

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1** The application site comprises of a two storey, detached dwelling with rendered and timber clad facing walls under a clay, tiled pitched roof. The property is located within the Central Conservation Area (The Park Character Area) and occupies a large and wide plot, with mature trees along the front boundary. The building is unlisted but is a late Arts and Crafts derivative style dwelling with characteristic timber clad, pitched roof gable projections to the front and rear and steel framed painted windows and doors. There are a small number of similar style dwellings adjacent to and on the west side of Painswick Road. No 99 Painswick Road is identified as a positive building within the Townscape Analysis Map of the Park Character Area Appraisal and Management Plan.
- 1.2** The applicant proposes the erection of two and single storey side and rear extensions and various minor external alterations to the existing building.
- 1.3** This application follows the withdrawal earlier in 2019 of two previous planning proposals for the site; various single, first floor and two storey extensions with extensive internal and external alterations including alterations to roof (ref 18/0237/FUL) and the erection of a new dwelling (three storeys over basement) adjacent to the existing house (ref 18/02038/FUL). During the course of determining these applications (which were considered concurrently), officers raised a number of significant concerns in relation to both. The overtly contemporary and radical approach taken to the remodelling of the existing dwelling was considered not to respect or complement the Arts and Craft character of the existing building and its surroundings resulting in harm to the character and appearance of the Conservation Area. The principle and suitability of the plot for subdivision in order to create a new dwelling was also considered unacceptable. In addition, there was significant concern regarding the design, layout, scale and appearance of the proposed new dwelling and its impact on both the street scene and amenities of occupiers of neighbouring properties; the cumulative impacts of both the new dwelling and remodelled and extended existing dwelling exacerbating these concerns.
- 1.4** The current application seeks to address all concerns previously raised and a fresh approach has been taken to the development opportunities for the site. The proposals are limited to extending the existing dwelling but retaining its original form and Arts and Craft character. However, the applicant recognises the generous width and size of plot which is capable of accommodating a more substantial extension.
- 1.5** The applicant has engaged fully with officers and various pre-application discussions took place prior to submitting the revised application; the proposals considered responsive to the advice given.
- 1.6** The scheme has undergone some minor revisions during the course of the application; a first floor rear balcony and new vehicular access removed.
- 1.7** This application has been referred to the Planning Committee at the request of Councillor Dilys Barrell. The reasons given for the referral are an inappropriate modern style of building proposed with no precedent in this conservation Character Area; loss of green aspect and the effect on the street scene in the conservation area which would blot out the view of the garden and trees; loss of an attractive period garage.
- 1.8** Members will have an opportunity to visit the site on Planning View.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Non Contact Residents Association

Relevant Planning History:

18/02037/FUL 20th December 2018 WDN

Various single, first floor and two storey extensions with internal and external alterations including alterations to roof.

18/02038/FUL 20th December 2018 WDN

Erection of new dwelling (three storeys over basement) adjacent to existing house

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 8 Promoting healthy and safe communities
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design
BE 1 Open space in conservation areas
BE 5 Boundary enclosures in conservation areas
BE 7 Parking on forecourts or front gardens in conservation areas
GE 2 Private green space
GE 5 Protection and replacement of trees
GE 6 Trees and development

Adopted Joint Core Strategy Policies

SD4 Design Requirements
SD8 Historic Environment
SD14 Health and Environmental Quality
INF3 Green Infrastructure

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)
Residential Alterations and Extensions (2008)
Central conservation area: The Park Character Area and Management Plan (July 2008)

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

8th March 2019

Biodiversity Report received.

Building Control
25th February 2019

The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury borough council on 01242 264321 for further information.

Trees Officer
11th March 2019

Given the previous request for tree related information on 18/02038/FUL, it is disappointing that there is still little/no accurate tree related information pertaining to this application.

Whilst it may be possible to build the proposed construction with no significant impact on existing trees, this is not necessarily the case with the spruce (marked as a birch) on the border within the adjacent garden. It may be that this tree's significant roots will need to be pruned and/or the canopy pruned back.

As per BS5837 (2012) please could a

- 1) Tree Protection Plan
- 2) Tree Removal and Replacement Plan
- 3) Arboricultural Impact Assessment

be submitted and approved as a part of this application.

28th March 2019

Following submission of A Hope arb report, the CBC Tree Section does not object to this application.

Paragraph 5.1.1 states T1 (Plane) is to be removed as a part of this application. However T1 is liquidambar, not a plane but nevertheless, it is T2 (rowan) which requires removal (5.1.1) , not T1-it is presumed this is a typo.

Providing a suitable Method Statement addressing all items as discussed within Paragraph 8 and para 7.3 of this report is submitted and agreed and details new tree planting to mitigate for the loss of T2 is also submitted, the CBC Tree section does not object to this application.

Conservation and Heritage
2nd April 2019

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that "In considering whether to grant listed building consent for any works the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

A core principle of the National Planning Policy Framework 2019 (NPPF) is heritage assets should be conserved in a manner appropriate to their significance. Chapter 16, paragraph 192 of the NPPF requires local planning authority to identify and assess the particular significance of any heritage asset... taking into account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraphs 193-196 set out the framework for decision making in applications relating to heritage assets and this assessment takes account of the relevant considerations in these

paragraphs. Paragraph 193 of the NPPF states, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

99 Painswick Road is an unlisted building within the Central Conservation Area: The Park Character Area. It is identified as a positive building within the Townscape Analysis Map of the Park Character Area, within The Park Character Area Appraisal and Management Plan.

99 Painswick Road is a late Arts and Crafts derivative style dwelling in an area where there are a small number of similar such dwellings. The wider surrounding area is characterised by distinct periods of development including, Regency, Victorian and early, mid and some late 20th century. Most of the dwellings in this part of Painswick Road are detached with notable front gardens.

The proposed contemporary character of the extension is supported. It is considered to not be out of keeping with its context, which as stated has a diverse character. The proposed extension has a contemporary appearance, softened through the use of sympathetic Arts and Crafts style detailing found on the host dwelling and dwellings within the immediate surrounding area. The extension would be read as part of the continued evolution of development evident within the existing streetscene.

Concerning the scale and massing of the proposed extension, while large the site is unusually wide and can easily accommodate it without detriment to the characteristic openness between dwellings found in this part of Painswick Road. It is considered the contemporary appearance of the extension and its glazed link with the host dwelling will result in it being read as a distinct element with this 'separateness' giving visual interest to the site, helping to break up the appearance of the proposed scale and massing.

Having regard to the above, the proposed works are considered to sustain, and therefore do no material harm to, the affected designated heritage asset and therefore, having due regard to Chapter 16 of the National Planning Policy Framework, Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 and Policy SD8 of the Joint Core Strategy 2017 consent should be approved subject to conditions. It is advised the following conditions or similar such conditions be attached to any approval:

Design details

The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

- a) Facing materials
- b) Roof materials
- c) Windows and external doors including sills, heads and reveals and any glazing systems, rooflights, etc
- d) Rainwater goods
- e) Eaves, parapets, soffits, bargeboards, other joinery work
- f) Chimney stacks
- g) Vent, flues, other external paraphernalia

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006), section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy framework and Historic Environment Good Practice Advice (note 2).

No external paraphernalia

Unless shown on the approved plans, n, satellite dishes or other aerals or metre boxes shall be affixed to the ^IN; elevation(s) of the development unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006), section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy framework and Historic Environment Good Practice Advice (note 2).

Hard and soft landscaping scheme

No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence on site unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006), section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy framework and Historic Environment Good Practice Advice (note 2).

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	23
Total comments received	6
Number of objections	6
Number of supporting	0
General comment	0

- 5.1** Letters of notification were sent to 23 neighbouring properties, a site notice displayed and an advertisement placed in the Gloucestershire Echo. A total of 6 representations have been received following the publicity and a summary of the concerns and comments made by local residents is provided as follows:-

- Impact on character and appearance of the Arts and Craft style of the existing building, street scene and Conservation Area

- Contemporary style inappropriate for this site and Conservation Area and proposals would result in an obtrusive and incongruous addition
- Size, scale and mass of proposed extensions and inappropriate choice of materials
- Loss of existing period garage
- Loss of gap in street scene, garden views and street vistas
- Overlooking, loss of privacy to neighbouring properties
- Harm to and loss of trees and erosion of front garden

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The key issues for consideration are the design and scale of the proposed extensions and alterations and their impact upon the architectural integrity of the existing building and character and appearance of the Conservation Area. The potential harm to the amenities of occupiers of neighbouring properties will also need to be considered.

6.3 Design and Layout

6.4 Policy Context

- 6.5** Section 12 of the NPPF sets out that good design is a key aspect to achieving sustainable development and creating better places to live. Similarly, Policy SD4 of the Joint Core Strategy (JCS) requires development to respond positively to and respect the character of the site and its surroundings. This is reiterated in the saved Policy CP7 of Cheltenham's Local Plan which requires development to achieve a high standard of architectural design that complements neighbouring development.

- 6.6** Statutorily, the Council is required, pursuant to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to preserve or enhance the character and appearance of conservation areas. Policy SD8 of the JCS and section 16 of the NPPF also provide guidance with regard to development within the historic environment. Local Authorities are required *to identify and assess the particular significance of any heritage assetstaking into account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*

- 6.7** The Council's Supplementary Planning Document: Residential Alterations and Extensions (SPD) emphasises the importance of later additions achieving subservience in relation to the parent dwelling. The document goes on to state that an extension should not dominate or detract from the original building, but play a supporting role.

- 6.8** The Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham (Adopted June 2009) provides advice on understanding and responding to local character and aims to ensure only developments which respond successfully to the character and quality of the area are permitted. Although the proposals do not involve the erection of a new dwelling, the principles of this guidance can be applied equally to the proposed development.

6.9 Design and Impact on Conservation Area

- 6.10** The proposals consist of a two storey rear gable extension and single storey rear extension plus various minor alterations to the existing building. The existing garage would be replaced by a two and single storey side/rear extension with integral garage and glazed link attached to the main dwelling. The form and integrity of the existing dwelling is retained, including the roof and roof tiles, pitched roof gables, timber boarding and front porch. However, the windows would be replaced and the external render repaired and/or replaced where necessary. Alterations to internal layout, the bay window in the side elevation and the removal of the existing single storey extension to the front elevation are also proposed.
- 6.11** The modest two storey rear extension with first floor balcony is a continuation of the existing rear gable and projects a further 2.5 metres into the garden. The gable roof pitch is unaltered and the timber cladding at first floor is intended to replicate the existing boarding, which is a characteristic feature of this property. The two storey side extension sits alongside the existing northern gable; connected by a double height glazed link which allows better internal circulation between the new and old elements in addition to a secondary front entrance and integral double garage. The pitched roof extension is 7.9 metres in height but the ridge is set below the ridge line of the main dwelling and extends on the right to mimic the lower eaves height of the main roof. The proposed side extension then continues as a flat (sedum) roof, single storey rear addition, extending some 14.5 metres into the garden. This extension would accommodate an open kitchen and family room relocated from the main house.
- 6.12** The Conservation Officer has considered the proposals carefully and is supportive of the contemporary character of the proposed extensions which he considers would not be out of keeping with the context; characterised by distinct periods of development including, regency, Victorian and early, mid and some late 20th century. The contemporary appearance would be softened through the use of sympathetic Arts and Craft style detailing found on the parent dwelling and those of neighbouring properties. The extension would be read as part of the continued evolution of development evident within the existing street scene. There is also evidence of previous infilling and sub-division of wider plots within Painswick Road, the single storey dwelling adjacent to the application site (No 101) being an obvious example.
- 6.13** Turning to the scale and massing of the proposed extensions, it is acknowledged that the two storey side extension, in combination with the glazed link, is more than half the width of the original dwelling and 400 mm lower in height than the main roof. However, this plot is unusually wide and deep with large gaps either side of the house. As such, officers consider that the site can accommodate the proposed extensions without detriment to the characteristic openness between dwellings evident in this part of Painswick Road. Gaps of 3.5 and 3 metres would be retained at the side of the property and a distance of 10 metres would remain between the rear elevation of the single storey extension and the boundary with Nos 7 and 8 Harefield Grove.
- 6.14** The Council's SPD 'Residential Alterations and Extensions' requires extensions to play a supporting role, to read as a subservient addition that should not detract from the character of the existing dwelling. With this in mind, officers consider that the more contemporary appearance of the proposed development and the glazed link providing a visual separation from the parent dwelling would, together, result in the extension reading as a distinct element. Whilst breaking up the mass and scale of the proposed extension, the glazed link also adds visual interest to the resultant building and allows the original form and Arts and Craft character of the building to be left largely intact and unaltered in appearance. Should comparisons be drawn with the previous withdrawn scheme, this is a welcome improvement.

6.15 Similarly, although the single storey rear extension is 14.5 in length, it would not be easily discernible from the street and therefore would have minimal/negligible impact on the character of the street scene and wider conservation area.

6.16 In light of the above, officers conclude that the proposed development is considered to sustain and therefore do no material harm to the conservation area. Having regard to Section 16 of the NPPF, Policies CP7 and BE1 of the Local Plan, Policies SD4 and SD8 of the JCS and Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, the proposals are considered acceptable.

6.17 Impact on neighbouring property

6.18 Section 12 of the NPPF requires development to create places with a high standard of amenity for existing and future users. Saved local plan policy CP4 advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users or the locality; and in assessing impact on amenity, the Council will take account of matters including, but not limited to, loss of privacy, loss of light and outlook. The policy is consistent with adopted JCS policy SD14.

6.19 The Council's SPD 'Residential Alterations and Extensions' sets out that in order to maintain privacy between neighbouring properties there should be a minimum distance of 10.5 metres from any rear first floor rear window to the boundary of the site. Note 3 of Policy CP4 advises that in determining privacy for residents the Council should apply a minimum 21 metre distance between dwellings which face each other where both have clear glazed windows.

6.20 The proposed single storey rear extension would be approximately 10 metres to the rear boundary. Although this distance falls a little short of the required 10.5 metres separation for a two storey structure, the extension would be flat roofed and single storey. The distance from the rear of the proposed two storey extensions to the rear boundary is 19.2 and 24.5 metres and to the rear elevation of Nos 7 and 8 Harefield Grove some 37 and 41.7 metres. As such the potential for overlooking into the rear of properties in Harefield Grove would be minimal and there would be no unacceptable loss of privacy to the occupiers of those properties.

6.21 The proposed single storey rear extension would be between 3.2 and 4 metres to the boundary with No 97 Painswick Road. The two storey side extension would be between 3.6 and 4 metres to the boundary (due to a slight tapering of the northern boundary line) and approximately 7.4 metres to the side elevation of the neighbour's side extension. The proposed first floor rear balcony would be 12.7 metres to the boundary with No 97. Having also taken into account the forward projection of the proposed two storey side extension beyond the rear of neighbour's extension, this degree of separation is considered acceptable and should not result in any significant overlooking, loss of privacy, outlook or overbearing presence. Furthermore, the first floor rear balcony initially proposed for the master bedroom has been removed and the first floor window reduced in width and recessed by 1 metre behind the flank wall and roof overhang.

6.22 To maintain privacy between neighbouring properties, conditions have been added to ensure that any remaining flat roof areas shall not be used as amenity space and no further windows are added to the proposed development, without the prior written consent of the LPA.

6.23 For the reasons outlined above, 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.

6.24 Access and highway issues

6.25 Following the submission of revised drawings, pedestrian and vehicular access to the property remains unaltered; the previously proposed additional vehicular access to create an in/out arrangement has been removed. There would still be ample space for the parking and turning of vehicles on the front driveway/forecourt.

6.26 Other considerations

6.27 Ecology

6.28 Records show that important species have been sighted near the application site in the past; the sightings recorded up to 235 metres from the site. Given the distance from the site and the scale of the proposed development, it is not considered that this development would have any impact on these species.

7. CONCLUSION AND RECOMMENDATION

7.1 Officers consider the proposed development (as revised) a sympathetic and considered approach to extending this property. Although contemporary in style, elements of the Arts and Craft detailing of the existing dwelling and its neighbours have been incorporated successfully into the architectural design of the proposed extensions. As such, the proposed development should not look out of character within the street scene. The glazed link breaks up the scale and mass of the proposed two storey extension and creates a visual separation between the old and new thereby allowing the form and character of the original building to be read.

7.2 The proposed single and two storey extensions and external alterations to the existing building are therefore considered to be in accordance with the relevant policies in terms of achieving an acceptable standard of design, preserving the character and appearance of the conservation area and protecting the amenity of adjoining land users.

7.3 The recommendation is to permit subject to the following conditions; the pre-commencement conditions agreed with the applicant.

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 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

- a) Windows and external doors including sills, heads and reveals and any glazing systems, rooflights, etc

- b) Rainwater goods
- c) Eaves, parapets, soffits, bargeboards, other joinery work
- d) Vent, flues, other external paraphernalia
- e) Balustrades/balcony screening
- f) Garage doors

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006), Policy SD8 of the Joint Core Strategy (adopted 2017), section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the National Planning Policy framework and Historic Environment Good Practice Advice (note 2).

- 4 No external facing or roofing materials shall be applied unless in accordance with:

- a) a written specification of the materials; and/or
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved 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).

- 5 Unless shown on the approved plans, no satellite dishes or other aerials or meter boxes shall be affixed to the front and side (east and north) elevation(s) of the development unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to saved policies CP3 and CP7 of the Cheltenham Borough Local Plan (2006), adopted policies SD4 and SD8 of the Joint Core Strategy (2017), Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Historic Environment Good Practice Advice Note 2.

- 6 Details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To preserve or enhance the character or appearance of the Conservation Area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006), Policy SD8 of the Joint Core Strategy (adopted 2017), section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the

National Planning Policy framework and Historic Environment Good Practice Advice (note 2).

- 7 Prior to the commencement of development (including any works of demolition), a full Method Statement to include all items as per paragraph 8 of the 'Adrian Hope Arb Impact Assessment' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details and recommendations as set out in the approved Method Statement.

Reason: To safeguard the retained/protected trees having regard to saved policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006).

- 8 Prior to the commencement of development (including demolition and site clearance), tree protective fencing to BS 5837:2012 shall be installed, inspected and approved in writing by the Local Planning Authority. The approved protective fencing shall thereafter remain in place until the completion of the construction process.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to saved policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 9 Other than as shown on the approved drawings, the flat roof area/s of the development hereby permitted shall not be used as a balcony, roof garden or other external amenity area at any time. Access to the flat roof/s shall be for maintenance purposes only.

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).

- 10 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 with or without modification), no additional windows, doors and openings shall be formed in the development (extensions) hereby approved; without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy 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 fenestration and boundary treatment in the interests of local amenity.

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