

APPLICATION NO: 17/01412/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 20th July 2017		DATE OF EXPIRY: 14th September 2017
WARD: All Saints		PARISH:
APPLICANT:	Mr Matt Babbage	
AGENT:	n/a	
LOCATION:	57 Hewlett Road, Cheltenham	
PROPOSAL:	Replacement of side window and rear door	

RECOMMENDATION:



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a two storey, brick built property which is accessed via a private road off Hewlett Road. The site is within the Sydenham Character Area of Cheltenham's Central Conservation Area.
- 1.2 The applicant is seeking planning permission for the replacement of a first floor side elevation window and first floor rear door.
- 1.3 The application is at planning committee as the applicant is a Borough Councillor.
- 1.4 Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area

Relevant Planning History:

97/00444/PF 31st July 1997 PER

Conversion Of Existing Garage/Repair Workshop (Fronting Sidney Street) Into A 2 Bedroomed House

97/00803/PC 13th November 1997 PER

Conversion From Garage/Repair Shop Into Two 2-Bedroom Dwellings (In Accordance With Revised Plans Received 6 November 1997)

**Not To Be Issued Until S106 Completed Or Commuted Sums Of
Playspace Provided**

98/00124/PF 26th March 1998 PER

Alternative Development To Cb21906/01 - Conversion Into A Single Dwelling House

98/00667/PC 15th October 1998 PER

Conversion Of Upper Floor Of Warehouse To Provide Self Contained 3 Bedroomed Flat With Entrance Lobby, Stairwell And Internal Parking Space At Ground Floor.

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

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

Central conservation area: Sydenham Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

None

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	4
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Letters have been sent to neighbouring properties, a site notice has been displayed, and an advert placed in the Gloucestershire Echo; no responses have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design, the impact on the conservation area and the impact on neighbouring amenity.

6.3 Design

- 6.4 Local Plan Policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development.

- 6.5 The application proposes replacement first floor side elevation window and a first floor rear elevation door. The existing window is a 5 over 5 paned window, the bottom section has been bricked up and the top section is obscure glazed. The new replacement window will be the same size as the existing but will be a 3 over 3 paned window with all panels obscure glazed and non-opening. The new window will be visually different to the existing however there will be limited views of the new window, and the replacement is considered to be appropriate.

- 6.6 The new door will also be visually different to the existing door; the existing three paned with central sliding panel is to be replaced by a four paned door with a central sliding fixture. The existing doors project 700mm beyond the rear elevation of the existing building and has a flat polycarbonate roof over, this will be replaced with a flat GPR roof. The existing door is fairly tired looking and therefore the replacement is welcomed. The door serves a first floor rear amenity space and there are no views of the door from the public realm. As such, the replacement is considered to be appropriate.

- 6.7 The proposed material of the replacement window is white aluminium, and the door is to be grey aluminium. It is considered that the design of the proposed replacements are considered to be acceptable and comply with Policy CP7 of the Local Plan.

6.8 Impact on neighbouring property

- 6.9 Local Plan Policy CP4 requires development not to cause unacceptable harm to the amenity of adjoining land users and the locality.

- 6.10 Letters have been sent to neighbouring properties, and the relevant publications have been advertised; no responses have been received. A visit to the application site has been carried out and the impact on neighbouring amenity has been assessed.

- 6.11** The replacement window faces onto the front amenity space of no. 59 Hewlett Road. The window as existing is half blocked up and half obscure glazed and non-opening, the replacement window is detailed to also be obscure glazed and non-opening, a condition has been attached to ensure this window is obscure glazed and non-opening at all times to protect the amenity of adjoining land users.
- 6.12** It is not considered that the replacement door will result in unacceptable harm to the amenity of neighbouring properties in terms of a loss of light or loss of privacy.
- 6.13** As such, the proposal is considered to comply with Policy CP4 of the Local Plan and will protect the existing amenity of adjoining land users.

7. CONCLUSION AND RECOMMENDATION

- 7.1** For the reasons set out above, the proposed replacement side window and rear door is considered to be in accordance with the relevant policies in terms of achieving an acceptable standard of design and will not result in harm to the existing amenity of adjoining land users.
- 7.2** As such, the recommendation is to permit this application subject to the conditions set out below.

8. 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and/or re-enacting that order), the first floor south east facing window shall at all times be non-opening and glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties having regard to Policies 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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.