

APPLICATION NO: 18/00934/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 14th May 2018		DATE OF EXPIRY: 9th July 2018	
WARD: Charlton Park		PARISH: Charlton Kings	
APPLICANT:	Mr Chris Gough		
AGENT:	Mr Alan Buckley		
LOCATION:	68 Sandy Lane, Charlton Kings, Cheltenham		
PROPOSAL:	First floor front extension, single storey extension to the rear of the garage, first floor side extension, application of render and timber cladding and replacement windows and doors (revised scheme to previously approved application ref. 17/01984/FUL, changes to include an increase in the overall height of the first floor addition by approx. 400mm, removal of fascia/guttering detail and removal of first floor side elevation cladding) Part-retrospective.		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Members attention is brought to a supporting statement received from the applicant. Please see attached.
- 1.2. In addition, the below objection from the Parish Council has been received since the publication of the officer report:

'Further to the CKPC Planning Committee meeting of 11/06/18, and the review of this application with the Bidewells report added to the documents, we object to the above application with the following comments:

The original application (determined before the property became part of the Parish) is overbearing and detrimental to the streetscape. The increase in height of the front extension makes it more so.

However, this would be at least in part be ameliorated if the front extension had a pitched roof rather than the proposed flat roof, making it much more in keeping with the surrounding properties.'

- 1.3. There are no new issues raised within this objection and therefore no further comments for officers to make.

2. CONCLUSION AND RECOMMENDATION

Officer recommendation remains to permit the application, subject to the conditions set out below:

3. CONDITIONS

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

15th June 2018

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.

- ii. 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.

- iii. The external cladding and render shall be applied in accordance with the submitted and approved details within the discharge of condition application 18/00303/DISCON.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- iv. The windows and external doors shall be installed in accordance with the submitted and approved details within the discharge of condition application 18/00303/DISCON.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP3 and CP7 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) 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.