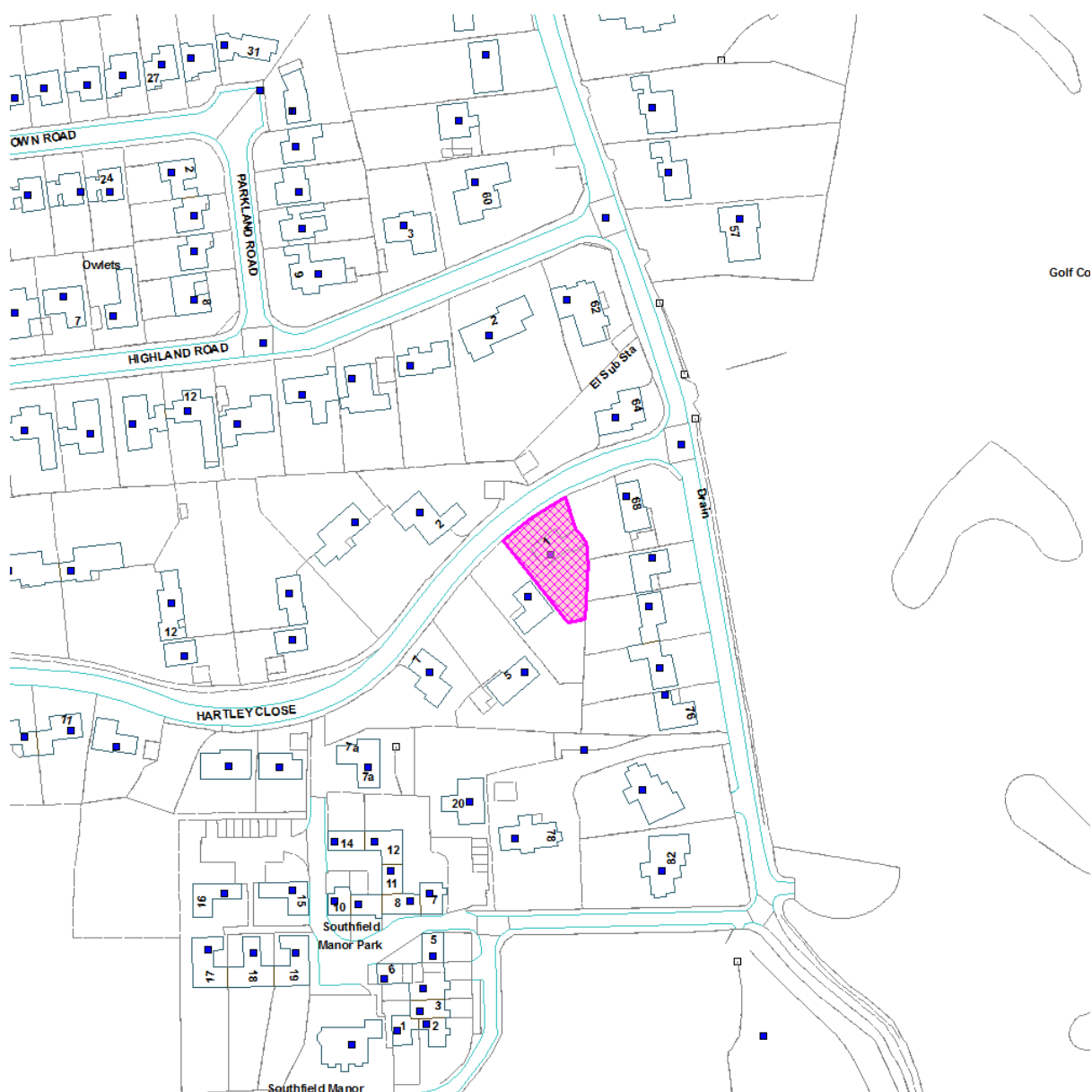


APPLICATION NO: 17/00218/FUL		OFFICER: Miss Chloe Smart	
DATE REGISTERED: 2nd February 2017		DATE OF EXPIRY: 30th March 2017	
WARD: Charlton Park		PARISH:	
APPLICANT:	Mr & Mrs R & A Phillips		
AGENT:	VJM Design House Ltd		
LOCATION:	1 Hartley Close, Cheltenham, Gloucestershire		
PROPOSAL:	Proposed two storey side, single storey rear & single storey front extensions		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the erection of a two storey side extension and single storey additions to the front and rear of the property.
- 1.2 The application is brought to committee because a senior member of staff lives in close proximity to the application site.
- 1.3 Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History: None

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

17th February 2017

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	8
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 Letters were sent to 8 neighbouring properties. In response to this publicity, one representation has been received. The main concern from this letter relates to a potential loss of privacy.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.1.1** The key considerations when assessing this application relate to the design of the proposed extension and its potential impact on neighbouring amenity.

6.2 Design and layout

- 6.2.1** Local plan policy CP7 requires development to be of a high standard of design that complements and respects neighbouring development. This policy is supported by adopted Supplementary Planning advice in relation to residential alterations and extensions.
- 6.2.2** When assessed against the requirements of local policy, the design of the proposal is entirely appropriate. The first floor element of the scheme is suitably set back from the front of the property which enables the ridge height to be reduced, thereby ensuring that the proposal achieves an appropriate level of subservience to the parent dwelling.
- 6.2.3** The lean-to extensions to the front and rear of the property are also considered to be appropriate additions to the building.
- 6.2.4** The proposal is fully compliant with local plan policy in respect of design.

6.3 Impact on neighbouring property

- 6.3.1** Local plan policy CP4 requires development to safeguard neighbouring amenity. As originally submitted, the layout of the first floor extension gave cause for concern due to the proximity of a first floor bedroom window to a shared boundary. Revisions were subsequently requested to reconfigure the internal accommodation, ensuring that the rear facing window changed to an en-suite bathroom. This change was also suggested in the neighbouring representation and represents a common-sense alteration to the scheme.
- 6.3.2** The representation also refers to a landscaping scheme to soften the impact of the extension. This is not considered to be necessary for the scheme to be supported. Now that the first floor window is to be glazed with obscure glass, there is no concern in relation to loss of privacy. Furthermore, the proposal will not constitute an overbearing form of development. In its revised form, the proposal is entirely compliant with local plan policy CP4 and does not need to be hidden or screened from neighbouring properties; the level of impact simply does not justify it.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The proposal complies with the requirements of policies CP4 and CP7 and is recommended for approval.

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).

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.