

APPLICATION NO: 19/02143/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 26th October 2019		DATE OF EXPIRY: 21st December 2019	
DATE VALIDATED: 26th October 2019		DATE OF SITE VISIT:	
WARD: Charlton Park		PARISH: Charlton Kings	
APPLICANT:	Mr & Mrs Hodgetts		
AGENT:	Brodie Planning Associates Ltd		
LOCATION:	15 Hartley Close, Cheltenham		
PROPOSAL:	A wrap around extension comprising two storey to the side and single storey to the rear.		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 15 Hartley Close. The site is a two storey link detached dwelling located within a residential cul-de-sac in the Charlton Park ward.
- 1.2 The application proposes the following works following the demolition of the existing attached garage:
- Two storey side extension;
 - Single storey rear extension, and;
 - Remodelling and general modernisation.
- 1.3 The application is before Committee at the request of Cllr Baker due to neighbouring concerns. Members will have the opportunity to visit the site as part of planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 15m
Airport Safeguarding over 45m
Principal Urban Area
Smoke Control Order

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 12 Achieving well-designed places

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)

4. CONSULTATIONS

Building Control

4th November 2019

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

No objection

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	6
Number of objections	4
Number of supporting	1
General comment	1

- 5.1 Six letters were sent to neighbouring properties and six responses were received – four in objection and one in support, as well as a general comment.
- 5.2 Representations have been circulated in full to Members but, in brief, the main objections relate to:
- The design approach and negative impact on the street scene and character of the area;
 - The scale of the proposed extension and potential loss of openness; and,
 - Potential loss of car parking.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The considerations for this particular application are the impact of the proposed works on the character of the site and surrounding area, together with any potential impact on neighbouring amenity.

6.3 The site and its context

- 6.4 The site is one of 25 residential dwellings within a residential cul-de-sac to the southern periphery of the borough and on the edge of the AONB. According to the historical maps the site would appear to date from the late 1970s. The design and style of properties in the immediate area generally reflect this period of house building, with brick construction and finish with sections of hanging tiles and render to the front elevations.

- 6.5 The property is not listed and lies outside of the conservation area. Although the character of properties within Hartley Close is predominantly retained, others within the vicinity have undergone substantial renovation in the recent past. Most notably no.'s 68 and 70 Sandy Lane which lie at the junction to Hartley Close and were granted permission by Members in 2016 and 2017. These properties were originally of a similar design and style as the application site before being modernised.

6.6 Design and layout

- 6.7 The application is for a relatively comprehensive re-modelling of the existing building together with a two storey side extension which will project beyond the front and rear

elevations by approximately 1m and 4.2m respectively. This would follow removal of the existing garage resulting in two gable elevations to both the front and rear of the property positioned to the eastern side of the property. A single storey rear extension is also proposed which will span the full width of the existing property. The existing property has a buff brick appearance with a small section of render and hung tiles to part of the front elevation which will be replaced with a render finish.

- 6.8** The Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (JCS) highlights in Policy SD4 how development should positively respond to and respect the character of the site and its surroundings. Furthermore, this should be of a scale, type, density and materials that are appropriate to the site. This is supported through Local Plan Policy CP7 which also seeks to avoid the unacceptable erosion of open space around the existing building.
- 6.9** The National Planning Policy Framework (NPPF) states in paragraph 130 that *“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”*.
- 6.10** The principle of a two storey side and single storey rear extension is considered to be acceptable. These are not of a scale which would result in an overdevelopment of the site and although the front elevation would have an elongated appearance, it is not considered that this would unduly disrupt the street scene. The proposed side extension will reduce the space between this and the neighbouring property however a visual gap will be retained to prevent the formation of a terrace. The introduction of a two storey gable elevation to the front of the property is also deemed to be acceptable and mirrors other properties in the vicinity.
- 6.11** The proposed materials will not match the existing property but, due to the nature and scale of the overall alterations, the proposed materials are considered acceptable. The properties within Hartley Close are generally consistent in their material finish, however it is not felt a property with a wholly render finish will harm the visual amenity of the area and adjacent AONB. As the proposal is a complete remodelling of the property it is not necessary to be prescriptive about materials and the subservience of various elements provided the overall appearance is acceptable.
- 6.12** Whilst the cumulative impact of the various elements of the proposal will undoubtedly alter the character and the appearance of the existing property, the resultant building is considered to be acceptable in appearance and will sit comfortably within the street scene. It is considered that the proposed scheme represents a high quality design which is in accordance with the general design advice set out within the NPPF and on this basis is deemed acceptable.
- 6.13 Impact on neighbouring property**
- 6.14** Policy SD14 of the JCS and Local Plan Policy CP4 both require development to not harm the amenity of adjoining neighbours. The potential loss of light, loss of outlook and loss of privacy is taken into account when assessing the impact on amenity.
- 6.15** Four objections to the application have been received from neighbouring properties within Hartley Close. The concerns raised predominantly related to design and the proposed works negatively impacting on the street scene and the character of the surrounding area. These matters have been discussed in detail above in the ‘Design and Layout’ section. Whilst officers acknowledge these concerns the proposed design is considered to be acceptable as per the reasons set out above.
- 6.16** In terms of the specific impact on neighbouring amenity the proposal is deemed to be acceptable and no objections have been raised specifically relating to this. The proposal

will not cause a loss of light or privacy, neither will it have any overbearing effect on neighbouring properties.

- 6.17** One general comment from the adjoining neighbour was received regarding potential damage to their property. The Local Authority views this as a civil matter and not a planning consideration, and whilst the demolition of the existing garage is highly likely to affect the property of no.11 it is not appropriate to control this by way of a condition. An informative has been added for the applicant's attention however to advise them to take appropriate measures prior to any works being undertaken.
- 6.18** Comments were also received regarding a reduction in off-street parking provision. The site will still retain a single garage and two off road parking spaces and it is noted that there are currently no established parking standards across the county. It is also evident that unrestricted on-parking parking is available within Hartley Close. It is not considered therefore that the reduction in on-site provision will have a significant impact on parking.
- 6.19** Based on the above, the proposal would appear to be in accordance with Policy SD4 of the JCS and Local Plan Policy CP4.

7. CONCLUSION AND RECOMMENDATION

- 7.1** In conclusion, the application is considered to be in accordance with the policy requirements of the JCS, Cheltenham Local Plan and advice contained within the NPPF. The recommendation to Members is to permit planning permission 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.

- 2 The applicant's attention is drawn to the comments received from the adjoining neighbours at no.11 Hartley Close and they are advised to take the appropriate party wall advice as necessary to avoid any issues.