

APPLICATION NO: 17/00395/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 24th February 2017		DATE OF EXPIRY: 21st April 2017
WARD: Benhall/The Reddings		PARISH:
APPLICANT:	Mr Victor Piciorus	
AGENT:	The Agent	
LOCATION:	24 Leyson Road, The Reddings, Cheltenham	
PROPOSAL:	Two storey side extension	

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 The application site relates to a semi-detached bungalow located in a residential cul-de-sac on Leyson Road.
- 1.2 The applicant is seeking planning permission for a two storey side extension to provide a kitchen, bathroom and bedroom at ground floor and a bedroom, bathroom and storage area at first floor.
- 1.3 The application is at planning committee at the request of Councillor Wheeler, who would like members to consider the impact of the development on the neighbouring land user's amenity and the impact on the character of the locality.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 10m

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

16th March 2017

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	5
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 5 letters were sent to neighbouring properties, one letter of objection has been received from the adjacent land user at number 22 Leyson Road. The main objections relate to:
 - Overbearing and oppressive impact
 - Scale, character and appearance
 - Loss of privacy

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 Initial concerns were raised by officers with regard to the proposal of a front dormer in the new extension. Its proposed style and form was not considered to be an appropriate addition to the existing building and would have resulted in unacceptable harm to its character. The location of the proposed dormer would also have resulted in the extension appearing as the more dominant part of the building and not appearing subservient to the existing building. Revised plans have been submitted and show the omission of the proposed front dormer and its replacement with a velux window.

6.5 The front elevation of the proposed extension would replicate a similar scale and form of other extensions recently carried out at neighbouring properties. In particular those at number 26 and number 28 Leyson Road (16/00112/FUL & 06/01455/FUL).

6.6 Whilst the description refers to the proposal as a 'Two storey side extension' it will in fact read as a single storey addition. The proposed first floor living accommodation is to the rear of the extension and is accommodated within the gable end roof form. In terms of subservience, the extension is set back from the front elevation by 1 metre and has a lower ridge height than the existing dwelling. Officers consider the proposal to sit comfortably within the plot and to read suitably as a subservient addition to the existing building.

6.7 The overall design will reflect the design and character of the existing building, with proposed materials to match the existing building which is wholly appropriate and acceptable.

6.8 Given that the proposal will read as a similar scale and form as other additions in the immediate locality it is considered that the extension will sit comfortably within the street scene and will not result in any unacceptable harm to the character of the area.

6.9 The proposal is compliant with the requirements of the local plan policy CP7 and the Supplementary Planning Document – Residential Alterations and Extensions (adopted 2008)

6.10 Impact on neighbouring property

6.11 A number of concerns have been raised by the neighbouring land user at number 22 Leyson Road with regards to overbearing and oppressive impact and a loss of privacy.

6.12 The proposal is a generous addition to the existing building; however the property sits in a relatively large plot for its size. At its closest, the single storey addition towards the front of the site is approximately 4 metres away from the shared boundary and the two storey element is approximately 10 metres away. It is the view of officers that the generous gap between the proposal and the neighbouring land user will limit the impact on the neighbour's amenity. Due to the scale of the development, its position in the plot and the distance away from the neighbouring property, the proposal is not considered to result in any unacceptable loss of light or overbearing impact on this or any other neighbouring land user.

6.13 The proposed first floor side elevation window is to serve a bathroom and therefore a condition has been added for this window to be obscurely glazed and to be non-opening

unless the opening parts are 1.7 metres above floor level. Officers consider this to suitably protect the adjacent land owner's privacy.

6.14 With regard to the proposed first floor Juliet balcony in the rear elevation, this opening arches in excess of 15 metres to the rear boundary. In addition there is no residential property at the rear of the site.

6.15 The proposal is therefore considered to be compliant with Local Plan policy CP4 which requires development to protect the existing amenity of neighbouring land users and the locality.

6.16 Environmental Impact

6.17 Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed small scale development will have any impact on these species.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons discussed above it is considered that the proposal is in accordance with policy CP7 and CP4 in terms of achieving an acceptable standard of design and protecting the amenity of neighbouring land users.

7.2 As such, the recommendation is to permit this application subject to the conditions set out below.

8. CONDITIONS / INFORMATIVES

- 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).
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that order), the first floor side elevation window to serve the bathroom shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves.
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 omit the proposed front dormer;

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