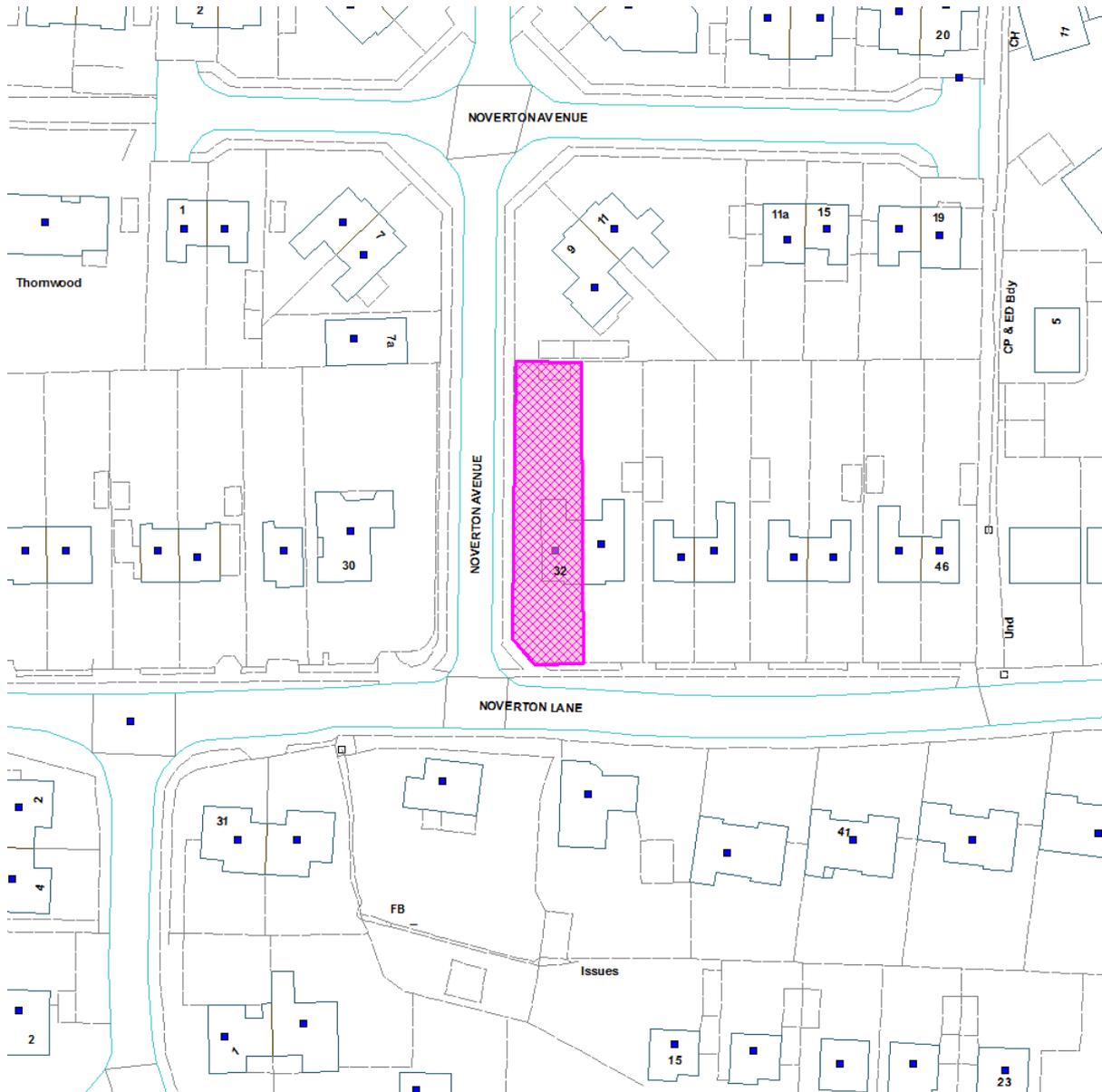


<b>APPLICATION NO:</b> 17/01521/FUL		<b>OFFICER:</b> Mr Harry Du Bois-Jones	
<b>DATE REGISTERED:</b> 3rd August 2017		<b>DATE OF EXPIRY:</b> 28th September 2017	
<b>WARD:</b> Prestbury		<b>PARISH:</b> Prestbury	
<b>APPLICANT:</b>	Mr J Bridge		
<b>AGENT:</b>			
<b>LOCATION:</b>	32 Noverton Lane Prestbury Cheltenham		
<b>PROPOSAL:</b>	Replacement of single storey side/rear sunroom and internal alterations (retrospective)		

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The property is a semi-detached brick and render bungalow on Noverton Lane. It is not a listed building, nor is it in a conservation area.
- 1.2 The applicant is seeking retrospective planning permission for a flat roof single storey rear infill extension.
- 1.3 The application is before the planning committee at the request of Councillor Payne, who supports the neighbours objection regarding the impact of the extension on the amenity of the neighbours sunroom.
- 1.4 Revised plans were submitted during the course of the application and an additional neighbour consultation was undertaken.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Airport Safeguarding over 45m

## 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

15th August 2017 - No objection.

## 5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 Two letters were sent to neighbouring properties. Two objections were received, from 34 and 36 Noverton Lane respectively. A further letter of representation was also received in objection from the neighbour at 34 Noverton Lane.
- 5.2 The objections raised the following concerns:

- Impact on neighbouring amenity, specifically perceived overbearing and loss of light to neighbouring sunroom.
- Inaccuracy of the submitted plans.

## 6. OFFICER COMMENTS

**6.1** The main considerations when determining this application are design, impact on neighbouring amenity, and local context.

**6.2** The plans which were initially submitted with this retrospective application were found to be incorrect, as they did not accurately represent what had been built on site. Revised drawings were submitted and found to be accurate following a second site visit, these plans were subject to a further neighbour consultation.

### **Design and layout**

**6.3** Local Plan policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development.

**6.4** The Supplementary Planning Document (SPD): Residential Alterations and Extensions (2008) emphasises the importance of maintaining character and achieving subservience with rear extensions in relation to the parent dwelling.

**6.5** The extension replaces a previously existing sunroom. The applicant has raised the floor level in their new extension so that it matches the level in the original dwelling and this has resulted in the total height of the new extension breaching the eaves height of the existing dwelling, meaning that the works are not Permitted Development.

**6.6** Whilst building work is not yet complete for this retrospective application, the extension has been built out to the dimensions proposed. The structure measures 3400mm at the height of the flat roof with an additional 300mm high parapet wall, which sits adjacent to the neighbouring boundary. However, owing to an amenity issue described in paragraph 6.13, the proposed height of the parapet has been reduced, so it will now measure only 28mm higher than the flat roof. The development extends 4000mm beyond the rear elevation of the property.

**6.7** The structure is yet to be rendered, but the proposal is to match the render of the extension with that of the existing building. A condition has been attached to ensure that this is carried out accordingly.

**6.8** The proportion and scale of the extension is not considered to be harmful to the character of the house or the area. The extension appears subservient to the original dwelling, owing to the limited flat roof height and the fact that it is marginally set in from an existing projecting gable which remains the dominant feature to the rear of the dwelling. Officers are satisfied that with a reduction in height and by ensuring the proposed materials will match the existing, it will be a complementary addition. Therefore, the proposal is considered to be compliant with policy CP7.

### **Impact on neighbouring amenity**

**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** The Supplementary Planning Document (SPD): Residential Alterations and Extensions (2008) highlights how rear extensions have the potential to cut out daylight from neighbouring habitable rooms. To monitor this, the SPD advises careful attention be paid to the size of any rear additions close to neighbouring boundaries.

**6.11** The objections for this application state that the extension will be overbearing and cause a loss of light to a neighbouring sunroom. A site visit was carried out to both the application site and the neighbouring property. The extension is noticeable from the neighbours dwelling, and the parapet wall certainly has an impact on the adjacent sunroom. That said, the impact on amenity is not considered harmful enough to refuse this application. As the sunroom features a transparent roof and several windows on the rear elevation, it is considered that this room will still receive plenty of light, and the impact of the extension will be negligible.

**6.12** However, officers do recognise the impact of the extension on the neighbour, and revisions have been sought from the applicant. A compromise was reached regarding the height of the parapet wall, the new scheme proposes reducing the parapet so that it measures 28mm above the height of the flat roof, whereas it currently stands 300mm taller than the flat roof. This alteration is considered to significantly reduce the overbearing effect on the neighbouring sunroom, whilst also maintaining a parapet to ensure rainwater does not spill over the boundary.

## **7. CONCLUSION AND RECOMMENDATION**

**7.1** 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.

**7.2** 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 All external facing render shall match that 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.