

APPLICATION NO: 17/02436/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 14th December 2017		DATE OF EXPIRY: 8th February 2018
WARD: Lansdown		PARISH: n/a
APPLICANT:	Mr & Mrs Clark	
AGENT:	H A Planning Ltd	
LOCATION:	11 Lansdown Walk, Cheltenham	
PROPOSAL:	Creation of a fire escape from second floor bedroom and roof terrace	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1 As set out at paragraph 6.2.3 of the main report, the principle of the proposed works is supported by officers. Since publication of the main report, revised plans have been submitted which include the alterations set out at paragraph 6.2.4 of that report, namely the provision of a 1.8 metre high wall to the entire length of the southern and eastern boundary, which steps down in height at the northern end fronting Lansdown Walk to 1.2m.
- 1.2 These revisions are considered to be sufficient to mitigate any adverse impact on the amenity of neighbouring residents, in terms of privacy or overlooking.
- 1.3 The recommendation therefore is to grant planning permission subject to the following conditions:

2. SUGGESTED 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.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 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 mitigate the impact of the development on neighbouring residential properties. Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.