

APPLICATION NO: 18/01620/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 23rd August 2018		DATE OF EXPIRY: 18th October 2018
WARD: Park		PARISH:
APPLICANT:	Mr Remo Potente	
AGENT:		
LOCATION:	Wellesbourne, Oakfield Street, Cheltenham	
PROPOSAL:	Single storey rear extension (part retrospective)	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to Wellesbourne, Oakfield Street. The site is a two storey semi-detached dwelling located on a residential road in the Tivoli character area of the central conservation area.
- 1.2 The application proposes a single storey rear extension in order to provide a garden room. Works have already commenced on site as the applicant believed this to fall under permitted development. Subsequently a request was made by the Local Authority for a part retrospective planning permission application to be submitted.
- 1.3 The application is before committee at the request of Cllr Harman due to concern over the potential impact on neighbouring properties. Members will visit the site as part of planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area

Relevant Planning History:

None

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 (2008)
Central conservation area: Tivoli Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

None

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	5
Total comments received	2
Number of objections	2
Number of supporting	0
General comment	0

- 5.1** Five letters have been sent to neighbouring properties, a site notice displayed and an advert published in the Gloucestershire Echo. Two responses have been received objecting to the proposal.
- 5.2** Representations have been circulated in full to Members but, in brief, the main objections relate to:
- Unacceptable design which is not subservient and harmful to the character of the existing property and wider conservation area.
 - Impact on neighbouring amenity, primarily a loss of privacy and unacceptable level of noise and disturbance.

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations for this application are the impact of the works on the existing building and wider conservation area, together with the potential impact on neighbouring amenity.

6.3 The site and its context

6.4 The application site lies within the Tivoli character area of the central conservation area. Unlike other character areas, Tivoli has a uniformity of houses which provides a unique and distinctive character. The historic maps show the application site and Oakfield Street as a whole to have been constructed by 1902. The character appraisal states how *“Tivoli is clearly visible in plan form as a compact grid of terraced houses”*. Although the site is semi-detached, it clearly forms part of this dense and compact character.

6.5 Design and layout

6.6 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”*.

6.7 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.’*

6.8 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”*.

6.9 The proposed single storey extension would extend beyond the rear elevation of the existing two storey rear wing by approximately 3.5m and measure approximately 4.7m in width. The extension will be constructed from blockwork with a painted render finish, and aluminium bi-fold doors to the side (north) and rear (east) elevations. The extension will have a flat roof finish which has an overall height of approximately 3.1m.

- 6.10** The proposed extension is considered to be subservient to the existing building and will play a supporting role. The National Planning Policy Framework (NPPF) states in paragraph 130 that “*where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development*”. A relatively modern design approach has been taken but this will not be to the detriment of the existing building or the wider conservation area. The application has been informally discussed with a conservation officer who is satisfied that the impact on the public realm is minimal.
- 6.11** The proposed single storey extension is deemed to accord with JCS Policy SD4 and Local Plan Policy CP7, as well as design advice contained within the SPD and NPPF.
- 6.12 Impact on neighbouring property**
- 6.13** The JCS stipulates in Policy SD14 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.
- 6.14** Two letters of objections have been received from adjoining neighbours and the concerns raised are noted in section 5.2 above. The concerns relating to the design aspect of the application have been discussed as part of the ‘Design and Layout’ section above. As well as the application site the neighbouring property 1 Oakfield Street was also visited. Planning permission was granted for a single storey extension to no. 1 in 2017 (ref: 17/00790/FUL) and this has also been considered when determining this application.
- 6.15** Concerns over an unacceptable level of noise and disturbance have also been raised. This is primarily due to two sets of bi-fold doors being proposed, one of which faces towards and is in close proximity to the boundary of 1 Oakfield Street. It is acknowledged that this is perhaps an unusual arrangement as bi-fold doors tend to be positioned opening onto a larger area of amenity space. However, it is not considered that this will result in an unacceptable level of noise or disturbance compared to what would be the case if a standard window or door were in this position.
- 6.16** The proposal passes the standard daylight test and is not considered to have any significant overbearing on neighbouring properties. The levels of overlooking from this single storey extension would not cause an unacceptable loss of privacy in what is already a built up and tightly compacted urban area.
- 6.17** Based on the above, the proposal would appear to be in accordance with Policy SD4 of the JCS and Local Plan Policy CP4.

7. CONCLUSION AND RECOMMENDATION

- 7.1** In conclusion, the application is considered to be in accordance with the policy requirements of the JCS, the Cheltenham Local Plan and advice contained within the SPD and the NPPF. The recommendation is therefore to approve this application subject to the conditions below.

8. CONDITIONS

- 1 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.