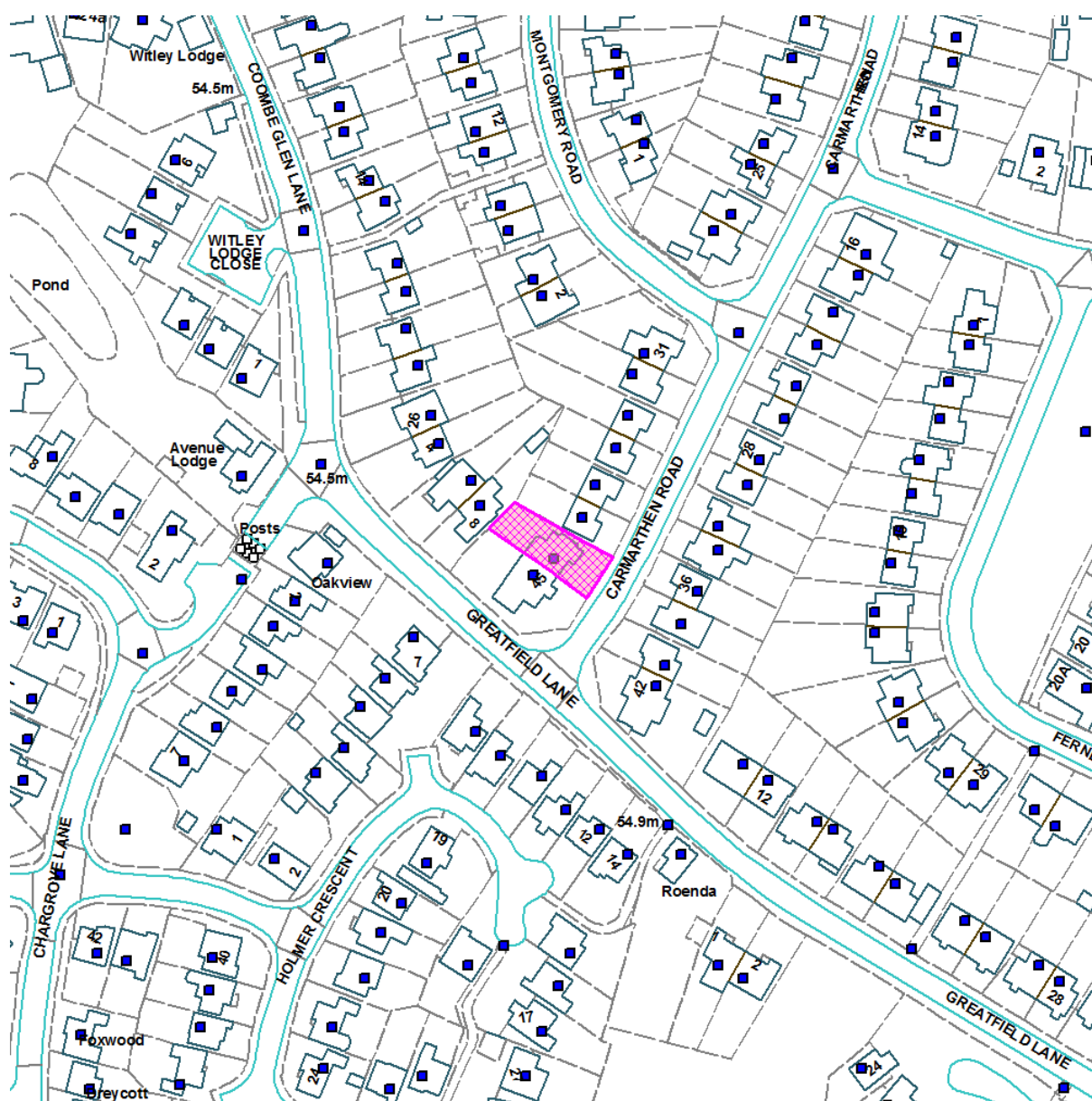


APPLICATION NO: 19/00634/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 30th March 2019		DATE OF EXPIRY: 25th May 2019
DATE VALIDATED: 30th March 2019		DATE OF SITE VISIT: 2nd April 2019
WARD: Up Hatherley		PARISH: Up Hatherley
APPLICANT:	Mr Kelvin Jones	
AGENT:	Agent	
LOCATION:	43 Carmarthen Road Cheltenham Gloucestershire	
PROPOSAL:	Front porch. Single storey rear extension. Loft conversion with rear dormer.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 43 Carmarthen Road. The site is a two storey semi-detached dwelling located on a residential road in Up Hatherley.
- 1.2 The applicant is seeking planning permission for the following works:
- A front porch extension
 - Single storey rear extension
 - Loft conversion with rear dormer
- 1.3 The application is before Members at the request of Cllr McKinlay due to potential impact on neighbouring amenity, specifically a loss of privacy. Members will have the opportunity to view the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 10m

Relevant Planning History:

19/00627/PREAPP 29th March 2019 CLO

Rear extension, porch and loft conversion

94/01081/PF 12th November 1998 PER

Erection Of Single Storey Rear Extension ***Issued Under Delegated Authority 17 Jan 95***

80/00803/PF 23rd May 1980 PER

Extension to existing dwelling to provide an enlarged entrance hall

82/00728/PF 27th July 1982 PER

Alterations and extension to existing dwelling house to provide a utility room and enlarged private car garage with two bedrooms over

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 6 Building a strong, competitive economy

Section 8 Promoting healthy and safe communities

Section 12 Achieving well-designed places

Saved Local Plan Policies

CP 3 Sustainable environment

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)

4. CONSULTATIONS

Parish Council

2nd April 2019 - No objection providing the neighbours are happy but if not then please let us know their reasons and we will reconsider.

Building Control

3rd April 2019 - The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Gloucestershire Centre For Environmental Records

10th April 2019 - Report in documents tab

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** Six letters were sent to neighbouring properties and one response was received in objection to the proposal. The concerns raised from the neighbouring property (no. 8 Greatfield Lane) relate to potential overlooking.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The main considerations for this application are the impact of the works on the character of the existing property and surrounding area, together with any impact on neighbouring amenity.

6.3 The site and its context

- 6.4** The site is located at the southern end of Carmarthen Road in close proximity to the junction with Greatfield Lane. As such, the site is bounded at the rear by no. 8 Greatfield Lane which runs at a 90 degree angle with the application site. The area is predominantly residential in character. The property itself is a two storey dwelling dating from the 1960s / 70s which benefits an existing two storey side extension.

6.5 Design and layout

- 6.6** The Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (JCS) notes in policy SD4 how development should positively respond to and respect the character of the site and its surroundings. This is supported through Local Plan Policy which requires extensions to not harm the architectural integrity of the building.

- 6.7** The Local Authority has adopted Supplementary Planning Document (SPD) for residential alterations and extensions. This notes how extensions should play a supporting role and not dominate or detract from the original building, whilst dormer windows should be set within the roof.

- 6.8** The application proposes a small extension to the existing front porch. This will be a continuation of the existing structure, increasing the width by approximately 1.2m and utilising the same materials. The front porch extension is not considered to have any unacceptable impact on the existing property.
- 6.9** The existing conservatory to the rear of the property will be removed and replaced by a single storey extension spanning the full width of the property. The extension will extend approximately 3.2m in depth with a lean to roof that measure 3.4m in height and have an eaves height of approximately 2.1m. This will be brick built with a warm conservatory roof structure. The rear extension is considered to play a supporting role to the existing property and will sit comfortably within its surroundings.
- 6.10** In addition to these extensions, the applicant is also seeking permission for a rear dormer in order to facilitate a loft conversion. The dormer would span the majority of the roof with a slightly recessed section to the middle which helps break up the mass. In order to give the dormer a slightly more contemporary appearance the application proposes dark grey composite cladding.
- 6.11** An important fall-back position when considering this element of the application is permitted development and what could be constructed without planning permission. For a semi-detached dwelling such as this, a dormer could be constructed provided the increase to the volume of the original roof space does not exceed 50 cubic metres. The proposed dormer window, together with the roof space of the existing two storey side extension, will provide a volume increase of 56 cubic metres. Had the dormer been marginally smaller, and the materials been of a similar visual appearance to the existing roof, the dormer would be considered permitted development.
- 6.12** Given this fall-back position, it is officer's view that the proposed dormer will not have a harmful impact on the character of the existing dwelling or its surroundings. Considering what the applicant could achieve under permitted development, the form, scale and design of this proposal is deemed to be acceptable.
- 6.13 Impact on neighbouring property**
- 6.14** JCS Policy SD14 and Local Plan Policy CP4 both require development to not cause harm to the amenity of adjoining land users and the locality. Two of the five basic design principles within the SPD relate to neighbouring amenity - maintaining privacy and ensuring adequate daylight.
- 6.15** The proposed porch and rear extension are not considered to have an unacceptable impact on neighbouring properties and will not cause a loss of light or privacy; neither will they have any overbearing impact.
- 6.16** One objection from the neighbour to the rear of the application site (no. 8 Greatfield Lane) has been received raising concerns over the proposed dormer window and a potential loss of privacy. As well as the application site this neighbouring property has also been visited as part of the process. The proposed dormer window will face towards a conservatory and outdoor amenity space of no. 8 which due to the site arrangement runs parallel to the rear boundary.
- 6.17** When considering a potential loss of privacy, the planning authority uses the following minimum distance of 10.5m from window to boundary. Although the proposal is on the limits of acceptability it does comply with this, measuring a distance of 11.5m to the boundary. As previously discussed in section 6.11 above, an important consideration is what could be constructed under permitted development and a dormer could be erected in this location without planning permission which would have a similar impact on neighbouring properties.

6.18 Given these points, and whilst It is acknowledged that the proposal will be visible and have an impact on no.8 Greatfield Lane, it is not considered that this will be to an unacceptable level. Subsequently the proposal would be in accordance with Policy SD4 of the JCS and Local Plan Policy CP4.

6.19 Environmental Impact

6.20 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 In conclusion, the application is considered to be in accordance with the policy requirements of the JCS, the Cheltenham Local Plan and advice contained with the SPD and the NPPF. The recommendation to Members is therefore to approve this application subject to the conditions below.

8. CONDITIONS

- 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.

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.

Approved Plans

Reference	Type	Received	Notes
634.01.	OS Extract	29th March 2019	