

<b>APPLICATION NO: 16/00317/FUL</b>		<b>OFFICER: Mr Gary Dickens</b>	
<b>DATE REGISTERED: 25th February 2016</b>		<b>DATE OF EXPIRY: 21st April 2016</b>	
<b>WARD: Springbank</b>		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr F Shoniwa		
<b>AGENT:</b>	No agent used		
<b>LOCATION:</b>	33 Kingsmead Avenue, Cheltenham		
<b>PROPOSAL:</b>	Construction of a driveway (retrospective)		

## **June Planning Committee**

### **Update to Officer Report**

#### **1. OFFICER COMMENTS**

- 1.1. Further to the previous update, this update is to confirm that further investigation has been undertaken by Officers with regards to this application and similar development undertaken at neighbouring properties.
- 1.2. The neighbouring property at number 35 Kingsmead Avenue was issued a Certificate of Lawful Proposed Development for a dropped kerb and permeable hardstanding to the front of the property in September 2014. A condition was attached to the decision notice advising that planning permission would be required in order to replace the existing grass verge to the front of the property with hardstanding. An application had not been received for this but the works were completed regardless. The occupier of 35 Kingsmead Avenue has been contacted and invited to submit a retrospective application for planning permission.
- 1.3. The neighbouring property at number 37 Kingsmead Avenue has a dropped kerb, hardstanding to the front of the property and the grass verge has been replaced with tarmac. The occupier / owner has been contacted and they advised that the works had been completed approximately 25 years previously. In light of this no further action is required as four years of completion has now passed and no enforcement action can be taken.
- 1.4. Despite the partial loss of the grass verge to hardstanding for access to three different properties, it is considered that when assessed in the wider context of a mixture of boundary treatments and a number of driveways and parked cars, the driveways that have been installed are entirely compatible with this context.
- 1.5. It is certainly regrettable that the work has taken place without consent, particularly given that the properties are in borough council ownership, so in light of this situation, officers will be working to improve lines of communication between relevant parties involved.

#### **2. CONCLUSION AND RECOMMENDATION**

The recommendation remains to permit, with recommendations as per the previous update.

