

<b>APPLICATION NO: 16/02197/FUL</b>		<b>OFFICER: Mr Ben Hawkes</b>	
<b>DATE REGISTERED:</b> 9th December 2016		<b>DATE OF EXPIRY:</b> 3rd February 2017	
<b>WARD:</b> Charlton Park		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr Chris Gough		
<b>AGENT:</b>	Mr Nigel Jowsey		
<b>LOCATION:</b>	68 Sandy Lane, Charlton Kings, Cheltenham		
<b>PROPOSAL:</b>	Two storey side extension, single storey front and rear extension, application of render and timber cladding and replacement windows and doors.		

## Update to Officer Report

### 1. OFFICER COMMENTS

- 1.1. Since the officer report was completed and circulated to members further revised plans have been submitted. The change includes an increased set back at first floor of the two storey side extension and subsequently an increase in the size of the balcony.
- 1.2. The revised plans show the ridge height of the extension dropping lower than that of the existing building. This change allows the extension to appear more honestly as a subservient addition.
- 1.3. The balcony has increased in size by approximately 300mm. The privacy screen has been increased in size accordingly and therefore is not considered to result in any increased loss of privacy

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### 2. CONCLUSION AND RECOMMENDATION

The revised plans do not result in a change in officer's view of the application. Officer recommendation is to permit the application, subject to the conditions set out below;

### 3. CONDITIONS/REFUSAL REASONS

- 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 Prior to the first use of the balcony hereby approved, the 2 metre high glazed screen to the south of this area shall be installed with obscure glass to at least Pilkington Level 3 (or equivalent) and maintained as such thereafter.  
Reason: To safeguard the privacy of adjacent properties having regard to Policies CP4 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, the authority sought revisions to reduce the mass of the extensions, to improve the design and to reduce impact on neighbouring amenity;

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.