

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

ADDITIONAL REPRESENTATION

70 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DH

Comments: 18th May 2017
Letter attached.

19th May 2017

70 Sandy Lane

Cheltenham

GL53 9DH

16 May 2017

Two storey front & side extension and single storey rear extension 68 Sandy Lane 16/02197/FUL

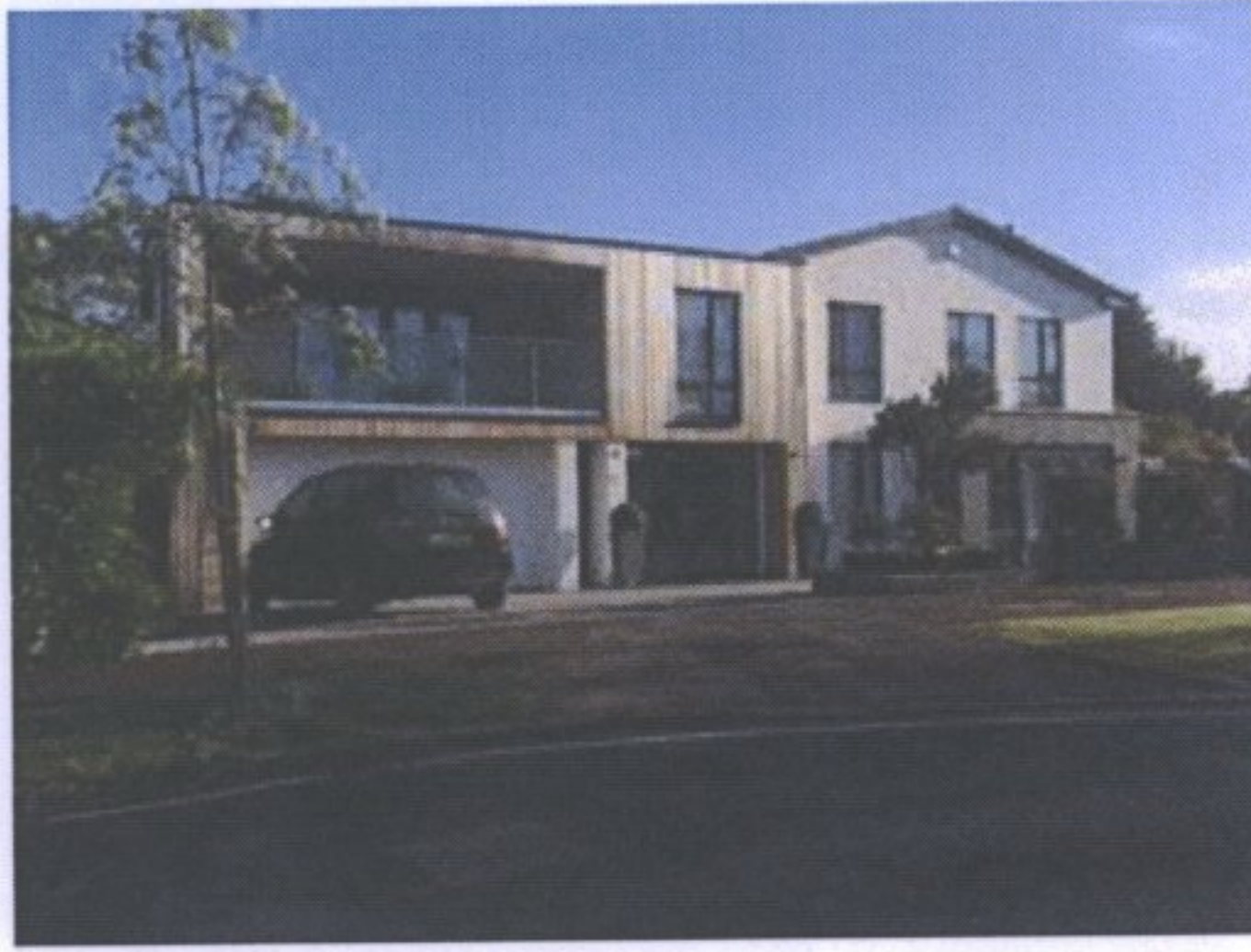
The revised plans re-position the balcony away from our boundary (No. 70) and bathroom window, together with the reduction in width of the first floor side extension will address our original concerns regarding loss of privacy, massing and subservience. We are grateful that our comments have been taken on board.

The new scheme proposes a forward projecting two storey extension with a flat roof that, by virtue of its design, would become a dominant feature at the front of the property, which contrasts significantly with the design of the existing house.

The flat roofed 'balcony-box' represents a bold modern design, which brings a highly visible and significant contrast to the existing design. However, from the drawings it is difficult to fully understand how this would look in relation to the existing house and what its impact would be on the street scene, particularly when viewed from an angle from Sandy Lane. If such a bold and prominent design is to be supported, a better understanding is required of the detail, use of materials, window sizes and finishes in relation to the parent building and its proposed remodelling.

A similar enclosed 'balcony-box' extension and house remodelling has been completed close to Pittville Park, on Albemarle Gate (photo included below). In this case the balcony box is more subservient, as it forms part of a side extension a more dominant two storey gable. In no.68 Sandy Lane's scheme, the timber clad box will sit in isolation to the front of main house projecting forward of house's existing building line. From the drawings, it is currently difficult to visualise how this will impact on the street scene, particularly as the existing house has a traditional 1970's style.

The applicant has advised that the preferred design for the scheme would be a more traditional style forward projecting gable. Providing it remained subservient to the parent building, this would be more in keeping with the character of the surroundings. The existing roof projects forward in part (over the entrance) which would lend itself in design terms to the creation of a forward projecting gable. It is difficult to understand why the applicant has been advised a flat roofed structure would be more suitable in this location? The use of forward projecting gables is common locally.



Similar style enclosed balcony 'box', but used as first floor side extension.

We do believe that the site is able to support a forward projecting two storey element, forming a central feature. Due to the more prominent nature and location the impact on the street scene will be greater, thus there is a need for a high quality design.

As the scheme stands we do not feel sufficient detail and supporting visual evidence has been provided to illustrate that there will not be a detrimental visual impact and how it will complement or detract from the existing property. The only example we are aware of locally of a similar balcony-box is for a side extension (on Albemarle Gate); not a forward projecting one.

