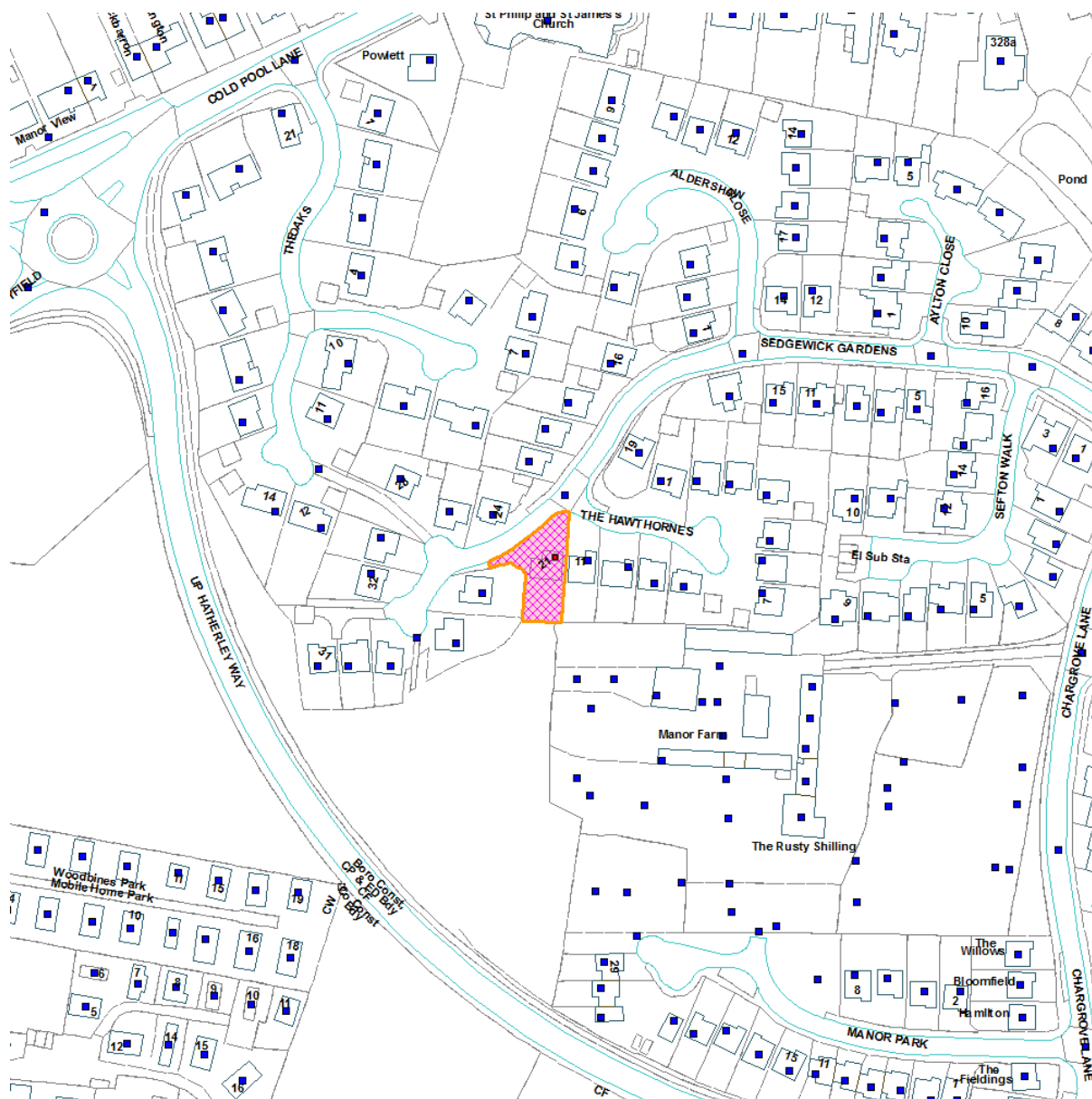


<b>APPLICATION NO:</b> 16/00549/FUL	<b>OFFICER:</b> Mr Gary Dickens
<b>DATE REGISTERED:</b> 31st March 2016	<b>DATE OF EXPIRY:</b> 26th May 2016
<b>WARD:</b> Up Hatherley	<b>PARISH:</b> Up Hatherley
<b>APPLICANT:</b>	Mr R Davis
<b>AGENT:</b>	Agent
<b>LOCATION:</b>	21 Sedgewick Gardens, Up Hatherley, Cheltenham
<b>PROPOSAL:</b>	Single storey and two storey extension to rear, first floor and gable roof extension to front and side

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 21 Sedgewick Gardens. The site is a two storey, modern detached situated on a residential cul-de-sac in Up Hatherley.
- 1.2 The application proposes a single and two storey extension to the rear together with a first floor and gable roof extension to the front and side. This is a revised scheme to a previously approved application (ref: 15/00241/FUL).
- 1.3 The application is before the planning committee at the request of Cllr Roger Whyborn on behalf of the applicant. Members will visit the site on planning view.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

**Constraints:** None

### **Relevant Planning History:**

**83/00504/PF 12th November 1983 PER**

Outline application for residential development on 11.3ha of land including the construction of new estate road and method of disposal of foul and surface water.

**87/01520/PF 29th September 1987 PER**

Erection of 68 detached dwellings with private car garages

**83/00611/PF 4th October 1983 REF**

Outline application for residential development on 13.6 ha of land, including construction of a new estate road access

**83/00612/PF 4th October 1983 REF**

Outline application for residential development on 13.6 ha of land, including construction of a new estate road access.

**83/00613/PF 22nd February 1983 REF**

outline application for residential development on 16.4 ha of land. Construction of a new vehicular and pedestrian access. Alteration of existing vehicular and pedestrian access

**87/01602/PF 29th September 1987 PER**

Erection of 68 dwellings with garages.

**85/01422/PF 12th November 1985 PER**

Outline application of a residential development

**15/00241/FUL 24th April 2015 PER**

Single storey and two storey extension to rear, first floor and gable roof extension to front and side. Creation of new parking and turning area at front (amended plans received revising the design of the rear extension and extended front parking and turning area)

## 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**

*25th April 2016*

Report available to view online.

**Parish Council**

*8th April 2016*

No objection providing all the neighbours are happy. If not then please let us know and we will reconsider.

#### **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>7</b>
Total comments received	<b>1</b>
Number of objections	<b>1</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

- 5.1** Seven letters were sent to neighbouring properties. One response was received objecting to the proposal with concerns relating to loss of privacy and being overlooked.

#### **6. OFFICER COMMENTS**

To follow

#### **7. CONCLUSION AND RECOMMENDATION**

To follow

#### **8. CONDITIONS**

To follow

#### **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.