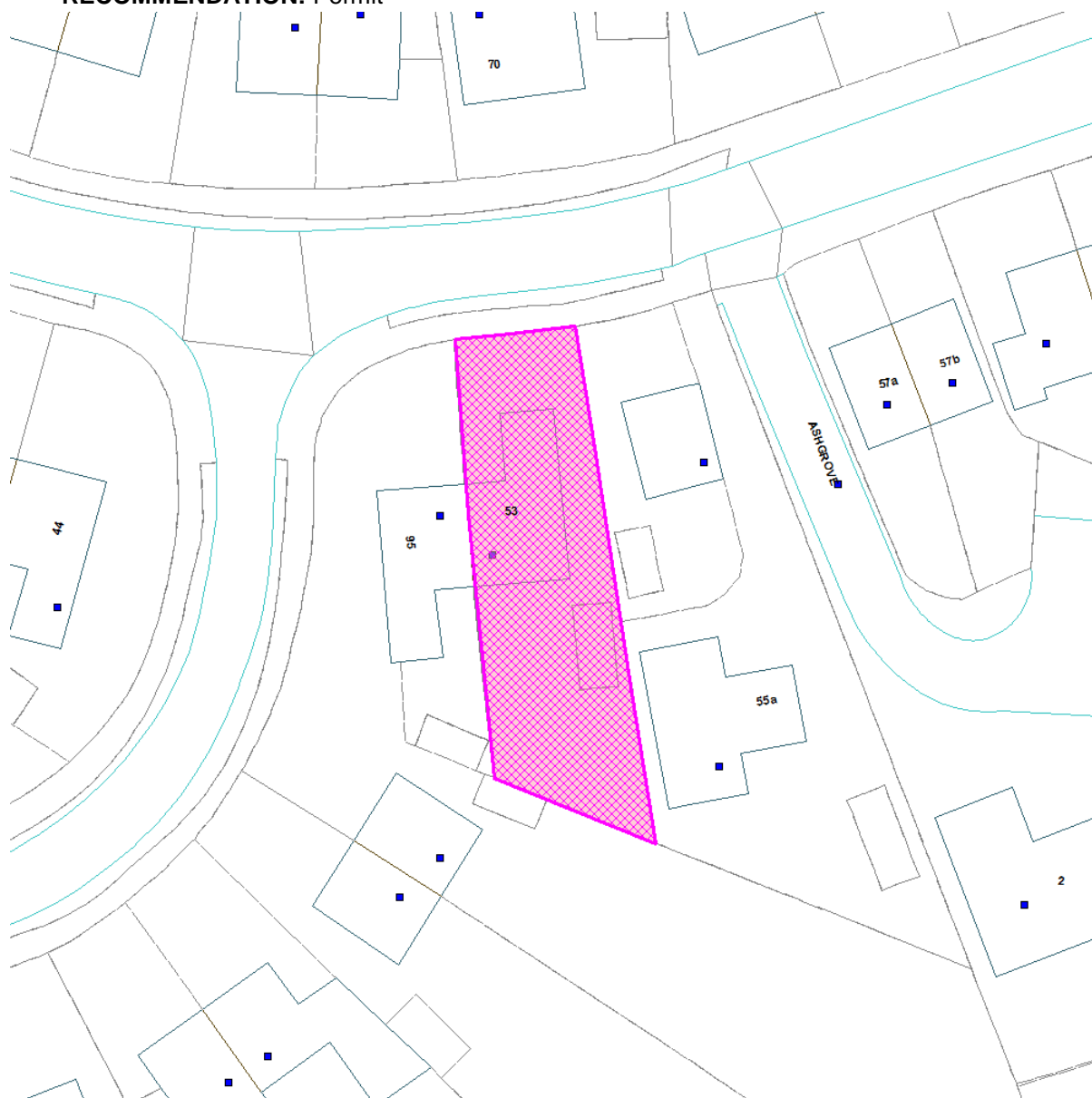


<b>APPLICATION NO: 16/01909/FUL</b>		<b>OFFICER: Miss Chloe Smart</b>
<b>DATE REGISTERED: 25th October 2016</b>		<b>DATE OF EXPIRY: 20th December 2016</b>
<b>WARD: Charlton Kings</b>		<b>PARISH: Charlton Kings</b>
<b>APPLICANT:</b>	Mr A Cresswell	
<b>AGENT:</b>	Urban Aspects Ltd	
<b>LOCATION:</b>	53 Beeches Road, Charlton Kings, Cheltenham	
<b>PROPOSAL:</b>	Single storey side and rear extension (Revised Scheme - part retrospective)	

**RECOMMENDATION:** Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to no.53 Beeches Road, which is a semi-detached bungalow located in the ward of Charlton Kings.
- 1.2 Planning permission is sought for a single storey side and rear extension to the property. Works have commenced on an extension to the dwelling, which relates to a recently approved single storey side and rear extension with a pitched roof (15/01385/FUL), however the applicant now proposes to amend this scheme.
- 1.3 The current proposal will have the exact same footprint as the previously approved extensions, however the roof has now been amended to a flat roof and the finish for the extension is proposed to be rendered.
- 1.4 The application is before planning committee following an objection from the Parish Council and a request from Councillor Helena McCloskey, due to the history of the proposed development.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Ancient Woodland  
Landfill Sites boundary  
Smoke Control Order

### **Relevant Planning History:**

**15/01385/FUL    6th October 2015    PER**  
Single storey side and rear extension

## 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**

*8th November 2016*

Objection: In our view the proposals in this latest application would result in a development which is out of character with the immediate streetscene, in particular the flat roof element will jar with the norm of pitched roofs.

### **Wales And West Utilities**

*8th November 2016*

Letter and Plan available to view on line.

## **Contaminated Land Officer**

*22nd November 2016*

In relation to application 16/01909/FUL for 53 Beeches Road, Charlton Kings, Cheltenham, Gloucestershire, GL53 8NJ there is no comment to make from contaminated land.

## **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>6</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** Six letters have been sent to neighbouring properties and one response has been received which is from the owner of no.55 and 55A Beeches Road (attached).

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

- 6.2** The main considerations in relation to this application are the design and the impact of the proposal on neighbouring amenity.

### **6.3 Design**

- 6.4** Local Plan Policy CP7 requires development to be of a high standard of design and to complement and respect neighbouring development. The Supplementary Planning Document: Residential Alterations and Extensions (Adopted 2008) emphasises the importance of subservient extensions to existing dwellings.

- 6.5** Due to the proposal being a re-submission, previous comments in relation to certain aspects of the design remain relevant. The proposed side extension will still be set back 5.15 metres from the front wall of the property and therefore, when viewed from Beeches Road, will represent a clearly distinguishable and secondary addition to the original property. In terms of the rear extension, due to the proposal now being a flat roof extension, this has lowered the overall height of the extension, but the eaves height has marginally increased above the eaves height of the original bungalow.

- 6.6** With regards to the changes to the roof of the proposed extension, officers consider the proposed flat roof design to be acceptable. It is not uncommon for properties to be extended with flat roof extensions, even when the property has a pitched roof and in fact, a flat roof side and rear extension could be built under permitted development, (subject to the two extensions not being attached, being at or lower than the eaves height of the bungalow and being of materials to match). That said, in this case the proposal does need planning permission and the current scheme must be judged on its individual merits.

- 6.7** The letter of representation received raises a concern that the proposal is out of scale, inappropriate and out of character. Officers do not consider this to be the case. The proposal remains a subservient addition to the original property, with a maximum height significantly lower than that of the original dwelling. The proposed eaves do protrude above the eaves of the original bungalow, however the proposed side extension benefits from such a considerable set back, that this is not considered unacceptable or harmful to the original bungalow or the street scene.

- 6.8** A further change to the scheme includes an alteration in the finish of the extension from brick to render. Whilst concerns have been raised regarding the use of render, officers do not consider this would appear out of place in this area. The primary material used in the area is brick; however there are a number of examples of render within the immediate locality, including the semi-detached properties opposite which comprise a mix of brick and a light render. Render is popular material and given its presence in the locality, it will not appear out of place. Officers consider that given the more contemporary flat roof approach to the extension, the contrast is positive in terms of its appearance to the original dwelling and the surrounding area.
- 6.9** The submitted letter of representation references the previously approved conditions and in particular condition 3 regarding materials to be to match. This is a standard condition which is applied to householder extensions when the materials are proposed to match, generally to avoid mismatched roof tiles or brick.
- 6.10** In light of the above and despite the concerns raised within the submitted representations from the Parish Council and the owner of the neighbouring dwelling, the proposed amended scheme is considered to be in accordance with Local Plan Policy CP7 which requires development to complement and respect neighbouring development.
- 6.11 Impact on neighbouring property**
- 6.12** Local Plan Policy CP4 requires development to protect the amenity of neighbouring land users.
- 6.13** The proposed alterations to the scheme have not changed the previous assessment in relation to neighbouring amenity. The previous officer report stated that due to a hedge which was in situ at the time between the application site and the neighbouring dwelling, and the height of the proposed extension, the impact on the attached neighbouring property would be broadly similar to the existing relationship. The eaves height of the extension has increased by less than 300mm, however the height of the highest point of the extension has reduced and therefore the impact will remain acceptable and the proposal is still considered in accordance with Local Plan Policy CP4.
- 6.14 Other comments**
- 6.15** The submitted letter of representation requests that the previously approved application be enforced by the Council, to ensure that this scheme is implemented in full. As stated, works have commenced on this approval, however the applicant wishes to amend the design, hence the amended scheme.
- 6.16** The acceptability of this current scheme must be judged on its individual merits and without any prejudices based on the approved scheme. Should members wish to permit this application on the basis of officer's assessment above, a fresh consent would be issued which the applicant could then choose to implement instead.

## **7. CONCLUSION AND RECOMMENDATION**

- 7.1** Whilst the concerns raised within the submitted representations from the Parish Council and the owner of the neighbouring dwelling have been noted, the proposed scheme is considered to be in accordance with Local Plan Policy CP7 which requires development to complement and respect neighbouring development. Furthermore, the proposal is not considered to result in any unacceptable impact on neighbouring amenity.
- 7.2** With all of the above in mind, the recommendation is to approve this application.

## **8. CONDITIONS / INFORMATIVES**

- 1 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.

- 2 With the exception of the render, which is to be a white or soft cream finish, as confirmed by the applicant in email dated 5th December 2016, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

## **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.