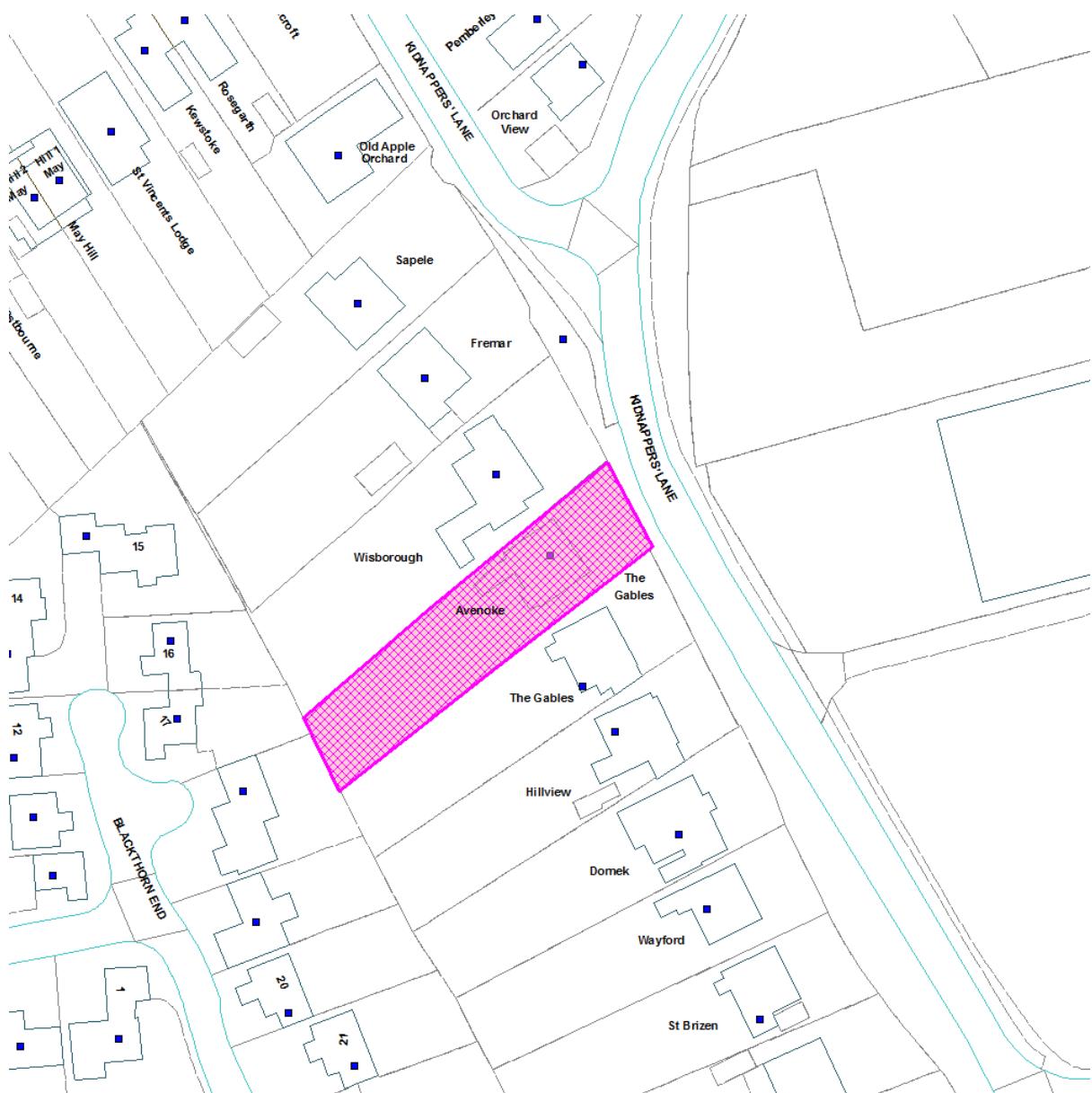


APPLICATION NO: 16/00537/FUL	OFFICER: Mr Gary Dickens
DATE REGISTERED: 30th March 2016	DATE OF EXPIRY: 25th May 2016
WARD: Leckhampton	PARISH: Leckhampton With Warden Hill
APPLICANT:	Mr Kevin Day
AGENT:	Agent
LOCATION:	Avenoke, Kidnappers Lane, Cheltenham
PROPOSAL:	Proposed two storey extension to front and rear with roof alterations and front porch - revised scheme 16/00156/FUL

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1** The application relates to Avenoke, Kidnappers Lane. The site is a chalet style detached bungalow, situated in a prominent position on a road of similar residential dwellings. A number of properties within the vicinity have been extended.
- 1.2** The application proposes a two storey extension to the front and rear with roof alterations and a front porch. This is a revised scheme to a previously approved application (ref: 16/00156/FUL).
- 1.3** The application is before the planning committee at the request of Cllr Andrew Chard on behalf of the applicant. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints: None

Relevant Planning History:

16/00156/FUL 21st March 2016 PER

Proposed new front dormer and two storey rear extension with roof alterations and front porch

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development

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

11th April 2016

Report available to view online.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	9
Total comments received	3
Number of objections	0
Number of supporting	3
General comment	0

- 5.1** Nine letters have been sent to neighbouring properties and three responses have been received supporting the application (note that two are responses are from the same

individual but initially recorded from a work address as opposed to a home address). The supporting comments relate to the visual improvement the changes will make.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main issues in considering this application are the design of the proposal and the impact it will have upon the character of the original dwelling, the impact upon the character of the area, and the impact on neighbouring amenity.

6.3 Design and layout

6.4 Local Plan Policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development. Paragraph 4.18 of the Local Plan advises that '*Extensions to existing buildings need to be carefully designed to respect the character and scale of the existing building or group of buildings....To use materials which match the original building.....The most important consideration is that an extension should not detract from the original.*'

6.5 Expanding upon Local Plan Policy CP7, the Authority has adopted design guidance relating to residential alterations and extensions through a Supplementary Planning Document. One of the five basic design principles set out within this document is maintaining character and advises that "*if there is an established pattern of acceptable design features in the street, you should aim to use them in your project*". Another basic design principle relates to subservience. Here the document advises that "*an extension should not dominate or detract from the original building, but play a supporting role*". It goes on to state that "*materials should either match or complement the existing building*".

6.6 The properties along this section of Kidnappers Lane are chalet style with red clay roof tiles. The eaves height is approximately 2.5m from ground level and this is relatively consistent for each of the properties. The first floor level rooms tend to be of a dormer style and the combination of these attributes give the street a clearly defined character which is readily appreciated in longer views from Shurdington Road.

6.7 The application proposes replacing the red clay roof tiles with grey slate and replacing dormer style rooms at first floor level with a gable end to the front of the property introducing a large and alien, two storey rendered façade. The eaves height would remain approximately 2.5m from ground level.

6.8 Having assessed all elements of the application, officers consider the proposal is contrary to the adopted guidance in relation to residential extensions and alterations.

6.9 This is a revised scheme to a previously approved application for a similar sized, large extension and alterations (ref: 16/00156/FUL). The approved scheme incorporated design features, such as a dormer to the front of elevation and a condition to retain the red clay roof tiles, which enabled the extensions to respect the original building and the street scene. It was an application which officers worked hard on to resolve the concerns that we had.

6.10 It is acknowledged that this new proposal, in isolation, may have some design merit, but when assessed against local policy and considered in its context, officers are of the view that it cannot be supported.

6.11 The proposal fails to follow the advice within the Supplementary Planning Document (as referenced in 6.5 above) relating to introducing alternative materials and a level of design which is not compatible with neighbouring properties and the "*established pattern of*

acceptable design features in the street". The result is that the proposal disrupts the established pattern of design features within the street to an unacceptable degree and introduces materials which are out of keeping thus causing harm to the existing and neighbouring dwellings.

- 6.12** The previously approved scheme involved numerous discussions and revisions in order to achieve a satisfactory form of development and design which would sit appropriately within the street scene. It is officer's opinion that this approved application is the extent to which these properties can be extended. This is supported by a previous application at the Smalley site (ref: 08/00481/FUL) further along Kidnappers Lane, which also underwent alterations and a large extension (following extensive negotiation). Any increase on the development size to these properties would start to compromise the street scene.

6.13 Impact on neighbouring property

- 6.14** Local Plan Policy CP4 requires development to not cause harm to the amenity of adjoining land users and the locality
- 6.15** It is not considered that the proposed extension will compromise neighbouring amenity. No letters of objections have been received in relation to the application. There are no issues with regard to overlooking and the proposal will not affect light levels to neighbouring properties. As such the proposal is considered to be in accordance with policy CP4 of the Local Plan.

6.16 Other considerations

- 6.17** Officers are aware that support letters have been submitted by neighbouring properties and officers have taken these comments into account whilst assessing the application.
- 6.18** Having reflected on their comments, it is considered that the fundamental policy objective outweighs the comments provided by the neighbours.

7. CONCLUSION AND RECOMMENDATION

- 7.1** To conclude, it is felt that the proposed extensions and alterations fail to comply with Local Plan Policy CP7 and the advice provided within the Supplementary Planning Document: Residential Alterations and Extensions.
- 7.2** The principle of extending the house is not being disputed, as demonstrated with a previously submitted scheme which was approved.
- 7.3** It is recommended that members resolve to refuse planning permission based on the analysis set out within this report, and for the reason set out below. The proposal fails to achieve the desired level of maintaining character and complementing the existing building(s).

8. REFUSAL REASONS

- 1** The extensions and roof alterations by reason of their design and impact on the street scene are considered to be a poor form of development which would result in a harmful impact upon the visual amenities of the locality, would detract from the character of the area and will dominate the street scene.

Accordingly, the proposal is contrary to policies CP7 of the Cheltenham Borough Local Plan (Adopted 2006), advice contained in the Residential Alterations and Extensions (2008) Supplementary Planning Document and advice contained in National Planning Policy Framework.