

<b>APPLICATION NO: 16/02197/FUL</b>		<b>OFFICER: Mr Ben Hawkes</b>	
<b>DATE REGISTERED: 9th December 2016</b>		<b>DATE OF EXPIRY: 3rd February 2017</b>	
<b>WARD: Charlton Park</b>		<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. Members should recall this application from March planning committee. The application was deferred in order for further discussions to take place with the applicant to address concerns raised during the debate. The concerns related to the size and scale of the proposed side extension, the close proximity of the proposed balcony to the neighbouring property and the overall design approach.
- 1.2. Discussions have taken place with the applicant and revised plans have been submitted which are 543217-16-2 Rev B, 543217-16-4 Rev E, 543217-16-7 Rev F, 543217-16-8 Rev F, 543217-16-9 Rev B.
- 1.3. Neighbours have been re-consulted for a further 10 days to allow for comments on the revised scheme. One further comment has been received. Which is generally in support of the proposed scheme however raises 3 comments regarding subservience, the projection forward of the single storey extension and its impact on the street scene and the reduction in driveway space.
- 1.4. The revised plans include the following changes:
  - The proposed side extension has been reduced in width at first floor by 1.5 metres.
  - The proposed balcony has been relocated and is now enclosed on both sides.
  - Changes to the design and appearance of the proposed extension and remodelling of the property.
- 1.5. In light of the changes, the mass, scale and impact on neighbouring amenity is now considered to be acceptable, and a successful response to debate at planning committee. The revised scheme now includes a recessed balcony and a contemporary first floor flat roof form, which if executed successfully, will lift the proposal architecturally. The proposed void to achieve this balcony will prevent the proposal reading as a flat roofed 'box'; it gives the scheme a degree of drama and is a form of development that has been successfully executed at a different site in the borough (1 Arbemarle Gate).
- 1.6. Officers acknowledge that the proposal has not been presented as successfully as it could be. The elevation drawings do not portray the overall re-modelling of the building but they are sufficient in order to determine the application, the detail that will ensure the

successful execution can be controlled by conditions. It is anticipated that further visual representations of the proposal will be received in advance of the committee meeting.

- 1.7. The side extension has been further reduced in size at first floor. This reduction in width creates an increased gap between the properties and enables the property to sit comfortably within its plot.
- 1.8. Members raised concerns with regard to the close proximity of the proposed balcony to the neighbouring properties side elevation bathroom window. The revised plans show the balcony has been more centrally located and within its new design is enclosed on both sides. Officers consider that the location and form of this balcony will not result in any unacceptable loss of privacy to any neighbouring land user.
- 1.9. A contemporary design approach has been adopted and officers consider that the revised form will complement the remodelling of the existing house with the use of render, timber cladding and replacement windows to create a more cohesive and contemporary overall design.
- 1.10. The success of this scheme will be in its finishes and its execution. With that in mind, conditions requiring material samples and specifications of the proposed timber cladding and render to be submitted and approved in writing prior to their application are recommended. In addition, a condition requiring the details of the windows and external doors to be submitted is also suggested.

## **2. CONCLUSION AND RECOMMENDATION**

Officers consider the revised proposal to address the concerns raised by members at planning committee and it now represents an acceptable scheme. The proposed extension is considered to be compliant with local plan policy CP4 and CP7 and guidance set out within the Supplementary Planning Document – Residential alterations and extensions.

The officer recommendation is that planning permission should be granted, 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 No external cladding or render shall be applied unless in accordance with
  - a) a written specification of the materials; and
  - b) physical sample/s of the materials,

The details of which shall have been submitted to and approved 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 No windows or external doors shall be installed unless full details, including their design (including profile, cills, head and reveals, materials, finish and colour) have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall not be installed unless in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006) and section 7 of the NPPF.

#### 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.