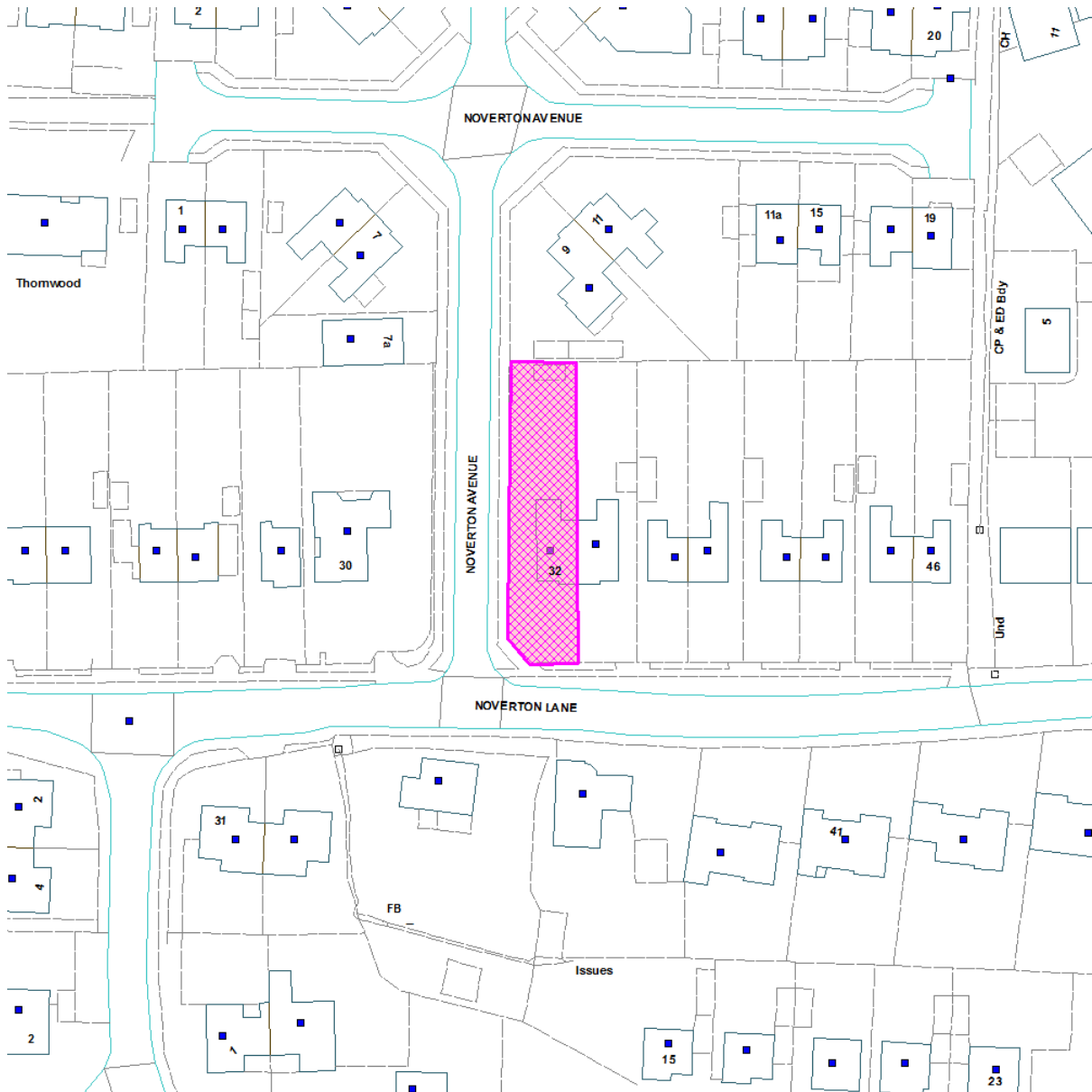


APPLICATION NO: 17/01521/FUL		OFFICER: Mr Harry Du Bois-Jones	
DATE REGISTERED: 3rd August 2017		DATE OF EXPIRY: 28th September 2017	
WARD: Prestbury		PARISH: Prestbury	
APPLICANT:	Mr J Bridge		
AGENT:	None		
LOCATION:	32 Noverton Lane Prestbury Cheltenham		
PROPOSAL:	Replacement of single storey side/rear 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 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.
- 2** 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.

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APPLICANT:	Mr J Bridge		
LOCATION:	32 Noverton Lane Prestbury Cheltenham		
PROPOSAL:	Replacement of single storey side/rear sunroom and internal alterations (retrospective)		

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

34 Noverton Lane
Prestbury
Cheltenham
Gloucestershire
GL52 5DE

Comments: 2nd October 2017

In addition to my previous objections;

Revised plans still do not adequately portray the proximity and height of the extended wall and I urge the committee when making a decision to look at the photos I have submitted showing the true nature of the building in relation to my neighbouring property.

I am of the understanding that much of the extra height is due to insulation within the new roof. In contrast the new walls are all single skin walls with no cavity insulation. It appears that my light and sunshine can be compromised while the developed living space isn't being reduced by the inconvenience of suitable wall insulation.

Comments: 21st August 2017

Letter attached.

36 Noverton Lane
Prestbury
Cheltenham
Gloucestershire
GL52 5DE

Comments: 27th August 2017

As the owner of 36 Noverton Lane, I am concerned about the building work that has been completed at no.32 as I understand without planning permission or consultation with the adjoining neighbour at no.34.

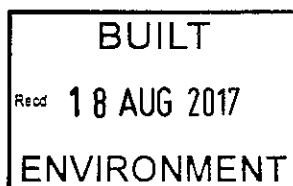
From my back garden, the building seems very high and obtrusive. It is also close to and looks to be overshadowing my neighbours' sun room.

I wonder whether this renovation complies with permitted building regulations, and worry that its approval could set a precedent for any future developments to my adjoining property, or others in the area.



34 Noverton Lane
Prestbury
Cheltenham

17th August 2017



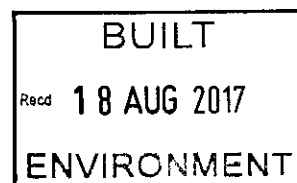
Dear Planning

Please find enclosed my objections to the renovation work carried out at 32 Noverton Lane your ref retrospective planning application 17/01521/FUL

Along with my objections I include photos of the structure as it stands along with the impact it has on my adjoining conservatory

Kind Regards





Ref retrospective planning application 17/01521/FUL at 32 Noverton Lane

I am the owner of the connecting semi-detached bungalow where I have lived for the past 13 years

The planning department have become involved in the renovations at no 32 Noverton Lane as I contacted them raising concerns that the building being constructed was not within permitted development and I hadn't been consulted or given the opportunity to object

The plans retrospectively submitted do not reflect what has been built /altered. In addition the written renovation changes do not match the graphical images.

The plans submitted do not show a view of the two properties only the one being renovated. There is no diagram to show the closeness of structure or height difference

The plans submitted show the new roof level to join at the eaves. Reality is the roof joins one third of the way up the main pitched roof -see attached photos showing actual build throughout the stages.

The sun rooms are adjacent separated by just over a foot / 35cm. At no 32 the wall is almost on the property boundary (3 inches / 9cm) on my side there is a gap of approx. 10 inches/ 27cm between my conservatory wall and the boundary line.

The original conservatories were built in similar styles giving a balanced building and in consideration of the suns rotation and reflection.

Originally both sun rooms had glass / Perspex roofs to reflect sunlight from one to another throughout the day and year.

The new structure at no 32 raises the wall adjoining my property and my sun room by over 4 foot / 1.2meters resulting in a wall that looms over my conservatory and will block any sun we may see in the spring, autumn and winter making my conservatory redundant for much of the year. I consider this unacceptable.

The 4ft / 1.2m plus high wall also includes a parapet of over 1ft /30cm above their actual flat roof which seems to serve no purpose.

A sun room or conservatory is designed to benefit from the sun, this is being denied and absolutely no consideration has been given for the resulting impact on my connecting property.

The plans submitted mention raising floor level. Assuming bungalows are like for like being the same design and semi-detached then floor level will need raising by approx 1foot /30cm to become level, this does not then equate to over 4ft / over 1.2m of additional roof height. In addition the external steps then increase to double previous height

Drainage information has not been advised and is a concern if only a soak away rather than

a functional drain

Both properties shared a central drain at the rear of the property. The guttering has been removed from no 32 to allow structure to be built into the roof, as a result my guttering has been reconfigured without consultation or a word to me

No 32 imply that the previous structure caused damp, this did not affect my property as claimed

When sitting in my garden and facing the sun from midday onwards I am now faced with a totally disproportionate building far from aesthetically pleasing or balanced.

Work has resumed on the disputed sun room on the 16th August after the builders holiday with the lantern roof light being added

This has the potential to set a precedent if considered acceptable development when so far removed from the permitted development regulations

I am not against development within reason but this is unnecessarily intrusive and has been constructed with no consideration of the adjoining property or any attempt to seek a fair resolution.

 17th August 2017

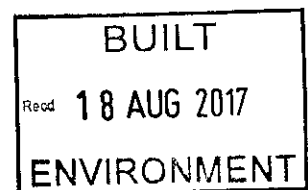




Photo taken mid afternoon in August when sun high in the sky showing shadow covering one third of the conservatory at no 34 Noverton Lane.



Lantern added 16th August

	BUILT
Recd	18 AUG 2017
	ENVIRONMENT





BUILT
Recd 18 AUG 2017
ENVIRONMENT



PLANNING
18 AUG 2017
PLANNING