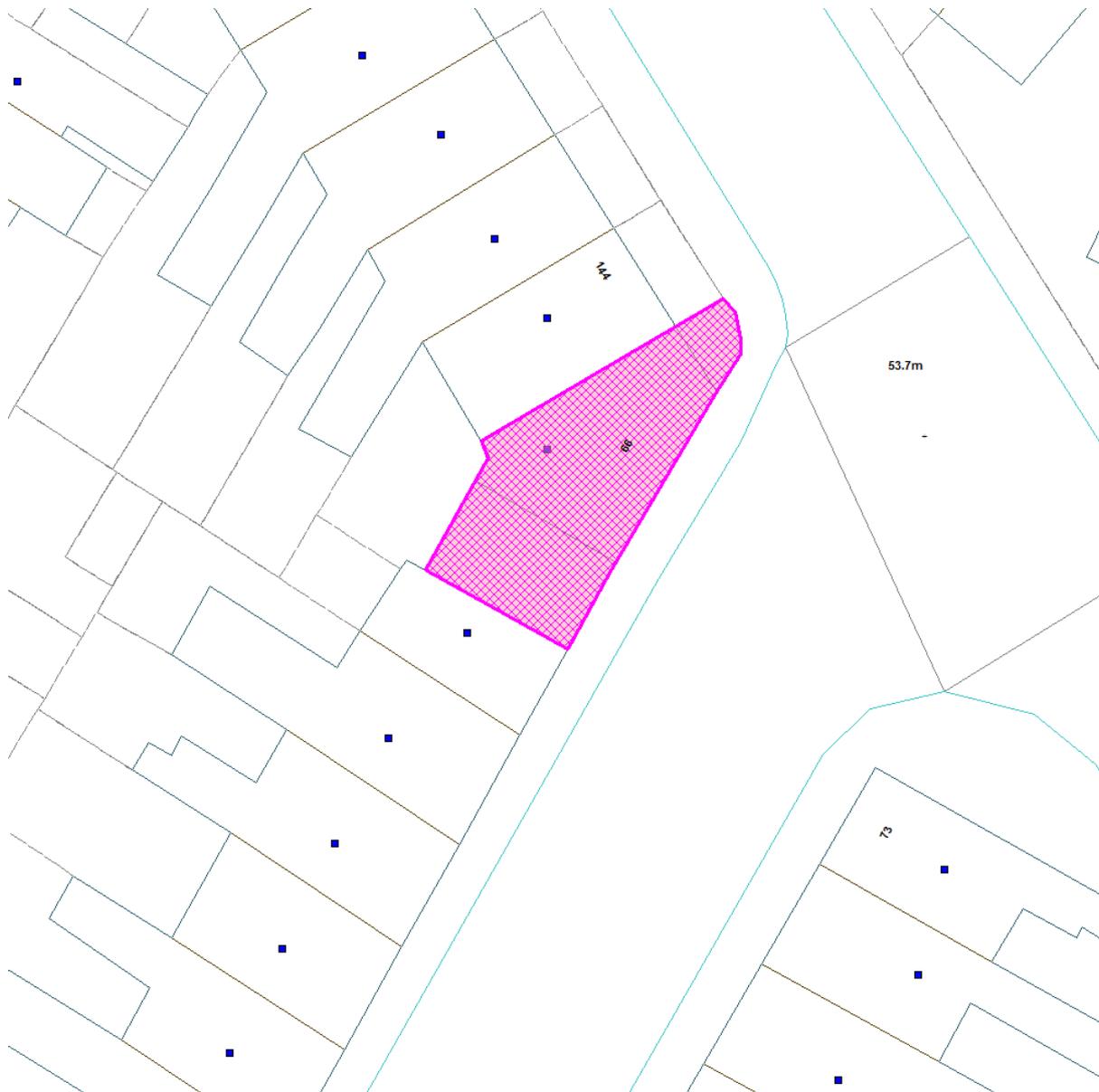


APPLICATION NO: 17/01303/FUL	OFFICER: Mr Gary Dickens
DATE REGISTERED: 6th July 2017	DATE OF EXPIRY: 31st August 2017
WARD: St Pauls	PARISH:
APPLICANT: Mr Samra	
AGENT: H A Planning	
LOCATION: 66 Townsend Street Cheltenham Gloucestershire	
PROPOSAL: Two storey side extension	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 66 Townsend Street. The site is a two storey end terraced property located on a residential road in St Pauls.
- 1.2 The application proposes a two storey side extension. Revised plans have been submitted during the course of the process at the request of officers in order to achieve a more satisfactory form of design.
- 1.3 The application is before committee at the request of Cllr Karl Hobley. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 90m
Honeybourne Line
Smoke Control Order

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

Building Control

12th July 2017

The ground floor bedroom is an inner room and will require an egress window. The egress window will have to be to the front elevation as the courtyard to rear will not be suitable for escape. The basement means of escape for fire safety will also need to be considered.

Gloucestershire Centre For Environmental Records

24th July 2017

Biodiversity report available to view on line.

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 Four letters have been sent to neighbouring properties and no formal comments have been received.

6. OFFICER COMMENTS – to follow as an update.

7. CONCLUSION AND RECOMMENDATION – to follow as an update.

8. CONDITIONS – to follow as an update.

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, the authority sought revisions to achieve a more satisfactory form of development.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.