

APPLICATION NO: 18/02137/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 1st November 2018		DATE OF EXPIRY: 27th December 2018
DATE VALIDATED: 1st November 2018		DATE OF SITE VISIT: 9th November 2018
WARD: Prestbury		PARISH: Prestbury
APPLICANT:	Mr Ricky Leach	
AGENT:	Indeluxe Windows Ltd	
LOCATION:	3 Harvest Street, Cheltenham	
PROPOSAL:	Conversion of garage to utility and dining area, Installation of upvc door to side of property, erection of flat roof Orangery with roof lantern to rear of property.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a semi-detached property which forms part of the Starvehall Farm development, the building is currently under construction and located on Harvest Street.
- 1.2 The applicant is seeking planning permission for the erection of a single storey rear extension, installation of a door into the side elevation and the conversion of the integral garage into habitable space.
- 1.3 The application is at committee due to a Parish Council Objection, the Parish Council object to the replacement of the garage door to a window due to its impact on the street scene of the new housing estate.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Relevant Planning History:

10/01243/OUT 12th January 2015 PER

Outline planning application for the development of the site to provide up to 300 houses and apartments, an extra care facility of up to 50 beds, associated public open space, circulation with road access via New Barn Lane and Prestbury Road. With the exclusion of the road design all other matters are reserved for future consideration but all such elements to be subject to the design code.

15/01794/REM 1st April 2016 APREM

As defined in the conditions attached to Outline permission: Layout, scale and appearance of buildings, landscaping and highways

Arrangements for car parking, drainage, planting, building materials, hard surfacing materials, design, materials, colour and finish of proposed external windows and doors, boundary treatment details, refuse, recycling and secure cycle storage facility details, soft landscape works details

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 Neighbouring Amenity

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council

13th November 2018

Objection. The replacement of the garage door for a window has a major impact on the street scene of a new estate.

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 2 letters were sent to neighbouring properties, no letters of representation have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

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

6.3 Design

- 6.4 The proposed single storey rear extension is a relatively small scale flat roof extension that will sit comfortably within the plot and will read clearly as a subservient addition to the property. The design of the extension is appropriate for an addition to this modern property and the proposed materials are to match which is wholly appropriate and acceptable.

- 6.5 The insertion of a new door in the side elevation is acceptable and will match all other openings in the property.

- 6.6 Officers duly note the concerns raised by the Parish Council with regard to the impact on the street scene as a result of the proposal to replace the garage door with a window. Officers appreciate that this development is new and is still under construction and that changes to any of these properties would have an impact on the overall design and appearance of the street scene.

- 6.7 Officers are disappointed that changes to the front of this new build property are being proposed and have discussed the proposal in more detail with the applicant's agent. Whilst the applicant still seeks to convert the garage to habitable space they have submitted a revised plan showing an amended design for the window.

- 6.8 The amended design shows a window that would match the other openings in the property in terms of its design, proportions and material. The application site and attached neighbouring property have differing designs and therefore already appear different in the street scene. Whilst officers appreciate this building would not exactly match others of this style in the locality, officers do not feel that the proposed change which is considered to be relatively minor would result in any unacceptable harm to the

design of the property or result in an unacceptable impact on the character of the street scene.

6.9 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).

6.10 Impact on neighbouring property

6.11 The proposed works are not considered to result in any unacceptable impact on neighbouring amenity in terms of a loss of light or loss of privacy. In addition, no letters of objection have been received in response to the neighbour consultation process. However, officers have noted that the immediate properties are still under construction and are therefore not currently occupied.

6.12 The proposal is therefore 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.

7. CONCLUSION AND RECOMMENDATION

7.1 Having considered all of the above, 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 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).

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.