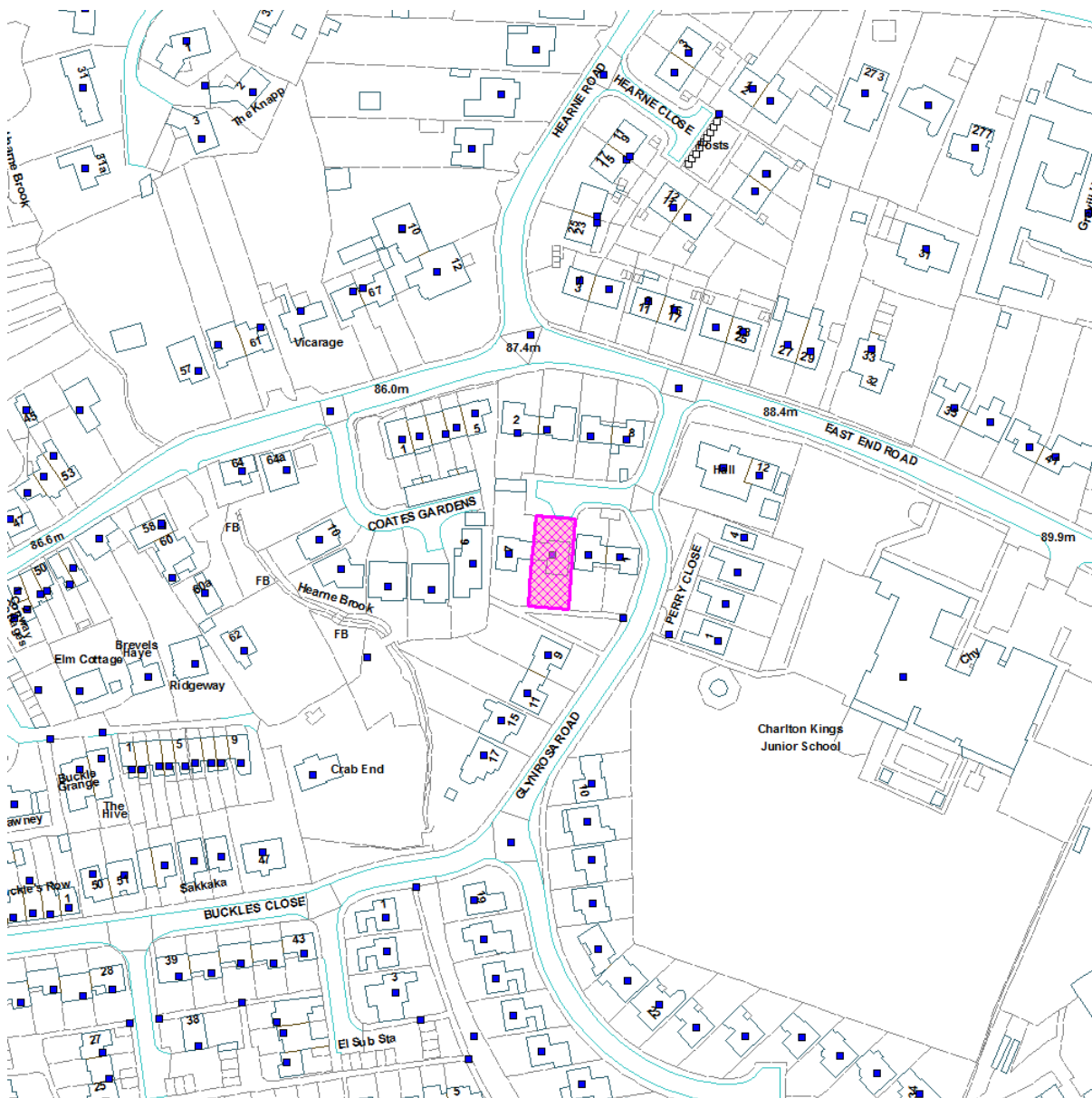


APPLICATION NO: 20/01944/FUL		OFFICER: Mr Ben Warren
DATE REGISTERED: 6th November 2020		DATE OF EXPIRY: 1st January 2021
DATE VALIDATED: 6th November 2020		DATE OF SITE VISIT:
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	Mr Andy Train	
AGENT:		
LOCATION:	5 Glynrosa Road, Charlton Kings, Cheltenham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

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a link-detached property located within a residential area on Glynrosa Road.
- 1.2 The applicant is seeking planning permission for a two storey front extension, single storey rear extension and a first floor side extension over the existing garage.
- 1.3 The application is at committee at the request of Councillor McCloskey who raises concerns regarding the scale of the proposed development, subservience and the impact on the character of the surroundings. These concerns are also raised in a Parish Council objection.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Smoke Control Order

Relevant Planning History:

15/00731/FUL 31st July 2015 PER
Erection of a 5ft feather edge fence

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 12 Achieving well-designed places

Adopted Cheltenham Plan Policies

D1 Design
SL1 Safe and sustainable living

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

9th November 2020

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

Objection:

The proposal represents overdevelopment of the property.

The extensions are not subservient to the original dwelling.

It will be overbearing to the neighbouring property.

The dwellings in the area are 'of a kind' and such a large transformation of one half of a link-detached property will be detrimental to the street scene.

5. PUBLICITY AND REPRESENTATIONS

5.1 6 letters were sent to neighbouring properties and 2 letters of objection have been received in response to this neighbour consultation process. The concerns have been summarised but are not limited to the following:

- Visual impact
- Design
- Impact on character of the area
- Loss of light / loss of privacy / overbearing impact
- Highways/parking implications

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations in relation to this application are the design, impact on the character of the area, and the impact of the proposal on neighbouring amenity.

6.3 The application site has been visited, site photos have been provided and google maps / google street view have been used to fully consider the proposed development.

6.4 The site and its context

6.5 The existing building is a detached property linked to number 7 Glynrosa Road by attached single garages. The existing building is modern in design, has a rendered finish, with grey aluminium windows and doors.

6.6 The surrounding properties in this part of Glynrosa Road are all of a similar scale, form and design, although some of the properties have introduced modern materials, such as grey windows/doors and new timber cladding.

6.7 Design

6.8 Section 12 of the NPPF refers to achieving well designed spaces and states that planning decisions should ensure that developments are visually attractive as a result of good architecture and layout.

- 6.9 Adopted Cheltenham Plan Policy D1 requires extensions and alterations of existing buildings to avoid causing harm to the architectural integrity of the building or group of buildings.
- 6.10 JCS policy SD4 relates to design and identifies the key considerations to include context, character, legibility and identity, amenity and space.
- 6.11 Cheltenham's Supplementary Planning Document (SPD) – Residential Alterations and Extensions identifies that development should maintain character, achieve subservience, maintain space between buildings, maintain privacy and ensure adequate daylight is maintained.
- 6.12 The application proposes 3 main elements; a single storey rear extension, a two storey front extension and a first floor extension over the existing garage.
- 6.13 The proposed two storey front extension and first floor extension over the garage create a generous addition to the property, whilst subservience is specifically referenced in the SPD for semi-detached properties; this has also been considered for this application. The two storey front extension is set in from the shared boundary with number 7 Glynrosa Road and has a modest overall footprint. The first floor extension over the garage is set back from the rear elevation; the extension has a relatively low roof form and a lower ridge height than the existing building. For these reasons, the proposed extensions are considered to represent acceptable subservient additions and are not considered to amount to overdevelopment of the site. The single storey rear extension is a modest addition and is considered to be acceptable.
- 6.14 The design of the proposed additions is in keeping with the design and character of the existing building. Other than the introduction of vertical timber cladding to the proposed front extension, the proposed materials are to match the existing building, which is appropriate and acceptable. The introduction of timber cladding will reflect similar forms of cladding in the local area and is considered to be appropriate for the modern design of the property.
- 6.15 Whilst officers note the concerns of neighbours and the parish council with regard to impact on the surroundings, the proposed additions are considered to be an acceptable overall scale and form, in keeping with the design and character of the existing building and its surroundings. Therefore, it is not considered that the development will result in any unacceptable harm to the character of the area.
- 6.16 The proposal is considered to be compliant with the requirements of the Adopted Cheltenham Plan (2020) policy D1, adopted JCS policy SD4 and the Supplementary Planning Document – Residential Alterations and Extensions (adopted 2008).
- 6.17 Impact on neighbouring property**
- 6.18 It is necessary to consider the impact of development on neighbouring amenity. JCS Policy SD14 and Cheltenham Plan Policy SL1 state how development should not cause unacceptable harm to the amenity of neighbouring properties. Matters such as a potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact will therefore be considered.
- 6.19 The adjacent land user (7 Glynrosa Road) has raised concerns regarding a potential loss of light, loss of privacy and overbearing impact. With regards to light, there are two windows that serve habitable rooms that may be affected by the proposed development; these include a first floor side elevation window serving a bedroom and a ground floor window serving the lounge. However, both of these windows are secondary light sources; the main light source to these rooms are located in the rear elevation of the property and will be unaffected by the proposed development. Officers therefore do not consider the

proposed development to result in any unacceptable loss of light to this neighbouring property.

- 6.20 In terms of overbearing impact and overshadowing, due to the position of the garages, a gap of approximately 4.75 metres will remain between the proposed two storey front extension and the side of number 7 Glynrosa Road. In addition, the proposed extension does not project further than the rear elevation of the existing dwelling. Therefore, Officers do not consider that the development will result in any overbearing impact or result in any unacceptable over shadowing of this neighbouring property or garden.
- 6.21 With regards to privacy, the proposal does not include any new openings in the side elevation of the extension, all new openings are in the front and rear elevations and will overlook the applicants own land and amenity space. The proposal is therefore not considered to result in any unacceptable loss of privacy to any neighbouring land user.
- 6.22 A concern from number 4 East End Road has been raised regarding a loss of view as a result of the proposed side extension, whilst officers accept that the extension will be visible from this property, the loss of a view is not a material planning consideration. A gap will remain between the proposed extension and number 7 Glynrosa Road and therefore officers do not consider there to be any overbearing impact or unacceptable loss of outlook.
- 6.23 Concerns have been raised by the adjacent land user regarding a loss of parking provision. Whilst the proposal will result in the loss of an existing garage, sufficient off street parking can still be accommodated within the site and is therefore acceptable.
- 6.24 It is was also noted that the eaves and guttering of the proposed first floor side extension was overhanging the boundary line and was therefore not acceptable, revised plans have been submitted and show the width of the extension reduced to overcome this issue.
- 6.25 The proposal is considered to be compliant with Adopted Cheltenham Plan (2020) policy SL1 and adopted JCS policy SD14 which requires development to protect the existing amenity of neighbouring land users and the locality.

6.26 **Other considerations**

Public Sector Equalities Duty (PSED)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1 Having considered all of the above, whilst the concerns of the local residents have been duly noted, officers consider the proposed development to be compliant with the adopted Cheltenham plan policies, adopted JCS policies and guidance within Cheltenham's Supplementary Planning Document – Residential Alterations and Extensions.
- 7.2 Officer recommendation is to permit the application, subject to the conditions set out below;

8. CONDITIONS / INFORMATIVES

- 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.

- 3 The external facing render and roofing materials shall match those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

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.