

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the remodelling and extension of a detached, gable fronted dwelling on the western side of Sandy Lane, just south of the junction with Hartley Close. The properties along this stretch of Sandy Lane are stepped to address the gentle slope of the land at the foot of Leckhampton Hill.
- 1.2 The existing property is facing brick beneath a pitched concrete tiled roof with aluminium windows set within dark timber frames. A flat roof garage extends across to the southern site boundary and, to the rear the property has been extended by way of a flat roof extension and a conservatory; these existing parts of the building are to be demolished.
- 1.3 The application proposes the complete remodelling of the property to include the provision of a two storey side extension, single storey rear extension, alterations to the existing bay window at first floor, and new grey fascia boards throughout.
- 1.4 Revised plans have been submitted during the course of the application to replace the dark rough-cast render originally proposed for the side extension with grey facing brickwork, and to omit a freestanding refuse and recycle store within the front garden. The revised plans also remove reference to a low-level hedgerow to the front boundary.
- 1.5 The application is before the planning committee as the applicant is a senior member of staff at Cheltenham Borough Council. Members will visit the site on planning view.

2. CONSTRAINTS AND PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Smoke Control Order

Planning History:

CB13470/01

PERMIT

6th November 1978

Erection of rear extension to garage

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATION RESPONSES

Building Control

20th April 2017

No comment

Gloucestershire Centre for Environmental Records

18th April 2017

Biodiversity Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent out to the occupiers of the three adjoining properties. All three neighbours have submitted representations in response to the publicity. The comments have been circulated in full to Members but, in brief, the main concerns relate to:

- Potential for overlooking/loss of privacy which would be increased if the rear flat roof were to be used as an extended terrace or balcony
- Freestanding refuse and recycling store would detract from open plan layout of the front gardens
- Mix of materials
- Loss of light / overbearing impact on no.72 Sandy Lane

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The main considerations when determining this application are design, and impact on neighbouring amenity.

6.2 Design

6.2.1 Local plan policy CP7 (design) requires all new development to be of a high standard of architectural design and to complement and respect neighbouring development.

6.2.2 Additional design guidance set out within paragraph 59 of the National Planning Policy Framework (NPPF) advises that *“design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale...massing, height...and materials...of new development in relation to neighbouring buildings”*. Paragraph 60 goes on to say that *“planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”*.

6.2.3 This application is seeking to fully remodel the property rather than simply extend it in a “traditional” way hence the contemporary design approach. Officers recognise that the palette of materials proposed would undoubtedly alter the character and appearance of the building, but the overall scale and massing of the proposals is considered to be appropriate. The extensions are suitably subservient to the existing building, and the contrast in materials would ensure that the extensions clearly read as modern later additions. The Council’s Residential Alterations and Extensions SPD acknowledges that a darker tone of materials can “help the extension stand back and let the shape of the original building dominate”. Additionally, the introduction of a hipped roof to the side

extension, the choice of materials, and the generous set back from the principal elevation would help prevent a terracing effect.

6.2.4 In light of the above, officers consider that the proposed scheme represents a high quality design which will sit comfortably in its context. The proposals therefore accord with the requirements of local plan policy CP7 and the general design advice set out within the NPPF.

6.3 Impact on neighbouring amenity

6.3.1 Local plan policy CP4 advises that development will be permitted only where it will not cause unacceptable harm to the amenity of adjoining land users and the locality. When assessing impact on amenity, the Council will primarily consider loss of sunlight and/or diffuse daylight, loss of outlook and loss of privacy.

6.3.2 The resultant massing and scale of the proposed extensions should not result in any significant loss of outlook or daylight currently afforded to neighbouring properties or have an overbearing effect. The high level, obscurely glazed window in the side elevation of no.72 Sandy Lane is a secondary window which serves a dining room; the principal window to this room is located in the front elevation and would be unaffected by the proposals.

6.3.3 Additionally, although a balcony is proposed to the rear elevation, it is small in footprint, is recessed within the extension, and would be some 16 metres from the rear boundary, and therefore would be unlikely to result in any significant overlooking of neighbouring gardens, or an increase in noise levels. However, concern has been raised by two of the neighbouring properties in relation to the possible future use of the sedum flat roof of the rear single storey extension as an extended terrace or balcony. Whilst the use of this flat roof would require the benefit of planning permission in its own right, for the avoidance of doubt, a condition is recommended to prevent use of this area of flat roof.

6.3.4 The proposals are considered to be in accordance with the requirements of local plan policy CP4.

6.4 Other considerations

6.4.1 Although the application would result in the loss of the existing garage, sufficient off-street parking would remain available within the site.

6.4.2 Whilst records show that important species or habitats have been sighted near the application site in the past, the proposed development is unlikely to have any impact on these species.

7. CONCLUSION AND RECOMMENDATION

7.1 The proposed development accords with relevant local and national policy and guidance.

7.2 As such, the recommendation is to grant planning permission subject to the following conditions:

8. 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 The facing brickwork used in the development hereby permitted shall be in accordance with the submitted brick samples; Wienerberger Terca Hectic Black and Wienerberger Terca Forum Smoked Branco.

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).

- 4 The flat sedum roof of the rear single storey extension, identified on Drawing No. 1381_04_A, shall not be used as a balcony, roof garden or other external amenity area. The galvanised steel balustrade to the recessed balcony shall be installed prior to first beneficial use of the development hereby permitted and retained as such thereafter. Access to the flat roof shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjacent properties, having regard to Policy 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 minor revisions to ensure the development would sit more comfortably in its context.

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