

<b>APPLICATION NO:</b> 20/01944/FUL		<b>OFFICER:</b> Mr Ben Warren
<b>DATE REGISTERED:</b> 6th November 2020		<b>DATE OF EXPIRY :</b> 1st January 2021
<b>WARD:</b> Charlton Kings		<b>PARISH:</b> CHARLK
<b>APPLICANT:</b>	Mr Andy Train	
<b>LOCATION:</b>	5 Glynrosa Road, Charlton Kings, Cheltenham	
<b>PROPOSAL:</b>	Two storey front extension, single storey rear extension and first floor extension over garage	

## REPRESENTATIONS

Number of contributors	<b>2</b>
Number of objections	<b>2</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

4 East End Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8QD

**Comments:** 19th November 2020

Visual impact, will no longer be able to see the hills. The extension is too large and sets a precedent as my house is of the same design.

The maintenance of the rendered end wall can only be carried out by scaffolding &/or ladders on next doors property. The unlimited access this would require, is a step too far, and would seriously impede anything the neighbour would like to do in the future. The guttering overhangs the neighbours land meaning any overspill or leaks are also on their land.

7 Glynrosa Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8QR

**Comments:** 26th November 2020

Planning Objection

Reasons for objection:

1. The design of the proposed extension.
2. Impact upon the character of the surroundings.
3. Impact on occupier of 7 Glynrosa Road.
4. Highway impacts from reduction of in-curtilage parking.

Policy context

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted Dec 2017) Policy SD4: Design Requirements sets out detailed design guidelines. These include that "New development should respond positively to, and respect the character of, the site and its surroundings".

Cheltenham Local Plan (July 2020) Policy D1: Design states that "Development will only be permitted where it: a) adequately reflects principles of urban and architectural design; and b) complements and respects neighbouring development and the character of the locality and / or landscape". Policy SL1: Safe and Sustainable Living requires that development will only be permitted where it would "not cause unacceptable harm to the amenity of adjoining land users" and the policy also refers to "the principles of good design". In this respect Para 14.4. states the Council will have regard to matters including loss of daylight; loss of outlook; and loss of privacy.

Cheltenham Borough Council Supplementary Planning Document Residential Alterations and Extensions has been adopted by the Council and thus provides material planning guidance.

### 1. Design

The proposals include a large 2 storey extension that would significantly detract from the character of the existing dwelling. This is not proposed to be set back from the building line and includes a second pitched roof with a ridge of similar height to the ridge on the roof of the existing property. As such it is not subordinate in form to the existing dwelling. The Cheltenham Borough Council Supplementary Planning Document Residential Alterations and Extensions advises 'An extension should not dominate or detract from the original building, but play a 'supporting role'.

Object on the basis that the extension would be disproportionate in size and not subordinate in form to the existing property and would therefore significantly detract from the character of the existing dwelling. Contrary to JCS policy SD4, CLP Policy D1 and the Residential Alterations and Extensions SPD.

### 2. Impact on the character of the surroundings

Policy SD4: Design Requirements Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted Dec 2017) sets out detailed design guidelines. These include that "New development should respond positively to, and respect the character of, the site and its surroundings".

The application site is one of 8 properties around a cul-de-sac. All are of the same period creating a consistent local character in respect of the design scale and materials of the properties here. None of these surrounding dwellings have a large 2 storey extension of this nature. As such the proposals would fail to reflect the character of the surroundings and result in a discordant feature in an otherwise consistent group of buildings.

The proposed two storey extension would also extend up to the boundary of the neighbouring property at 7 Glynrosa Road. The Cheltenham Borough Council Supplementary Planning Document Residential Alterations and Extensions explains that space between semi-detached houses is essential to the character of streets but can be completely lost as a result of two storey side extensions and may produce a lopsided appearance. The guidance states "The Council may refuse permission for a proposed extension if an existing adjacent extension would make it impossible to achieve a visual gap between houses". The proposed two storey extension would infill the space between the two dwellings resulting in a significant detrimental visual impact upon the streetscene.

In addition, it is noted that the property at 5 Glynrosa Road is located on a cul-de-sac with vehicular access to one elevation but with a 'front' door located on the opposite elevation, accessible only by foot. Typically most access is taken via the cul de sac and the 'front' doors less often used. Whilst this may not be a traditional front elevation it is a layout commonly seen in 1960s and 1970s properties and it is evident that changes to this elevation a significant impact on the street scene as this is highly visible to neighbours and where most activity takes place. A well-designed extension is normally set back from the main elevation and the location of a single storey extension forward of the building line here is therefore objected to as this is not consistent with local character and will impact negatively upon the streetscene.

Object on the basis that the extension would have a detrimental impact on the character of the surroundings contrary to JCS policy SD4, CLP Policies D1 and SL1 and the Residential Alterations and Extensions SPD.

### 3. Impact on amenity of neighbouring property

Cheltenham Local Plan (July 2020) Policy SL1: Safe and Sustainable Living states that development will only be permitted where it would "not cause unacceptable harm to the amenity of adjoining land users". Para 14.4. states the Council will have regard to matters including "loss of daylight; loss of outlook; and loss of privacy".

The application site at 5 Glynrosa Road adjoins 7 Glynrosa Road. It sits immediately to the to the east and the proposed 2 storey extension up to the boundary would have an overbearing visual impact and result in significant overshadowing of 7 Glynrosa Road at earlier times of day and certain times of the year. The proposal will therefore have a significant harmful impact on the residential amenity of 7 Glynrosa Road including in respect of loss of daylight, loss of outlook and loss of privacy. It is also noted that the occupier of 7 Glynrosa road spends much time at the property and the size and position of the proposed extension would have a particularly significant impact upon her day-to-day enjoyment of her property.

Object on the basis that the extension would have a detrimental impact on the amenity of neighbouring property contrary to CLP Policies D1 and SL1 and the Residential Alterations and Extensions SPD.

### 4. Highways impacts from loss of in-curtilage parking

The application site at 5 Glynrosa Road currently has on-site parking with a gated driveway. The application drawings show a single storey ground floor extension located on part of the current driveway. The proposal is therefore likely to lead to an increase in on-street parking.

The application site is in close proximity to Charlton Kings Junior School at East End Road, with Glynrosa Road forming an adjacent side street. Traffic and parking issues associated with school collection and drop off clearly occur here, as is evidenced by the 'School Keep Clear' markings which extend up Glynrosa Road from the junction with East End Road and into the cul-de-sac where the application site is located.

Increased parking off-site occurring as a result of the proposed development is therefore likely to exacerbate the existing traffic and parking issues that occur. Parking in the turning head in particular is likely to impact upon the safe and efficient function of the highway in this location.

Object on basis of unacceptable highways impact contrary to JCS Policy INF1: Transport Network and para 109 of the National Planning Policy Framework.