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

## **Update to Officer Report**

*(October report attached as Appendix 1)*

### **1. OFFICER COMMENTS**

- 1.1. Members voted to defer a decision on this application at the October committee due to reservations they had with the scheme and allow an opportunity for discussions to be held. This report should be read in conjunction with the previous officer report which is appended to this report.
- 1.2. The overall design and form of the extension has not changed however the applicant has revised the scheme so the bi-fold doors to the side elevation will be replaced with non-opening glazing. A condition has been included to ensure this glazing will be fixed shut.
- 1.3. Whilst this does not overcome the concerns raised by the adjoining neighbour, who has objected to this revision, it is officer's opinion that the amendment to the original scheme is acceptable. This would avoid potential noise disturbance caused by doors being fully open and would in effect be a large window, having the same level of impact which a conservatory would for example. The extension is not considered to cause an unacceptable level of overlooking nor will it be overbearing or oppressive. It would appear therefore to be in accordance with JCS Policy SD14 and Local Plan Policy CP4.

### **2. CONCLUSION AND RECOMMENDATION**

- 2.1 The officer recommendation is still to permit planning permission as the proposal is considered to accord with relevant local and national policies. The following conditions are suggested if permission were to be granted.

### **3. 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.
- 2 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the proposed glazing shown to the side (north) elevation shall be fixed shut and non-opening at all times.

Reason: To safeguard the amenities of adjacent properties, having regard to saved policy CP4 of the Cheltenham Borough Local Plan (2006) and adopted policy SD14 of the Joint Core Strategy (2017).

#### 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.