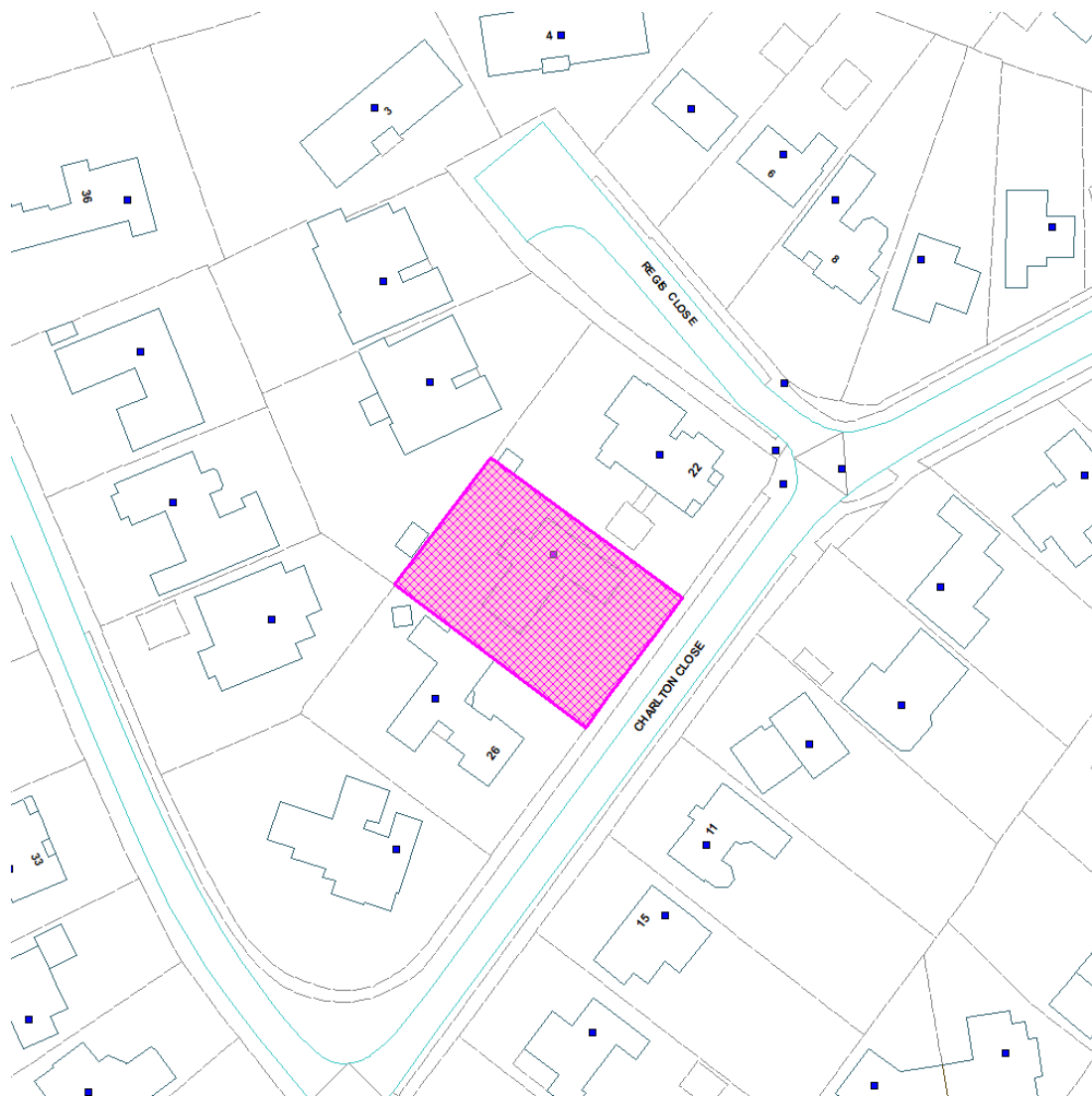


APPLICATION NO: 20/01946/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 6th November 2020		DATE OF EXPIRY: 1st January 2021
DATE VALIDATED: 6th November 2020		DATE OF SITE VISIT:
WARD: Charlton Park		PARISH: Charlton Kings
APPLICANT:	Mr T Russell	
AGENT:	Build Design	
LOCATION:	24 Charlton Close, Cheltenham, Gloucestershire	
PROPOSAL:	Proposed car port and garage - re-roofing and render walls (revised proposal to previously approved application; 20/00542/FUL, to increase the width of the car port) (part retrospective)	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 24 Charlton Close; a detached bungalow located on a residential cul-de-sac within the parish of Charlton Kings. The site is not within a conservation area.
- 1.2 The applicant is seeking planning permission for a new carport and garage, and to re-roof and render the existing property. This application is a revised application to the previously approved scheme 20/00542/FUL to allow for the increase in the width of the carport by 1m. The application is retrospective as the works have been complete.
- 1.3 The application is at planning committee at the request of Councillor Harvey due to an overbearing impact, loss of amenity and not building in accordance with approved plans.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Smoke Control Order

Relevant Planning History:

20/00542/FUL 7th May 2020 PER
Proposed car port and garage, re-roofing and render walls

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

Adopted Joint Core Strategy Policies

SD4 Design Requirements
SD14 Health and Environmental Quality

Cheltenham Plan Policies

D1 Design
SL1 Safe and Sustainable Living

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

4. CONSULTATIONS

Building Control

10th November 2020

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

5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 Letters have been sent to six neighbouring properties, six responses have been received all of which object to the proposal.
- 5.2 A summary of the main points raised by objecting residents include, but are not limited to the following:
- Not built in accordance with approved plans,
 - Overhangs neighbouring property,
 - Visual impact,
 - Out of character with other properties in the local area,
 - Does not comply with policy,
 - Impact on amenity,
 - Overly large in scale.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The application is a revised application proposing a carport with garage behind, and reroofing and rendering of the existing property. The principle of the works have been established as part of the previous application (ref. 20/00542/FUL). As such, this revised application is considering the amendment of the increased width of the carport and garage by 1m and will consider the design and impact on neighbouring amenity as a result of the width increase.

6.3 Design

- 6.4 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the character of the site and its surroundings. This draws from paragraph 127 of the NPPF which seeks development to be visually attractive and sympathetic to local character.
- 6.5 The Council's Supplementary Planning Document: Residential Alterations and Extensions set out five basic design principles; maintain character, subservience, ensure adequate daylight, maintain space between buildings and maintain privacy. The document emphasises the importance of later additions achieve subservience in relation to the parent dwelling setting out an extension should not dominate or detract from the original building, but play a supporting role.
- 6.6 The proposed carport and garage extension measures approximately 5.1 metres in width, extending to the boundary of the site. As a result of the extension the property width would measure approximately 22.8 metres. When viewing the extension on site, the extension seems to overhang the neighbouring property, this will be covered further in section 6.14 below. The design of the extension would continue the design of the existing property; the continuation of the existing ridge and use of materials to match. It is acknowledged that the property somewhat stands out in the street, however this is due to the recent modernisation

of the property which included replacing the roof tiles and introduction of white rendering of the property.

6.7 The properties within Charlton Close are generally detached and set within relatively wide plots and have an element of space between properties. The proposed alteration to the carport would result in the extension extending to the boundary of the site and therefore the whole property just about filling the width of the plot and closes the existing gap between the application property and the neighbouring 26 Charlton Close. It is considered that building up to the boundary of the plot and closing the gap is not achieving the highest standard of design; however when viewed in the street, the proximity to the neighbouring property would only be appreciated when viewing the property directly in front. As such, whilst it is a shame a gap has not remained between properties, it is considered that the proposal would not result in harm to the wider street scene and character of the area and the design is therefore considered to be appropriate.

6.8 On balance, the proposal is considered to be acceptable in terms of design. The design is in-keeping with the existing property, and would not result in an unacceptable impact on the wider street scene. The proposal therefore complies with the relevant planning policies and guidance.

6.9 Impact on neighbouring property

6.10 Policy SD14 of the JCS and policy SL1 of the Cheltenham Plan require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF.

6.11 A number of objections have been received from neighbouring residents, the main concerns raised are summarised in section 5.2.

6.12 Having carried out a desk based and an on-site external assessment of the proposal, the neighbours' concerns regarding the proximity of the extension to no. 26 Charlton Close have been taken into consideration. However, whilst the extension may seem overbearing due to its proximity to this property, there are no concerns that there would be an unacceptable loss of light or loss of privacy to this neighbouring property. As such, when weighing up this application against the relevant planning policies, it is considered that there would not be an unacceptable impact on the amenity of the adjoining land user. The proposal would therefore comply with the relevant planning policies.

6.13 Other considerations

6.14 As mentioned above, and raised by a number of objecting residents, the extension appears to overhang the neighbouring property. The matter of land ownership is not a material planning consideration and is a civil matter that should be dealt with between land owners. However, the applicant has advised that the extension is built 100mm from the boundary at the front and 250mm from the boundary at the rear.

7. CONCLUSION AND RECOMMENDATION

7.1 Having considered the application, on balance, the proposal is considered to be acceptable. The design is in-keeping and does not impact upon the street scene or wider character, whilst its proximity could be overbearing, there are no amenity issues as a result of the extension. It is therefore for these reasons that the recommendation is to permit this application subject to the suggested conditions set out below.

8. SUGGESTED CONDITIONS / INFORMATIVES

- 1 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.