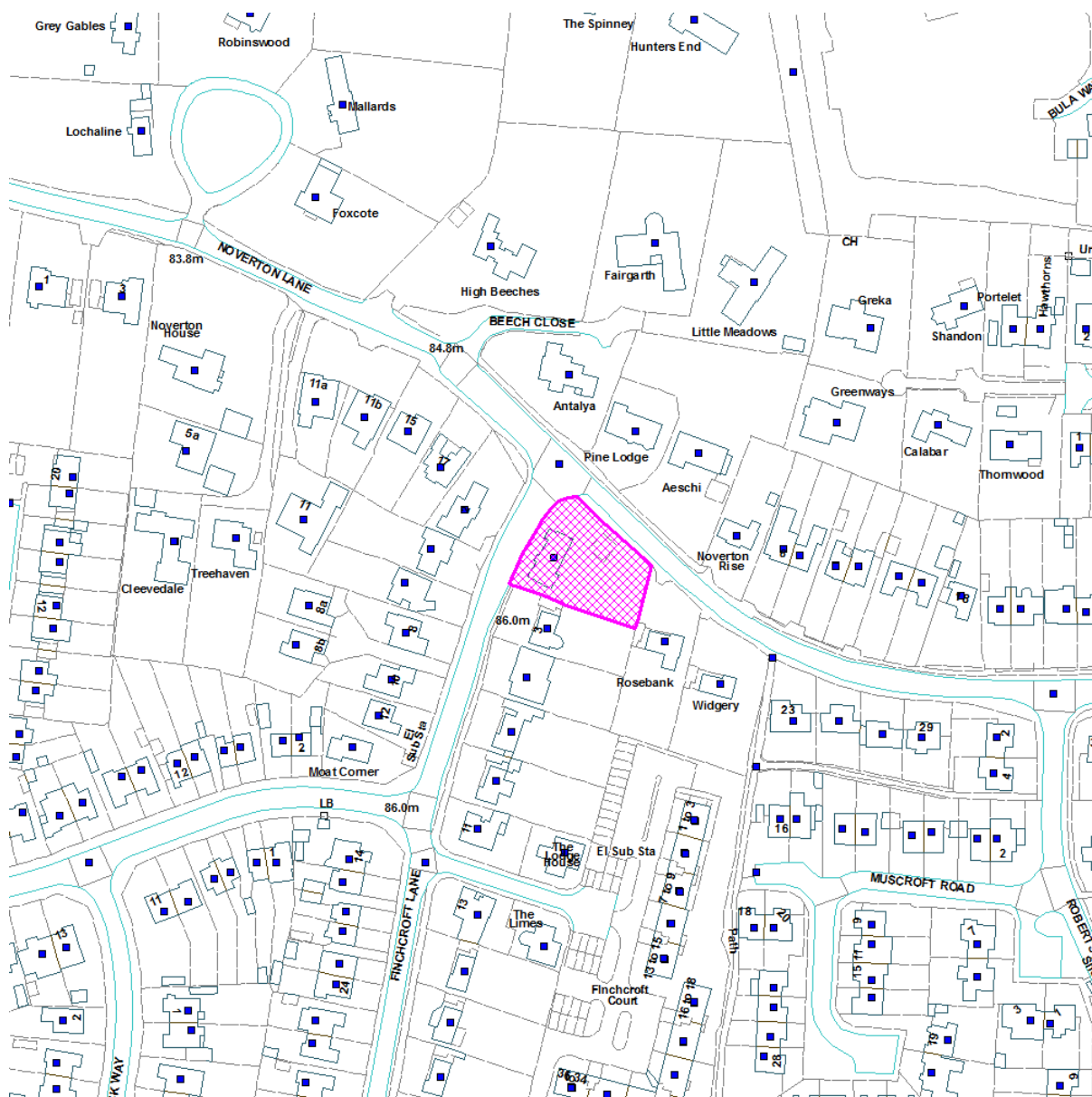


| | | | |
|-----------------------------------|-------------------------------------|------------------------------------|--|
| APPLICATION NO: 18/01962/FUL | | OFFICER: Mr Ben Hawkes | |
| DATE REGISTERED: 1st October 2018 | | DATE OF EXPIRY: 26th November 2018 | |
| DATE VALIDATED: 1st October 2018 | | DATE OF SITE VISIT: | |
| WARD: Prestbury | | PARISH: Prestbury | |
| APPLICANT: | Mr And Mrs Simpson-Daniel | | |
| AGENT: | SF Planning Limited | | |
| LOCATION: | 1 Finchcroft Lane, Cheltenham | | |
| PROPOSAL: | Rear extension to existing dwelling | | |

RECOMMENDATION: Refuse



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a detached property located within a residential area on the corner of Finchcroft Lane and Noverton Lane.
- 1.2 The applicant is seeking planning permission for two storey additions to the elevation fronting Finchcroft Lane.
- 1.3 The application is at planning committee at the request of Councillor Payne who considers that the proposal will add character to an otherwise bland exterior.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m

Relevant Planning History:

14/00361/CLPUD 4th September 2014 WDN

Proposed dropped kerb and new vehicular access

14/01554/CLPUD 6th October 2014 CERTPU

Proposed dropped kerb and permeable hardstanding

18/01472/FUL 13th September 2018 PER

Single storey and two storey extensions and replacement windows

3. POLICIES AND GUIDANCE

Saved Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

Adopted Joint Core Strategy Policies

SD4 Design Requirements

SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

17th October 2018

Report available to view on line.

Severn Trent Water Ltd

23rd October 2018

Thank you for the opportunity to comment on this planning application. Please find our response noted below:

With Reference to the above planning application the company's observations regarding sewerage are as follows.

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Parish Council

16th October 2018

No objection.

5. PUBLICITY AND REPRESENTATIONS

| | |
|-------------------------|----------|
| Number of letters sent | 6 |
| Total comments received | 3 |
| Number of objections | 0 |
| Number of supporting | 2 |
| General comment | 1 |

- 5.1** 6 letters were sent to neighbouring properties, 3 letters of representation have been received who are in support of the application. The reasons have been summarised but are not limited to:

- Modernisation of the existing building is an improvement
- No adverse impact on the street scene
- Design in keeping with existing

6. OFFICER COMMENTS**6.1 Determining Issues**

- 6.2** The main considerations in relation to this application are the principle of the works, the design and impact on neighbouring amenity.

6.3 History

- 6.4** The proposal seeking consent within this application was originally submitted in a recently determined application on this site (18/01472/FUL). However, following negotiations with

the applicant the first floor elements above the proposed new dining room and cloakroom were removed from the scheme, permission was subsequently granted for a single storey addition in this location along with a further first floor addition which extended an existing gable. As the first floor extension to the existing gable has already been granted permission, this report is considering the addition of the two storey gable additions to the central part of the property facing onto Finchcroft Lane.

6.5 The site and its context

- 6.6** The existing building is a large detached property set in a generous plot and located on the corner of Finchcroft lane and Noverton Lane. The existing building is very much a standalone property in terms of its size, design and its position within the plot.
- 6.7** Officers note that the proposed development description reads as a 'Rear extension to existing dwelling', however officers have questioned whether this accurately reflects the proposal. In officers opinion the elevation that fronts on to Finchcroft Lane reads as the front elevation of the property. It currently hosts a pedestrian access point onto Finchcroft Lane, a front door and the address of the property also suggests that this could be the front of the property. Regardless of whether the proposal is a front or rear extension the considerations are the same in terms of design, street scene and impact on neighbours. The officer comments below have considered the proposal.

6.8 Design and layout

- 6.9** The site has a very prominent corner plot position within the street scene and the existing building whilst sat in a generous plot is the closest property to the highway than any of the neighbouring properties further down Finchcroft Lane.
- 6.10** The proposed gable fronted extensions to the property appear as an over complicated design that conflicts with the design and character of the existing building. Officers do not consider that the proposed extensions would appear suitably subservient to the existing building and would in fact dominate this elevation of the property.
- 6.11** As proposed there would be a gap of less than 1 metre between the boundary onto Finchcroft Lane and the proposed new two storey additions. Development of this scale and form at the entrance to Finchcroft Lane is considered to have an unacceptable impact on the character of the street scene.
- 6.12** Officers do not consider the proposal to be compliant with local plan policy CP7, adopted JCS policy SD4 or advice contained within the Council's adopted SPD 'Residential alterations and extensions' or guidance set out within the NPPF.

6.13 Impact on neighbouring property

- 6.14** Given the location of the proposed development and its relationship with neighbouring land users, it is not considered that the proposed development would result in any unacceptable loss of light or loss of privacy to any neighbouring land user.
- 6.15** The proposal is therefore considered to be compliant with local plan policy CP4, adopted JCS policy SD14 and advice contained within the NPPF.

7. CONCLUSION AND RECOMMENDATION

- 7.1** Having considered all of the above, officer's consider the proposal is contrary to policy CP7 of the Cheltenham Borough Local Plan (Adopted 2006), policy SD4 of the adopted

JCS and advice contained within the Council's adopted SPD 'Residential alterations and extensions' and guidance set out within the NPPF.

7.2 Officer recommendation is that planning permission should be refused.

8. REFUSAL REASONS

- 1 The extension by reason of its scale, form and position is considered to be an unacceptable and jarring design that would result in a harmful impact upon the character of the existing building and would detract from the character of the area.

Accordingly, the proposal is contrary to policy CP7 of the Cheltenham Borough Local Plan (Adopted 2006), policy SD4 of the adopted JCS and advice contained within the Council's adopted SPD's on 'Residential alterations and extensions' and guidance set out within the NPPF.

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 authority cannot provide a solution that will overcome the the concerns regardign design and impact on the street scene;

As a consequence, the proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.