

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:	Mr Nigel Jowsey	
LOCATION:	66 Townsend Street, Cheltenham	
PROPOSAL:	Two storey side extension	

Update to Officer Report

1. OFFICER COMMENTS

1.1. Determining Issues

- 1.2. The main issues in considering this application are the design of the proposal and the impact it will have upon the character of the original dwelling, the impact upon the character of the area, and the impact on neighbouring amenity.

1.3. The site and its context

- 1.4. The application site is located at the corner of Townsend Street and Swindon Road in the St Paul's ward of Cheltenham. The vast majority of properties in the vicinity are terraced dwellings and, although separated from 64 Townsend Street, this building adjoins 144 Swindon Road. The space between 66 and 64 Townsend Street would appear to serve as an off road parking space / outside amenity area.

- 1.5. The site is a two storey dwelling which benefits from additional basement accommodation. The proposed floor plans indicate the property will be used as a six bedroom House in Multiple Occupation (HMO). Planning permission is not required for a dwelling house (Use Class C3) to become a HMO (Use Class C4) if used by 3 – 6 residents. More than 6 residents would require a change of use planning application. The consideration for this application therefore is the acceptability of the proposed two storey side extension and not the site becoming a HMO.

1.6. Design and layout

- 1.7. Local Plan Policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development. Paragraph 4.18 of the Local Plan advises that the *'Extensions to existing buildings need to be carefully design to respect the character and the scale of the existing building or group of buildings....The most important considerations is that an extension should not detract from the original.'*
- 1.8. Expanding upon this, the Authority has adopted design guidance relating to residential alterations and extensions through a Supplementary Planning Document (SPD). One of the five basic design principles set out within this document relates to subservience. Here the document advises that *"an extension should not dominate or detract from the original building, but play a supporting role"*.
- 1.9. There were concerns with regards to the original proposal and the relationship between the proposed two storey side extension and the existing dwelling. The original proposal 'filled the gap' between the application site and 64 Townsend Street which in officer's

opinion would result in an overly wide extension that would not be subordinate to the existing property.

- 1.10. At officer request the proposed extension was reduced in width by 1.2m, separating the extension from 64 Townsend Street. This has enabled the proposed extension to play a supporting role and prevent an elongated form of development when viewed from the roadside. It was not felt necessary on this occasion to request the extension to be set back from the principal elevation due to the terraced make up of properties along this and nearby streets.
- 1.11. There was an additional benefit to separating the proposed extension from 64 Townsend Street as this would create pedestrian access to the rear courtyard. Refuse / recycling bins could then be securely stored in this space and accessed without the need of walking through the house. A gate has been added to this access and a condition is proposed ensuring this gate is retained for security reasons and to prevent anti-social behaviour.
- 1.12. The proposed extension would measure approximately 2.5m in width with a depth of 5.1m, and would occupy an open pocket of land that has been used by occupants as a social space. The proposed design of the extension and choice of materials will match those of the existing property.
- 1.13. The proposal is therefore considered to be in accordance with Local Plan Policy CP7 and in line with the National Planning Policy Framework.

1.14. **Impact on neighbouring property**

- 1.15. Local Plan Policy CP4 requires development to not cause harm to the amenity of adjoining land users and the locality. The potential loss of sunlight and / or daylight, loss of outlook and loss of privacy is taken into account when assessing the impact on the amenity.
- 1.16. The Supplementary Planning Document also includes maintaining privacy and ensuring adequate daylight as two of the five basic design principles when contemplating residential alterations and extensions.
- 1.17. Although the application has been informally discussed with neighbours no formal comments have been submitted. Having fully assessed the application, it is not considered that the proposed two storey side extension will have a harmful impact on neighbouring amenity. There are no issues with regards to loss of privacy, loss of light and overbearing.
- 1.18. The proposal would appear therefore to be in accordance with Local Plan Policy CP4.

1.19. **Environmental Impact**

- 1.20. 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 To conclude, the application is considered to be in accordance with the requirements of local plan policies CP4 and CP7, and the NPPF, and the recommendation is therefore to permit planning permission subject to the following conditions.

3. CONDITIONS

- 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 The rear access gate shall be permanently retained and hung so that the gate can only open inwards into the site.

Reason: To avoid the creation of an anti-social space whilst ensuring that the public pavement is not obstructed, having regard to Policy CP4 and TP1 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, 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.