

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

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Determining Issues
- 1.2. The main considerations in relation to this application are the design of the proposal, the impact it will have on the character of the original dwelling and the impact on neighbouring amenity.
- 1.3. Design
- 1.4. Local Plan Policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development.
- 1.5. The Supplementary Planning Document: Residential Alterations and Extensions (adopted 2008), highlights the importance that extensions should be subservient to the parent dwelling. The document also states that extensions should not dominate or detract from the original dwelling, but play a supporting role.
- 1.6. The principle of a single storey rear extension is considered to be acceptable; however officers had concerns in regards to the scale of the proposed extension when first submitted. The addition of the initial proposal with the existing extension was considered to be overly large and was not considered to be subservient to the original dwelling. The addition of the proposed extension to the existing single storey extension would have resulted in a cumulative extension which would extend 8.3 metres from the rear wall of the original dwelling. Revised plans were requested to reduce the extent of the proposal, these were later received. The revised plans show a reduction in the length of the proposed extension by 1.5 metres.
- 1.7. The proposed extension will extend 2.3 metres from the rear wall of the existing building, will be 5 metres wide and have a maximum height of 3 metres. Officers consider the extension to be acceptable in relation to the existing building and to read as a subservient addition to the original dwelling. The application also proposes a roof lantern in the existing extension at a height of 0.6 metres.
- 1.8. The proposed materials will match those of the existing dwelling; therefore the proposal is considered to be a complementary addition.
- 1.9. Impact on neighbouring property
- 1.10. Local Plan Policy CP4 requires development not to cause unacceptable harm to the amenity of adjoining land users and the locality. When assessing impact on amenity, considerations include loss of sunlight and/or daylight, loss of privacy and whether the proposal will have an overbearing impact.

- 1.11. One objection has been received from the adjoining neighbour to the south of the application site, at 29 Glebe Road raising concerns of an overbearing impact, a loss of light and concerns regarding the scale of the proposal. A visit to the application site and the adjoining neighbour was carried out.
- 1.12. In terms of an overbearing impact, the proposed extension is single storey and is a relatively small addition to the existing extension to the rear of the property. The maximum height of the proposal will be lower than the height of the existing extension which will lessen the impact on the neighbouring property. As such, officers do not consider the extension would result in an unacceptable overbearing impact.
- 1.13. The 45 degree light test was carried out for the proposed single storey rear extension, and whilst it is likely for there to be a reduction of light to the adjoining property, the light test does not fail. The adjoining neighbour (no. 29 Glebe Road) benefits from an existing single storey rear extension and a rear service wing, currently used as a store, this is considered to minimise the impact of the proposal on this property. The extension is proposed to extend 0.7 metres further than the rear wing of the neighbouring property. Therefore is not considered the proposed extension will cause unacceptable harm to the amenity of adjoining land users in terms of a loss of light and loss of privacy.
- 1.14. Environmental impact
- 1.15. Records show important species or habitats have been sighted on or near the application site in the past, however it is not considered that the proposed single storey rear extension will have any impact on these species.

2. CONCLUSION AND RECOMMENDATION

For the reasons discussed above, the proposed single storey rear extension is considered to comply with policy CP4 and CP7 in terms of achieving a high standard of design would not have an unacceptable impact on the amenity of adjoining land users.

Therefore, the recommendation is to permit this application subject to the conditions set out below.

3. CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 All external facing and roofing materials shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of the character and appearance of the area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

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.