permission subject to conditions:

8. SUGGESTED CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three 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 the approved plans listed in Schedule 1 of this decision notice.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Prior to the commencement of any works on site (including demolition and site clearance) a Tree Protection Plan (TPP) to BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall detail the methods of tree/hedge protection and clearly detail the positioning and specifications for the erection of tree protective fencing. The development shall be implemented strictly in accordance with the details so approved.
Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 4 Prior to any construction works above ground level, a sample panel of new facing brickwork (with coping detail where appropriate) of at least one square metre shall be constructed on site to illustrate the proposed brick type, bond, colour and texture of pointing. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the development to provide consistency.

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, the authority sought revisions to ensure a more satisfactory form of development.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.