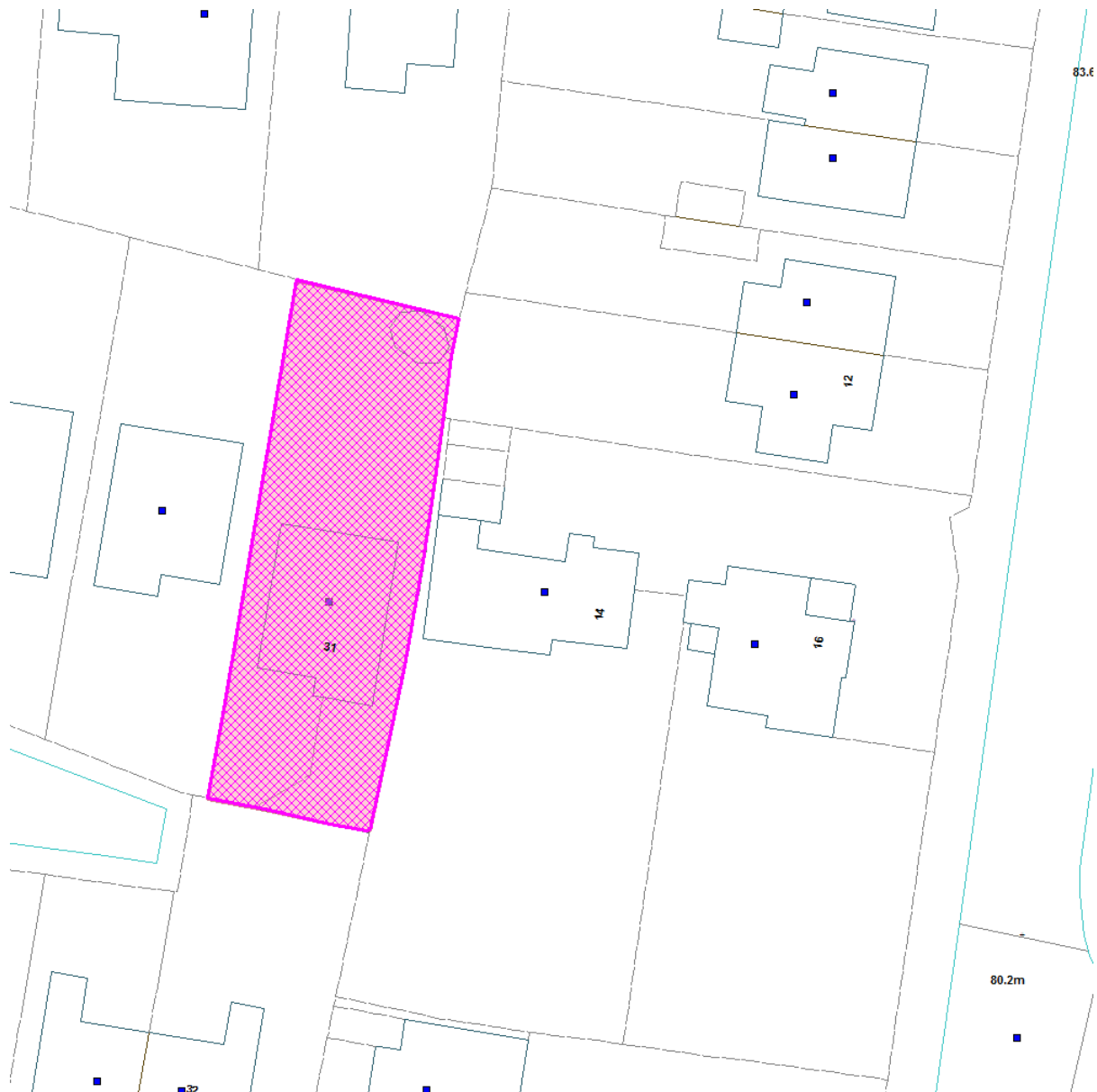


APPLICATION NO: 18/02055/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 10th October 2018		DATE OF EXPIRY: 5th December 2018	
DATE VALIDATED: 10th October 2018		DATE OF SITE VISIT: 11th October 2018	
WARD: Charlton Kings		PARISH: Charlton Kings	
APPLICANT:	Ms Anna Blackwell		
AGENT:	Aj Architects Ltd		
LOCATION:	31 Copt Elm Close, Charlton Kings, Cheltenham		
PROPOSAL:	Proposed two storey front extension and loft conversion with front and rear dormers		

RECOMMENDATION: Permit



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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 Copt Elm Close.
- 1.2 The applicant is seeking planning permission for the erection of a two storey front extension and loft conversion with front and rear dormer windows.
- 1.3 The application is at planning committee at the request of Councillor McCloskey, who wishes members to view and consider the impact of this proposed development from the neighbouring property of number 14 Copt Elm Road.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Smoke Control Order

Relevant Planning History:

None

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

Parish Council

19th October 201

No objection.

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

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

5.1 6 letters were sent to neighbouring properties, one letter of objection has been received from the neighbouring property of 14 Copt Elm Road. The reasons for their objection are summarised but are not limited to:

- Incorrect site and block plan
- Impact on amenity – loss of light/over bearing/loss of privacy
- Visual impact

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations of this application are the principle of the works, the design and impact on neighbouring amenity.

6.3 The site and its context

6.4 The existing building provides living accommodation on one level, however due to the topography of the area the property is built on a sloping site, therefore the accommodation is in effect at first floor. The living accommodation sits above a garage and the front door is accessed via a number of steps.

6.5 The property sits at the end of a row of similar style and design of properties in Copt Elm Close, these are constructed in red brick and concrete roof tiles. Immediately to the east of the site is the neighbouring property of 14 Copt Elm Close, which is a large, detached and rendered property with differing land levels to that of the application site.

6.6 Design and layout

6.7 The proposal includes the addition of a two storey gable extension to the front which sits over an existing flat roof section of the existing garage. In addition, dormer windows to the

front and rear elevation of the existing roof slope are proposed to facilitate a loft conversion.

- 6.8** Officers raised initial concerns regarding the design and form of the proposed works, specifically relating to the amount of glazing to the front of the new extension and the position, size and design of the dormer windows. Revised plans were requested and later received, these show the amount of glazing reduced in the new extension and the size design and position of the dormers altered.
- 6.9** The properties of numbers 26 – 30 Copt Elm Close are all of a similar style and design, the application site itself is in a relatively discreet location being the end property in the corner of the close.
- 6.10** The proposed front extension and dormer windows are considered to be suitably subservient additions to the property and appropriately designed to add interest to a property that would otherwise be lacking in any architectural features.
- 6.11** The proposed materials are facing brick work and concrete roof tiles to match the existing building with the addition of render. These proposed materials are considered to be appropriate in this location and for the design being sought.
- 6.12** Officers acknowledge that the proposed additions will alter the overall design and appearance of the property, this change is however not considered to result in any unacceptable harm to the design or character of the surroundings.
- 6.13** The proposal is considered to be compliant with the requirements of the local plan policy CP7, adopted JCS policy SD4 and the Supplementary Planning Document – Residential Alterations and Extensions (adopted 2008).
- 6.14 Impact on neighbouring property**
- 6.15** Officers have duly noted the concerns raised by the neighbours at 14 Copt Elm Road regarding the impact of the proposal on their property and a site visit to this neighbouring property has been carried out. The visit allowed officers to understand the difference in land levels between the application site and this neighbouring site and to fully consider the impact of the proposed development.
- 6.16** The proposed extension to the front of the application does not fail the light test to any habitable room of the neighbouring property. Whilst there will be an impact on light to the terrace area, this is not afforded any formal protection in terms of light. Officers have noted that the existing vegetation on the boundary between the application site and this neighbouring property is of a considerable height and therefore already has an impact on light to the western part of this terrace area.
- 6.17** Officers accept that the proposal will be visible from this neighbouring site, however given the size of the plot on which this neighbouring property sits and the property's orientation which is south facing, it is not considered that the proposal would have an unacceptable overbearing impact or unacceptable loss of light that would warrant the refusal of planning permission.
- 6.18** Officers have noted the addition of two new first floor side elevation windows, in the revised plan these have been annotated as obscurely glazed and non-opening. A condition of this nature has been suggested. All other first floor windows are facing to the front or rear of the site and do not result in any unacceptable loss of privacy. In addition, the amount of glazing in the proposed front extension has been reduced in the revised plan.

6.19 The proposal is considered to be compliant with Local Plan policy CP4 and adopted JCS policy SD14 which requires development to protect the existing amenity of neighbouring land users and the locality.

6.20 Other considerations

6.21 Officers acknowledged the inaccuracy of the site and block plan submitted and these have since been updated, these plans now accurately show the relationship between the application site and the neighbouring properties.

7. CONCLUSION AND RECOMMENDATION

7.1 Having considered all of the above, officers consider the proposed development to be compliant with the requirements of the local plan policy CP4, CP7, adopted JCS policy SD4, SD14 and the Supplementary Planning Document – Residential Alterations and Extensions (adopted 2008).

7.2 Officer recommendation is to permit the application subject to the conditions set out below:

8. CONDITIONS / INFORMATIVES

- 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.

- 3 All external facing brickwork and roofing materials shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to saved policy CP7 of the Cheltenham Borough Local Plan (2006) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 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 new first floor side elevation windows to serve bedroom 2 and bedroom 3; shall at all times be non-opening and glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

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, the authority sought revisions to the design;

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.