

APPLICATION NO: 18/02297/FUL		OFFICER: Mr Joe Seymour
DATE REGISTERED: 13th November 2018		DATE OF EXPIRY: 8th January 2019
DATE VALIDATED: 13th November 2018		DATE OF SITE VISIT: 16th November 2018
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	Mrs A Freeman	
AGENT:	Paul Rogers	
LOCATION:	59 Cirencester Road, Charlton Kings, Cheltenham	
PROPOSAL:	Replacement dwelling	

Officer Report Update

- 1.1. The applicant's agent has submitted an additional supporting statement which is attached separately.
- 1.2. Condition 5, which requested window details, has been omitted because the applicant's agent has provided additional section drawings for the windows. This satisfies this condition prior to determination and therefore it is no longer required.
- 1.3. Condition 3 removed permitted development rights for extensions, garages, sheds, outbuildings, walls, fences or other built structures of any kind. Following consultation with the applicant's agent it is agreed that removing permitted development rights for further extensions to an enlarged replacement dwelling is justified, but precluding outbuildings and enclosures is onerous. The new condition reads as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no extensions shall be added to the dwelling hereby permitted without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area, having regard to Policies CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).