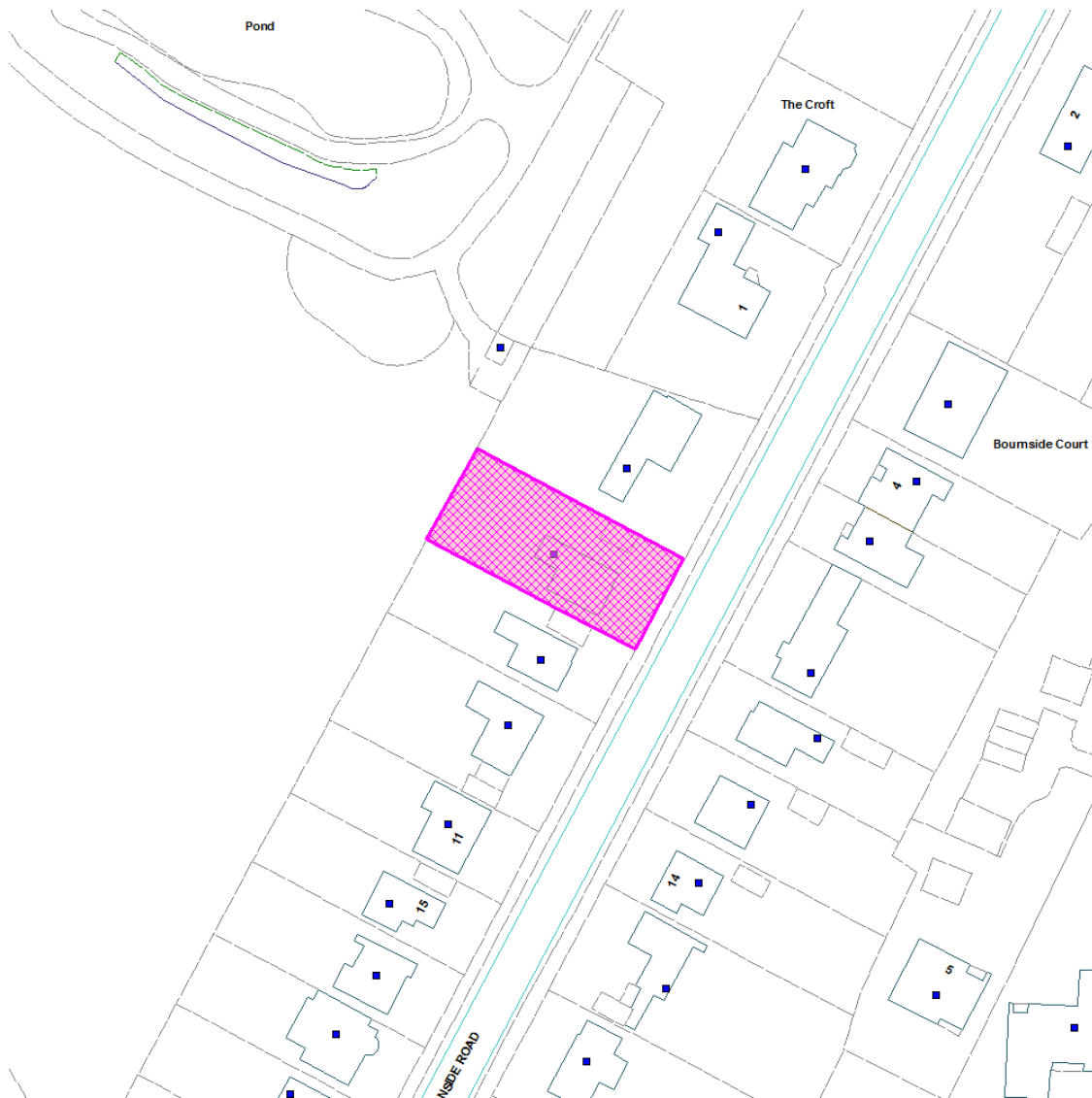


APPLICATION NO: 17/02037/FUL		OFFICER: Mr Harry Du Bois-Jones
DATE REGISTERED: 24th October 2017		DATE OF EXPIRY: 19th December 2017
WARD: Park		PARISH:
APPLICANT:	Mr & Mrs Watkins	
AGENT:	Urban Aspects Ltd	
LOCATION:	5 Bournside Road, Cheltenham	
PROPOSAL:	Two storey side extension and single storey rear extension	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The property is a detached rendered dwelling house on Bournside Road. It is not a listed building, nor is it in a conservation area.
- 1.2 The applicant is seeking planning permission for a two storey side and single storey rear extension.
- 1.3 Councillor Harman has requested that this application be decided by the planning committee, owing to the number of objections.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Residents Associations

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

5.

Gloucestershire Centre For Environmental Records

7th November 2017

Report available to view on line.

Tree Officer

24th November 2017

The Tree Section does not object to this application. Please could details of foundation type which takes account of tree roots be submitted for any part of the proposed extension which encroaches into the RPA of neighbouring trees. Please could the following Condition be added with any permissions given:

No roots over 25mm to be severed

Any works taking place in the root protection area shall be carried out by hand and no roots over 25mm to be severed without the advice of a qualified arboriculturalist or without written permission from the Local Planning Authority's Tree Officer.

Reason: To safeguard the retained/protected tree(s) in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

6. PUBLICITY AND REPRESENTATIONS

Number of letters sent	4
Total comments received	9
Number of objections	9
Number of supporting	0
General comment	0

6.1 Four letters were sent to neighbouring properties, nine objections have been received.

6.2 The objections raised the following concerns:

- The proposed development would harm both the character of the dwelling and the street scene, owing to its size and positioning.
- The living conditions of the immediate neighbours would suffer, specifically by a loss of light and privacy.
- Views to and from Hatherley Park will be lost from the street scene or harmed by the appearance of the development.
- There will be an increase in on-street parking owing to reduced driveway space.
- A conifer tree will be harmed as a consequence of the development.
- Important species will lose their natural habitats.

7. OFFICER COMMENTS

7.1 The main considerations with this application are design, impact on neighbouring amenity, and impact on the locality.

Design and layout

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

7.3 The two storey side extension is 4.7m wide and incorporates a 1m set back from the front elevation although the proposed garage on the ground floor will protrude beyond the front elevation by 1m with a lean-to roof leading back to the recessed first floor. The two storey element wraps around to the rear of house.

7.4 This scheme also proposes a single storey extension to the rear that projects 4.5m beyond the rear elevation. It will have a flat roof with a total height of 3.3m, and will feature a roof lantern. The existing dwelling is to be rendered in an ivory colour, and the extensions will match.

7.5 Many of the objections to this application refer to the design and layout of the proposed development. For example, it is argued that the side extension is too large, and will dominate the original dwelling. The Supplementary Planning Document (SPD): Residential Alterations and Extensions (2008) states that side extensions can achieve subservience by being recessed from the front elevation and having a lower roof height. Whilst officers acknowledge that the extension is large, it displays subservient characteristics. This, coupled with the generous size of the plot at no.5, mean that the proposed development would integrate well with the existing building, and not be a detriment to its character.

- 7.6** Concerns were also raised regarding the setting of Hatherley Park in relation to the development. At present, the views of Hatherley Park between no.5 and no.3 are limited by several trees. Whilst the extension would appear wide when viewed from within the park, the design has been well-thought through and the fenestration, particularly the large expanse of glazing at first floor level, ensure that the extension is worthy of being seen. Therefore, the introduction of a side extension is not considered to cause any further harm to the setting of the dwelling in the context of the park.
- 7.7** It is also suggested that the design of the side extension will harm the character of the locality. Bournside Road is characterised by detached houses which provides a degree of consistency within the street scene, but when you look beyond this, there is variety in terms of building sizes and forms. Officers consider that the proposal is suitably respectful to the parent dwelling and it therefore follows, that it is suitably respectful to the street scene. That is not to say that the proposal is not large, and that it will not change the street scene, it will, but the change will be read in a broader context of subtle variety and it is this which ensures the acceptability of the proposal.
- 7.8** Overall, the scheme is considered to be of an acceptable standard of design, and complies with policy CP7.

Impact on neighbouring amenity

- 7.9** Local Plan policy CP4 requires development not to cause unacceptable harm to the amenity of adjoining land users.
- 7.10** A light test was carried out to determine the impact of the proposed side extension on neighbouring amenity. 3 Bournside Road has no side elevation windows facing no.5, so the only window which could be affected is a bay window on the ground floor to the front of the dwelling. This window comfortably passes the 45° light test, on both elevation and plan form, and so will not experience a loss of light.
- 7.11** The proposed side extension will feature one window on the upper floor, this will be obscure glazed to protect the privacy of the immediate neighbours. A condition has been suggested to secure this.
- 7.12** Some objections suggest that the proposal could be perceived as being overbearing from the immediate neighbours at no.3. In response, members are advised that there will be a 5m gap between the side extension and the next dwelling and both properties also benefit from a significant amount of garden space to the rear, which mitigates any perceived overbearing from neighbouring development.
- 7.13** In conclusion, the development is considered to be set back from the boundary significantly enough to have no impact on the amenity of the immediate neighbours. Therefore it is compliant with policy CP4.

Other considerations

- 7.14** Several other issues were raised by objectors and are considered below.
- 7.15** The conifer tree which is situated near the development site has been assessed by the Trees officer, who raises no objection to the scheme. However, a condition has been attached to ensure that the tree is not harmed as a consequence of this proposal.
- 7.16** The development will leave sufficient space for off-street parking for at least one vehicle. Bournside Road is not classified, so even if this was not the case there are no restrictions to on-street parking in the area.

7.17 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.

8. CONCLUSION AND RECOMMENDATION

8.1 The proposal complies with the 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.

8.2 The recommendation is to permit this application subject to the conditions set out below.

9. 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 Any works taking place in the root protection area shall be carried out by hand and no roots over 25mm to be severed without the advice of a qualified arboriculturalist or without written permission from the Local Planning Authority's Tree Officer.

Reason: To safeguard the retained/protected tree(s) in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 4 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 east elevation window shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the floor that the window serves.

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.