

<b>APPLICATION NO:</b> 16/01414/FUL		<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 8th August 2016		<b>DATE OF EXPIRY:</b> 3rd October 2016
<b>WARD:</b> Prestbury		<b>PARISH:</b> Prestbury
<b>APPLICANT:</b>	Mr & Mrs J & S Trotter	
<b>AGENT:</b>	VJM Design House Ltd	
<b>LOCATION:</b>	30 Glebe Road, Prestbury, Cheltenham	
<b>PROPOSAL:</b>	Single storey rear extension	

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to 30 Glebe Road. The site is a two-storey, semi-detached property situated on a residential cul-de-sac in Prestbury.
- 1.2 The application site has previously been extended from the rear wall of the original dwelling by 4.9 metres at single storey level.
- 1.3 The application proposes an additional single storey extension to the rear of the property.
- 1.4 The application is to be determined by planning committee due to the objection of the Parish Council. Members will visit the site on planning view.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

None

### Relevant Planning History:

**92/01055/PF    21st January 1993    PER**

Erection Of Two Storey Rear Extension

**16/01485/CLPUD    PDE**

Rear Dormer to upgrade existing loft conversion

## 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

### **Parish Council**

*23rd August 2016*

The Parish Council object to this application as it is contrary to policy CP7 and CP4.

### **Gloucestershire Centre For Environmental Records**

*19th August 2016*

Report available to view on line.

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	4
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 Four letters have been sent to neighbouring properties. One response was received from the adjoining neighbour objecting to the proposal with concerns relating to a loss of light, loss of privacy, overbearing impact and the scale of the proposal.

## 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.