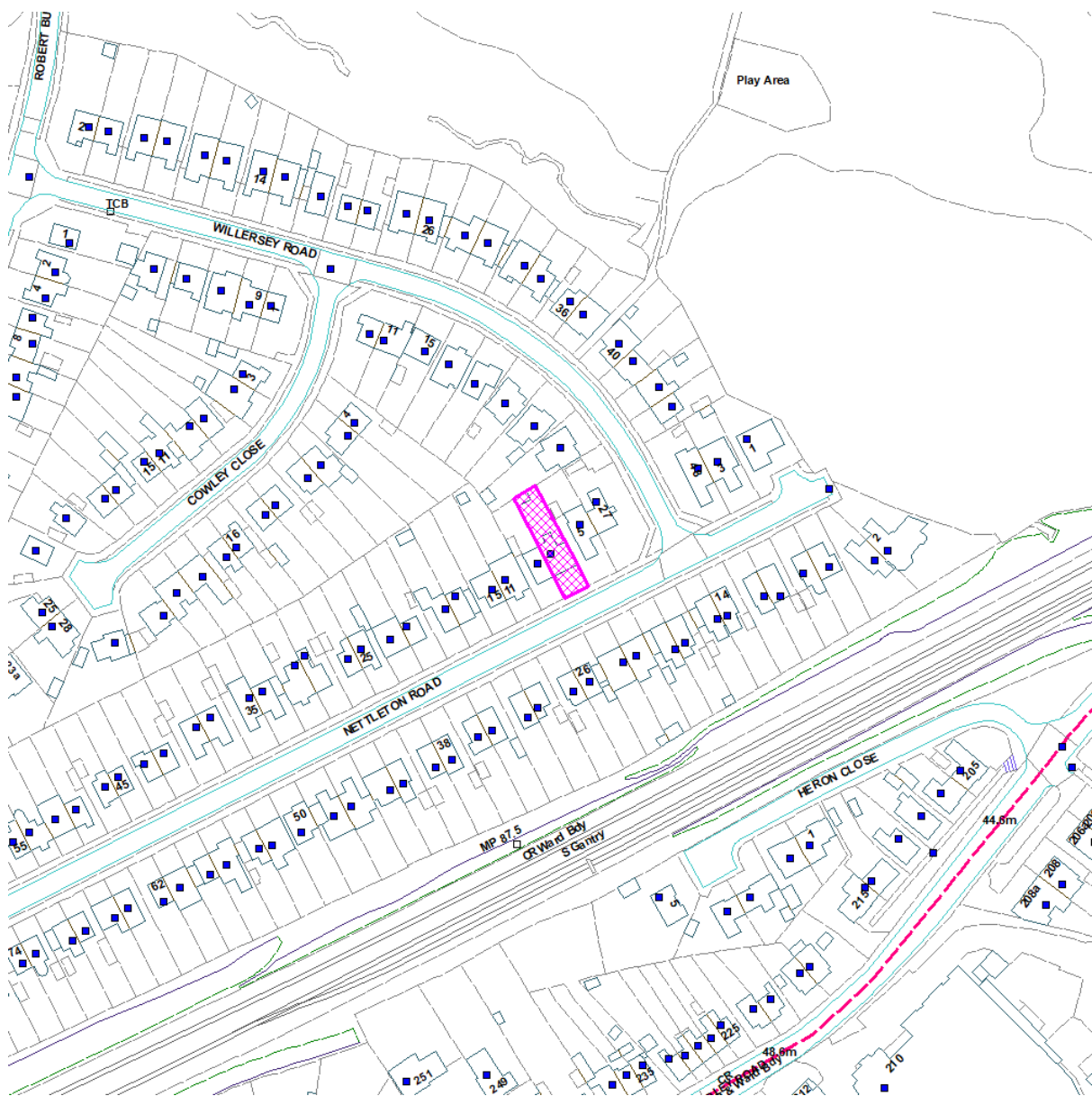


APPLICATION NO: 19/02229/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 15th November 2019		DATE OF EXPIRY: 10th January 2020
DATE VALIDATED: 15th November 2019		DATE OF SITE VISIT: 27th November 2019
WARD: Benhall/The Reddings		PARISH:
APPLICANT:	Mr David Jackson	
AGENT:	Cotswold Creative Living Ltd	
LOCATION:	7 Nettleton Road, Cheltenham	
PROPOSAL:	Single storey rear extension to create orangery	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to 7 Nettleton Road. The site is a semi-detached chalet bungalow located within the residential area of Benhall.
- 1.2 The applicant is seeking permission for a single storey rear extension which will be attached to an existing single storey structure.
- 1.3 The application is before Members for transparency as the applicant is employed within the Place and Growth Division of the Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 15m
Principal Urban Area
Residents Associations

Relevant Planning History:

03/01908/FUL 28th January 2004 PER

Erection of two storey side extension and single storey rear extension following demolition of existing rear extension

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 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

Building Control

20th November 2019

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

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	3
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Three letters have been sent to neighbouring properties and no responses have been received.

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 building and wider area, together with any impact on neighbouring amenity.

6.3 The site and its context

- 6.4 The site is red brick property on Nettleton Road, located close to the junction with Willersey Road. This is a residential area which dates from the 1950s / 60s and the character of properties are general consistent, utilising red brick and tile hung sections to the front elevations.

6.5 Design and layout

- 6.6 Policy SD4 of the JCS requires development to positively respond to, and respect the character of, the site and its surroundings. This is supported through Local Plan Policy CP7 which requires extensions to not harm the architectural integrity of the building.

- 6.7 The Supplementary Planning Document: Residential Alterations and Extensions highlights how extensions should play a supporting role and not dominate or detract from the original dwelling.

- 6.8 The site benefits from an existing 'L shaped' extension and measure 5m at its deepest and approximately 5.1m in width. The application proposes modest addition to the existing extension which will increase the footprint and create a rectangular shaped structure measuring 7m from the rear elevation of the original dwelling. The width and height will be retained as the existing extension.

- 6.9 This modest addition to the existing extension is not considered to result in a structure which will dominate the existing dwelling or the site as a whole to an unacceptable level. The extension will sit comfortably within its surroundings

- 6.10 Subsequently the proposal is considered to be acceptable and in accordance with the JCS Policy SD4 and Local Plan Policy CP7.

6.11 Impact on neighbouring property

- 6.12 Policy SD14 of the JCS stipulates that development must not cause unacceptable harm to the amenity of neighbouring properties and this is supported through Local Plan Policy CP4.

- 6.13 The proposed extension will be in close proximity to the boundary with no.9 Nettleton Road which has existing patio doors to the rear elevation. The proposal marginally passes

the standard daylight test and the room affected would also appear to benefit from an additional light source. Subsequently the impact on light levels is not considered to be unacceptable. The proposal will not have any overbearing impact and neither will it result in any loss of privacy for neighbouring properties.

- 6.14** Based on the above, the proposal is deemed 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 accord with the policy requirements of the JCS and the Cheltenham Local Plan, as well as advice contained within the NPPF and the adopted SPD. The recommendation 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.