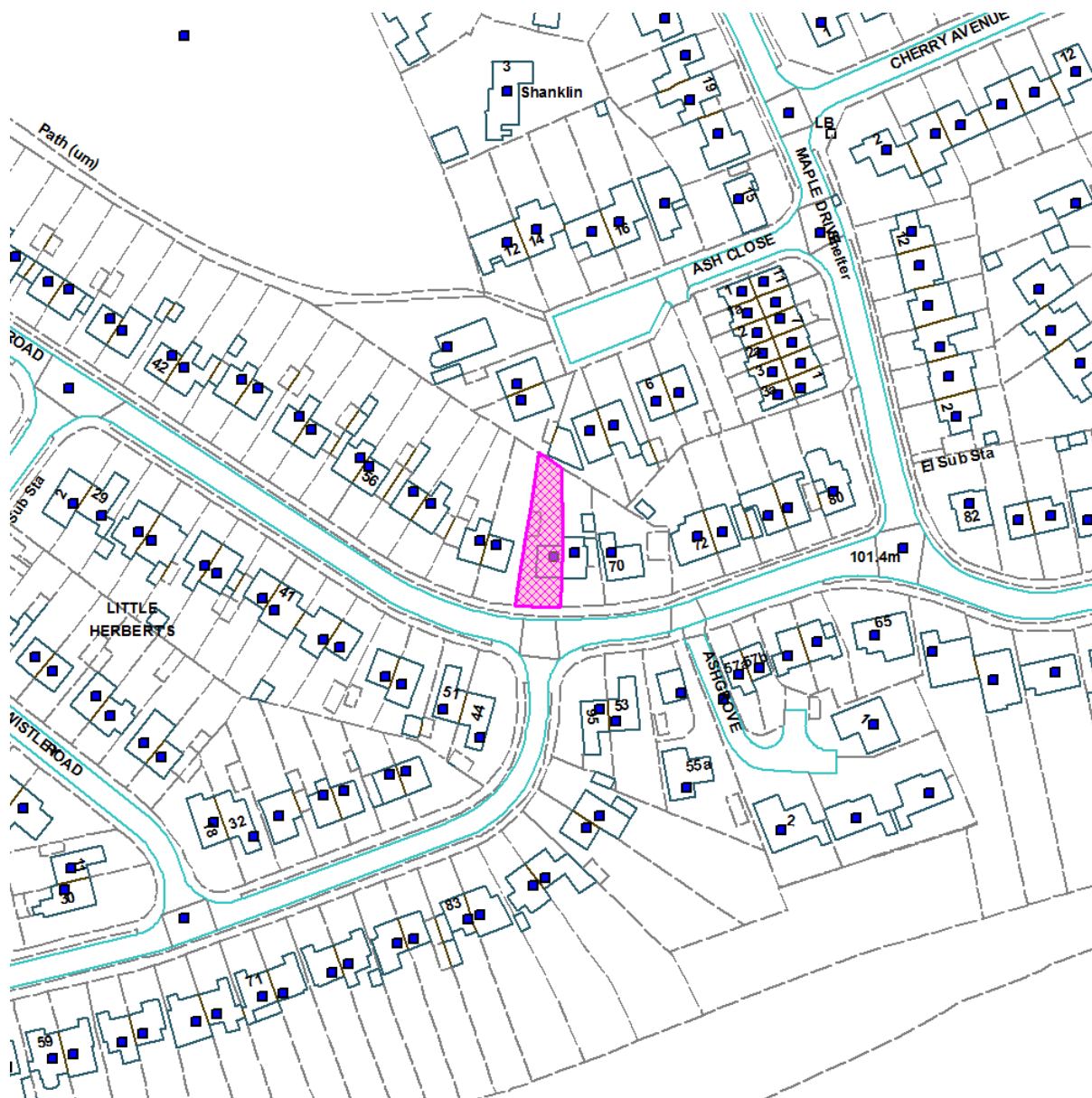


<b>APPLICATION NO:</b> 19/00056/FUL		<b>OFFICER:</b> Mr Ben Hawkes
<b>DATE REGISTERED:</b> 15th January 2019		<b>DATE OF EXPIRY:</b> 12th March 2019
<b>DATE VALIDATED:</b> 15th January 2019		<b>DATE OF SITE VISIT:</b> 16th January 2019
<b>WARD:</b> Charlton Kings		<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	Mr Matthew Harber	
<b>AGENT:</b>	n/a	
<b>LOCATION:</b>	66 Beeches Road, Charlton Kings, Cheltenham	
<b>PROPOSAL:</b>	Double storey extension to the side of the property and a single storey extension to the rear of the property. Existing single garage in garden to be demolished to allow for the proposed works.	

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a semi-detached property located within a residential area on Beeches Road.
- 1.2 The applicant is seeking planning permission for the erection of a two storey side extension and single storey rear extension following the demolition of an existing detached garage.
- 1.3 For transparency, the application is at planning committee as the applicant's wife works for the council within the Place and Growth Division.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Airport safeguarding over 15m  
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

### **Building Control**

*17th January 2019*

The proposed works require Building Regulations approval. For further information, visit the Cheltenham Borough Council website

### **Gloucestershire Centre For Environmental Records**

*23rd January 2019*

Report available.

No objection

## **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>7</b>
Total comments received	<b>0</b>
Number of objections	<b>0</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

- 5.1 7 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 design and impact on neighbouring amenity.

### **6.3 The site and its context**

- 6.4 The application site is red brick semi-detached property on Beeches Road, located near to the junction with Ravensgate Road. There is a clear pattern of development on this part of Beeches Road which is characterised by pairs of semi-detached properties, it is noted that many properties have been extended with various single and two storey side and rear additions.

### **6.5 Design**

- 6.6 The proposed works include the addition of a two storey side extension and single storey rear extension. The two storey side extension takes a traditional form, includes a pitched roof and is set back from the front elevation of the property by approximately 1 metre. The front facing materials are red brick and concrete roof tiles to match the existing building. The proposed single storey rear extension has a more contemporary design and includes a flat roof, overhanging roof detail and use of render to finish.
- 6.7 The principle of a two storey side extension and single storey rear extension in the proposed location is considered to be acceptable. The extensions will sit comfortably within the plot and will read clearly as subservient additions to the existing building.
- 6.8 The design of the side extension is in keeping with the design and character of the existing building and is typical of what you would expect in this location. This extension will sit comfortably as an addition to the property and will not result in any unacceptable harm to the character of the street scene.
- 6.9 Whilst the rear extension is not directly in keeping with the design of the existing building, it is a relatively modest single storey addition that will not be acknowledged from the public realm. A modern addition in this location is not considered to result in any unacceptable harm to the design of the existing building or its surroundings and is therefore considered to be acceptable.

6.10 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).

**6.11 Impact on neighbouring amenity**

6.12 Officers have duly noted a number of openings located in the side elevation of number 64 Beeches Road, these windows face towards the proposed development. These openings include a ground floor window serving a hall way, a door serving the kitchen and two first floor windows that serve a landing and bathroom. The only light source serving a habitable room and therefore afforded protection in terms of light is the door into the kitchen. Whilst light to this door may be affected by the development, this is a secondary light source, a further window in the rear elevation serves this same room and will not be affected by the proposal. The proposed two storey side extension is therefore not considered to result in any unacceptable loss of light.

6.13 The upper floor windows in the proposed side extension are located in the front and rear elevations and therefore will not result in any loss of privacy to neighbouring land users. A sky light is proposed in the roof to serve the central hallway and due to its high level position is acceptable.

6.14 The proposed single storey rear extension will run adjacent to the attached neighbours existing single storey rear extension. Whilst the proposal has a greater depth and will extend beyond the neighbours existing extension it does not fail the light test. Bi-folding doors to the rear and high level windows to the side are not considered to result in any unacceptable loss of privacy to any neighbouring land user.

6.15 In addition, no letters of objection have been received from any neighbouring land user as a result of the consultation process.

6.16 The proposal is considered to 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.

**6.17 Environmental Impact**

6.18 Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed small scale development will have any impact on these species.

## **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 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).

## **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.