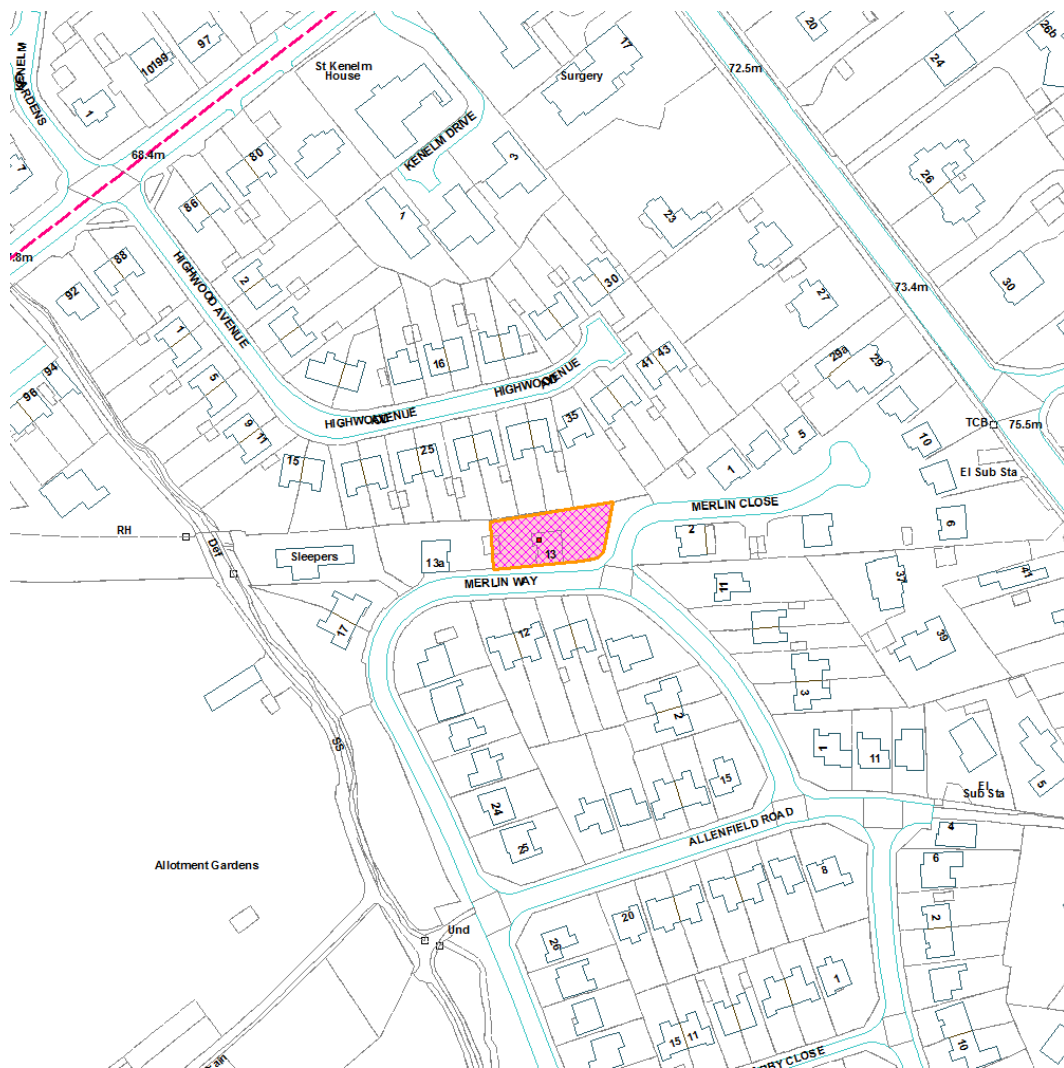


APPLICATION NO: 16/00989/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 2nd June 2016		DATE OF EXPIRY: 28th July 2016
WARD: Leckhampton		PARISH:
APPLICANT:	Mr & Mrs J Butt	
AGENT:	Horace Brown Ltd.	
LOCATION:	Chavenage, 13 Merlin Way, Cheltenham	
PROPOSAL:	Addition of first floor to existing bungalow (revised scheme)	

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to a 1980's detached bungalow in Merlin Way which reads as a pair with no.13A Merlin Way, and sits in a row of bungalows. Much of the surrounding development is two storeys in height.
- 1.2 The building was constructed as part of a larger scheme, of 5no. houses and 6no. bungalows, which was allowed on appeal following a refusal of planning permission.
- 1.3 The property is largely facing brick beneath a pitched tiled roof and has a blank side gable fronting the highway. The property has been previously extended to the front and rear elevations within the site.
- 1.4 The application is seeking planning permission for the addition of a first floor over the main body of the bungalow beneath an asymmetrical pitched roof; and would provide for a master bedroom with dressing room and en-suite, two further double bedrooms and a family bathroom. It is a revised scheme following the recent refusal of planning permission ref. 16/00371/FUL in April 2016. The revised scheme proposes a 500mm reduction in the proposed ridge height.
- 1.5 The previous scheme was refused for the following reason:

The principle of an additional floor of accommodation in this location is not supported. As proposed, the development, by virtue of its form, materials and general design, would be wholly at odds with the character of the existing building and the immediate locality, and would appear as an incongruous addition within the street scene.

As such, the proposal is contrary to local plan policy CP7 relating to design, additional design advice set out within the adopted 'Residential Alterations and Extensions' SPD, and national guidance set out within the NPPF.

- 1.6 The application is before the planning committee at the request of Cllr Bickerton on behalf of the applicant. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Flood Zone 2
Smoke Control Order

Relevant Planning History:

CB16790/01	REFUSE	26th July 1984
Proposed construction of 5 houses and 6 bungalows with garages		
01/01191/FUL	PERMIT	9th October 2001
Single storey extensions to provide 2 bedrooms and lounge		
16/00371/FUL	REFUSE	26th April 2016
Addition of first floor to existing bungalow		

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

Gloucestershire Centre for Environmental Records

9th June 2016

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent out to 15 neighbouring properties. In response to the publicity, three representations have been received from local residents. Two in objection, and one in support; the comments have been circulated in full to Members.
- 5.2 In brief, the objections from residents in Highwood Avenue to the rear relate to the design and materials proposed for the extension and the visual impact of the development upon these properties.
- 5.3 The letter in support, from a resident in Merlin Way, suggests that given the variety of properties within the locality there is scope to significantly extend to the property and that the asymmetrical roof could add interest to the property.

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 (design) requires all new development to be of a high standard of architectural design and to complement and respect neighbouring development and the character of the locality. Additionally, the NPPF, at paragraph 58, advises that planning policies and decisions should seek to ensure that developments respond to the local character and reflect the identity of local surroundings and materials.
- 6.2.2 The previous refusal reason made reference to the form, materials and general design of the additional floor, and the principle of extending the property upwards was questioned. In this revised scheme, only the ridge height of the first floor has been reduced, by 500mm. As such, officers do not consider that the previous refusal reason has been overcome. The asymmetrical pitched roof, and the use of timber cladding and render, would still be at

wholly at odds with the existing character of the building and immediate locality, and would appear as an incongruous addition within the street scene.

6.2.3 Whilst the principle of extending the bungalow by way of an additional floor was previously not supported, on reflection, officers think that a reduced level of first floor accommodation may be achievable. It was suggested to the applicant/agent that a reduction in the extent of additional floor space, together with a more conventional eaves line might be acceptable; however, the applicant has chosen not to respond to these suggestions.

6.2.4 The proposal therefore remains contrary to the requirements of policy CP7 and the NPPF.

6.3 Impact on neighbouring amenity

6.3.1 Local plan policy CP4 (safe and sustainable living) advises that development will not be supported where it would cause unacceptable harm to the amenity of adjoining land users or the locality.

6.3.2 The concerns raised by neighbours to the rear in Highwood Avenue in response to the previous scheme were duly noted. However, it was not considered that the proposal would result in any significant or unacceptable impact on neighbouring amenity in relation to privacy, outlook or daylight. Therefore, given that this application proposes a 500mm reduction in the ridge, and no other changes, this current scheme would also not result in any harm to neighbouring amenity.

6.3.3 There are no upper floor windows proposed to the north facing side elevation. In addition, whilst the land is slightly lower within the rear gardens in Highwood Avenue, the additional floor would be some 5 metres from the boundary with these properties, and some 20+ metres from the windows in the rear of the properties.

6.3.4 Additionally, the extension would sit above the existing ground floor of the property, and as such, surface water run-off would not increase, although it is acknowledged that some overshadowing of the rear of the neighbouring gardens may occur.

6.3.5 Therefore, the proposal would generally accord with the requirements of policy CP4 and the NPPF.

6.4 Conclusion and recommendation

6.4.1 The revised scheme does little to address the concerns previously raised in the refusal reason. The recommendation therefore is to refuse planning permission.

7. RECOMMENDED REFUSAL REASON

- 1 Whilst the principle of an additional floor of accommodation in this location may be acceptable, as proposed, the development, by virtue of its form, materials and general design, would be wholly at odds with the character of the existing building and the immediate locality, and would appear as an incongruous addition within the street scene.

As such, the proposal is contrary to local plan policy CP7 relating to design, additional design advice set out within the adopted 'Residential Alterations and Extensions' SPD, and national guidance set out within the NPPF.

INFORMATIVE

- 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 proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.