

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:	Mr Jeremy Dickman-Wilkes	
LOCATION:	2 Giffard Way, Leckhampton, Cheltenham	
PROPOSAL:	Side and rear extension, new porch and bay window.	

Update to Officer Report

1. OFFICER COMMENTS

Determining issues

- 1.1. The main considerations with this application are design, impact on neighbouring amenity, and local context.

Design and layout

- 1.2. Local Plan policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development.
- 1.3. The Supplementary Planning Document (SPD): Residential Alterations and Extensions (2008) emphasises the importance of subservient extensions in relation to the parent dwelling. In order to achieve this, the SPD outlines that side extensions should be recessed by at least 1 metre from the front elevation of the house, allow space between the extension and the side boundary, and match the parent dwelling in terms of both roof design and materials used.
- 1.4. The SPD also describes how rear extensions ought to be subservient to the original building in both height and width, and how the angle of a pitched roof should match that of the parent dwelling.
- 1.5. Particular care is advised in the SPD when considering porches and bay windows, as they typically feature prominently at the front of a property. In order to avoid a 'boxy' appearance, the use of a pitched canopy is recommended in some instances.
- 1.6. The proposal at 2 Giffard Way includes a two storey side extension that will extend 2.4 metres from the original dwelling, it will be set back 1 metre from the front elevation, it will have a lower roof ridge, but the same pitch angle, and will consist of materials that match the parent dwelling.
- 1.7. The proposed rear extension will extend 2.5 metres beyond the rear elevation of the property, it will be 2.7 metres in height at the eaves, and 3.5 metres high in total. It will measure 8.9 metres in width, which is the full width of the existing dwelling and the proposed side extension together. The proposed rear extension will feature a pitched roof and will consist of materials that match the parent dwelling.
- 1.8. Proposed changes to the front elevation include a porch, which will extend 1.8 metres beyond the front elevation of the property, and a bay window, which will extend 1.3 metres. Both the porch and bay window will be covered by a pitched

canopy, which will measure 6 metres in width and project 1.8 metres out beyond the front elevation. The height of the pitched canopy at the eaves is 2.6 metres, and the total height is 3 metres.

- 1.9. An objection raised during the consultation stated that the proposed side extension would significantly alter the street scene, owing to the loss of a gap between No. 2 and 4. However, whilst the SPD states that spaces should be maintained, it advises that gaps can be partially closed. It is considered that this proposal would only consist of a partial loss of space between No. 2 and 4, and that this would not produce a terraced effect, contrary to the objections.
- 1.10. The design and layout of the proposed alterations are considered to be in keeping with the original dwelling, and not harmful to its character or the character of the locality. The side and rear extensions will appear subservient to the parent dwelling, owing to the recess and proposed heights. The matching materials also mean that the proposed extensions will be in keeping with the appearance of the original dwelling. Additionally, the proposed alterations to the front will successfully integrate the porch and bay window.

Impact on neighbouring amenity

- 1.11. Local Plan policy CP4 requires development not to cause unacceptable harm to the amenity of adjoining land users and the locality. The primary objections raised relate to the impact of the proposed side extension on neighbouring amenity. Objections state that the proposed extension is overbearing, and will lead to a loss of light on a neighbouring window that faces the proposed extension, which serves a habitable room, a kitchen. Whilst the side extension will cause a loss of daylight to this neighbouring window, the room which this window serves has several other sources of light, including a roof light and patio doors that will be unaffected by the proposal.
- 1.12. Therefore, it is considered that the neighbouring habitable room would not experience a significant loss of light as a result of the proposed side extension, owing to the other sources of natural light. This is not an uncommon scenario and in rooms where there are multiple light sources, the cumulative impact of these light sources has to be considered, rather than the value of each specific window. Essentially, what we are assessing is the amount of daylight that is lighting a room, not just the amount of daylight received by a particular light source.
- 1.13. When considered in this way, officers are satisfied that the room will receive an adequate amount of daylight and therefore the proposal is compliant with the requirements of policy CP4.

Other considerations

- 1.14. An objection was raised in relation to the loss of parking space as a consequence of the proposed side extension. The proposals will leave enough driveway space for one car, and the street (Giffard Way) has no parking restrictions in place, therefore officers are satisfied that adequate parking remains for the application site.
- 1.15. Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed small scale development will have any impact on these species.

2. CONCLUSION AND RECOMMENDATION

- 2.1. The proposal complies with Local Plan policies CP4 and CP7 in terms of achieving an acceptable standard of design and not being harmful to neighbouring amenity or the local character. Officers accept that the neighbouring property will experience a slight loss of daylight to their kitchen window, but, given the fact that the room is served by other unaffected light sources, the amount of daylight lost within the room will not be noticeable.
- 2.2. Considering the above comments, the recommendation is to permit this application subject to the conditions set out below.

3. 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.