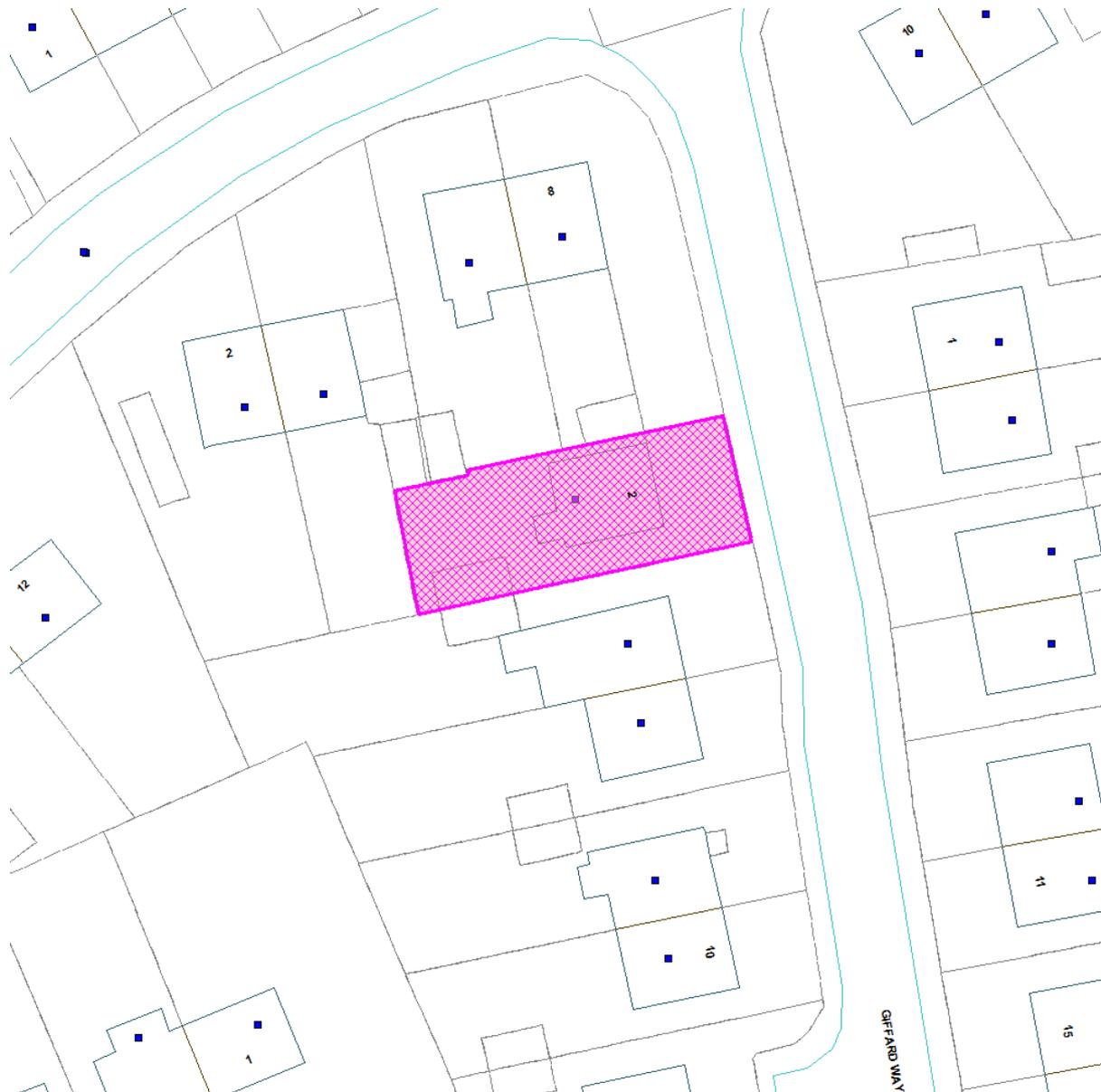


APPLICATION NO: 17/01238/FUL		OFFICER: Mr Harry Du Bois-Jones
DATE REGISTERED: 29th June 2017		DATE OF EXPIRY: 24th August 2017
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	Mr & Mrs S. Adanev	
AGENT:	extendArchitecture	
LOCATION:	2 Giffard Way, Leckhampton, Cheltenham	
PROPOSAL:	Side and rear extension, new porch and bay window.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The property is a detached brick built dwelling house with a pitched tiled roof on Giffard Way. The property is not a listed building, nor is it in a conservation area.
- 1.2 The applicant is seeking planning permission for a two storey side extension, single storey rear extension, and a front porch and bay window on the front elevation.
- 1.3 The application is before the planning committee at the request of Councillor Nelson, who supports the neighbours objections relating to the potential impact on amenity, specifically a loss of light to a neighbouring window.
- 1.4 Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m

Relevant Planning History:

None.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
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

Parish Council

27th July 2017

The Council requests that the following observations be noted and considered by the Planning Committee in respect of the plans for the above application:

The Council objects to the application, for the reasons noted below.

Reasons/Observations

The Parish Council has reviewed the plans, visited the site and spoken to the householders at number 4 Giffard Way about their concerns. The Council is generally opposed to allowing two storey side extensions in Giffard Way because closing the gaps between houses at two storey height would create a terraced appearance that conflicted with the character of the road. However, because number 2 is a detached dwelling it differs from the adjacent semi-detached properties and allowing a 2 storey side extension would not necessarily create a precedent that would apply to the semi-detached houses.

Nevertheless, allowing the two storey extension would detract somewhat from the character and appearance of the other houses.

The Council believes that the proposed two-storey side extension could have a substantial detrimental effect on the living conditions at number 4 by obscuring light to ground floor windows and being somewhat overbearing. The front porch and bay window would protrude beyond the present building line. The side extension would block car access to the existing rear garage and also the use of the side area for parking. The statement in the application that the proposed works will not affect car parking arrangements may not therefore be correct. The Council is concerned to avoid on-road parking in this area.

The Council observes that it might be possible to achieve the degree of extra living and bedroom space desired by the applicants without requiring a two-storey extension and without significantly affecting number 4 by converting the existing rear garage into habitable space as a single storey extension (or possibly 1.5 story extension with minimum ceiling heights) linked to a single storey rear side extension. This could also retain some side space for parking.

Gloucestershire Centre For Environmental Records

17th July 2017

Biodiversity Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	2
Number of objections	2
Number of supporting	0
General comment	0

5.1 Six letters were sent to neighbouring properties. One public comment was received, written on behalf of neighbours at the adjacent property 4 Giffard Way, in addition to one letter received from the neighbours themselves.

5.2 The objections raised the following concerns:

- The impact on neighbouring amenity, specifically loss of light.
- The overbearing nature of the proposed extensions.
- The effect of the proposed changes to the street scene and local context.

6. OFFICER COMMENTS

6.1 Officer comments to follow as an update.

7. 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.