

APPLICATION NO: 18/00594/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 23rd March 2018		DATE OF EXPIRY: 18th May 2018	
WARD: Lansdown		PARISH:	
APPLICANT:	Dr Mahesh Parmar		
AGENT:	Clint Jones Building Design Services		
LOCATION:	46 Queens Road, Cheltenham		
PROPOSAL:	First floor rear extension		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 46 Queens Road. The site is a two storey residential property which dates from the mid-1800s and located on the southern side of Queen's Road.
- 1.2 The application proposes a first floor rear extension in order to provide a study.
- 1.3 The application is before committee at the request of Cllr Seacome on behalf of adjoining neighbours. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Smoke Control Order

Relevant Planning History:

17/00018/PREAPP 1st February 2017 CLO
Two storey rear extension

05/00843/FUL 21st July 2005 PER
Erection of single storey timber framed glazed conservatory

05/01369/CONDIT 21st October 2005 REF
Deletion of condition 2 of planning permission ref. 05/00843/FUL requiring glazing bars to be finished in white.

13/00157/FUL 25th March 2013 PER
Single storey rear extension

3. POLICIES AND GUIDANCE

Joint Core Strategy

SD 4 Design Requirements
SD 14 Health and Environmental Quality

Adopted Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (Feb 2008)
Central conservation area: Lansdown Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

3rd April 2018

Report received.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	14
Total comments received	6
Number of objections	6
Number of supporting	0
General comment	0

- 5.1 Fourteen letters were sent to neighbouring properties and a site notice displayed, together with an advert in the Gloucestershire Echo. Additional notification letters were sent out following the receipt of revised plans. Six objections to the proposal have been received.
- 5.2 All representations have been circulated in full to Members but, in brief, the main objections relate to:
- Unacceptable loss of privacy and loss of light
 - Impact of the works on the character of the original building and wider conservation area

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 For this application the main considerations relate to the impact of the works on the character of the building, the impact on the surrounding area and the impact on neighbouring amenity.

6.3 The site and its context

- 6.4 The application site is one of the early properties to be built on Queen's Road and lies wholly within the central conservation area. The site is identified as a positive building within the Lansdown Character Appraisal and Management Plan.

- 6.5 The building appears to have been subject to a number of extensions / alterations some of which, based on planning records, took place prior to when permission was required (circa 1948).

6.6 Design and layout

- 6.7 The Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (JCS) notes in Policy SD4 how well thought out design is crucial in producing sustainable places to live. The JCS states how development should *"respect the character of the site and its surroundings"* and *"should be of a scale, type, density and materials appropriate to the site and its setting"*.

- 6.8 This is reinforced through Local Plan Policy CP7 which calls on development to be of a high standard of architectural design. Paragraph 4.18 of the Local Plan advises that *'Extensions to existing buildings need to be carefully designed to respect the character and the scale of the existing building or group of buildings....The most important consideration is that an extension should not detract from the original.'*

- 6.9 The Local Planning 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”*.

- 6.10** The proposed first floor extension would sit directly above the ground floor breakfast area, essentially extending the existing two storey rear wing by 2.4m at first floor. The proposed extension is considered to respect the design and form of the existing property. Whilst it is acknowledged that the property has already been subject to relatively significant extensions, it is not felt that this particular proposal will cause undue harm to the appearance of the property. The proposed extension will be subservient to the existing building.
- 6.11** It is acknowledged that the property has been heavily extended in the past, and that the property is reaching the maximum level of extension which it can successfully accommodate. However it is considered that this particular proposal is, on balance, acceptable.
- 6.12** The proposed extension is considered to be in accordance with JCS Policy SD4 and Local Plan Policy CP7. The proposed scale and design is at a level which will not harm the wider conservation area.
- 6.13 Impact on neighbouring property**
- 6.14** The JCS stipulates that development must not cause unacceptable harm to the amenity of neighbouring properties and this is supported through Local Plan Policy CP4. Two of the five basic design principles within the SPD relate to neighbouring amenity - maintaining privacy and ensuring adequate daylight.
- 6.15** Six letters of objection have been received and the main concerns raised are noted in section 5.2 above. The concerns relating to design have been discussed as part of the Design and Layout section above.
- 6.16** When considering a potential loss of privacy on neighbouring properties the planning authority uses the following minimum distances as stated within the SPD: *“Facing windows to habitable rooms (living, dining and bedroom) should be a minimum of 21m apart, with at least 10.5m from window to boundary”*.
- 6.17** The initial proposal included a window to the side (east) elevation whilst the rear (south) elevation consisted mainly of glazing. There were concerns over this side window which faced directly towards properties in Skillicorne Mews and at officer request this has been removed. This has alleviated concerns that the proposal would cause a loss of privacy to these properties.
- 6.18** The windows to the rear elevation have been simplified and scaled down in size / amount. The proposal is on the limits of acceptability in terms of the properties on Bleasby Gardens to the rear of the site. However it does comply with the stipulated distances in the SPD, measuring a distance of 21m window to window with 13 Bleasby Gardens and 19.5m window to boundary.
- 6.19** Regarding the relationship with 48 Queen’s Road, the cranked positioning of the application site results in the proposed rear windows facing more to the rear amenity area of the neighbouring property. Much of the neighbour’s amenity space is occupied with a large outbuilding therefore no significant overlooking of the garden area is envisaged. The standard daylight test was also conducted to assess the potential impact on upper ground floor windows to 48 Queen’s Road. The proposal passes this test.
- 6.20** It is acknowledged that the proposal will be visible and have an impact on adjoining neighbours; however it is not considered that this will be to an unacceptable level. The

proposal is therefore considered to be in accordance with Policy SD14 of the JCS and Local Plan Policy CP4.

6.21 Environmental Impact

6.22 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.

7. CONCLUSION AND RECOMMENDATION

7.1 Based on the above, the application is considered to be in accordance with relevant national and local policy. The recommendation is therefore to permit planning permission subject to the conditions below.

8. CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

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 planning permission hereby granted 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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.