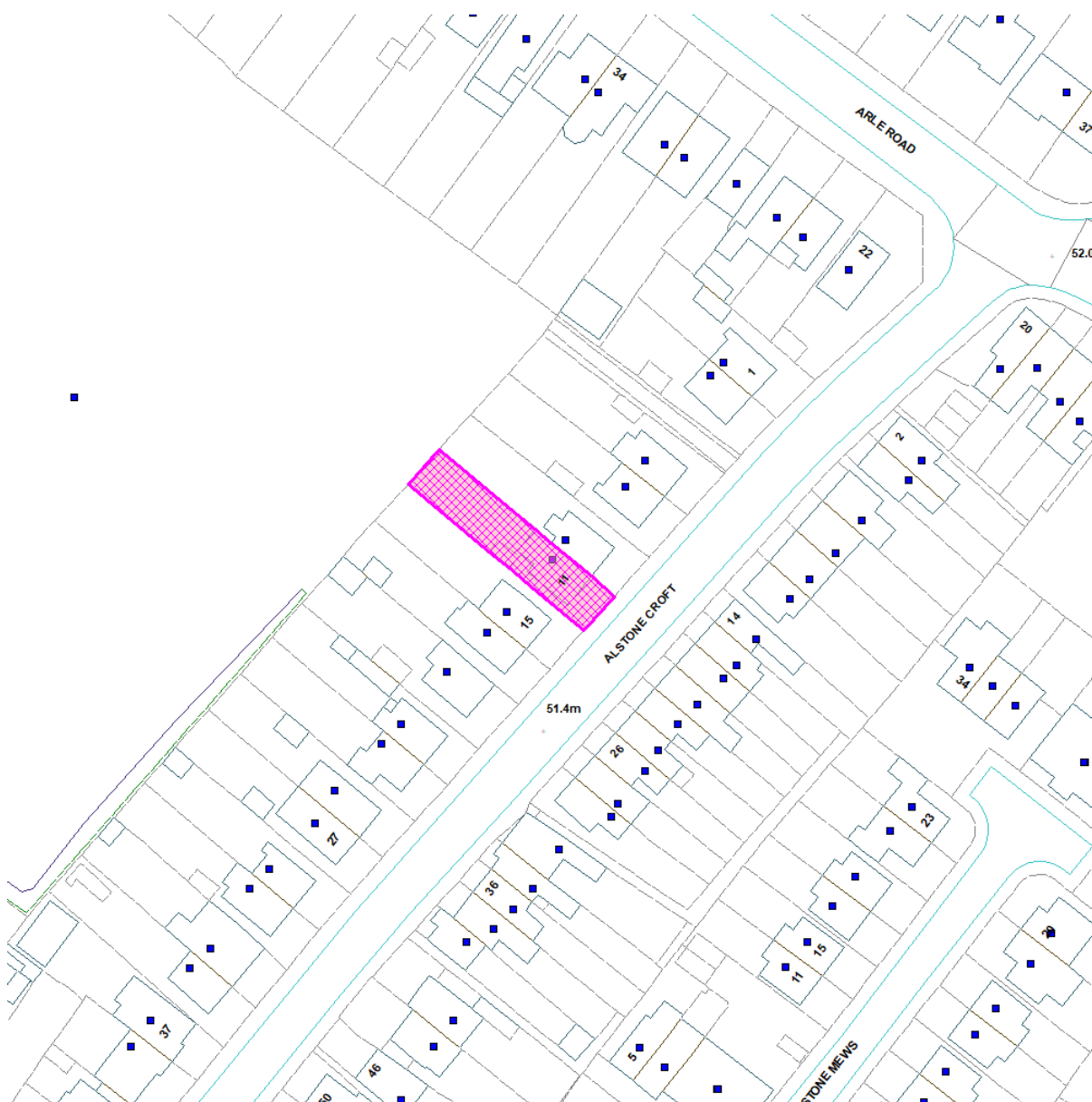


APPLICATION NO: 20/01972/FUL		OFFICER: Mr Ben Warren	
DATE REGISTERED: 20th November 2020		DATE OF EXPIRY: 15th January 2021	
DATE VALIDATED: 20th November 2020		DATE OF SITE VISIT:	
WARD: St Peters		PARISH:	
APPLICANT:	Mrs Laura Copestake		
AGENT:			
LOCATION:	11 Alstone Croft, Cheltenham, Gloucestershire		
PROPOSAL:	Single storey ground floor rear extension		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a semi-detached property located within a residential area on Alstone Croft.
- 1.2 The applicant is seeking planning permission for a single storey rear extension.
- 1.3 The application is at planning committee as the applicant works for Cheltenham Borough Council within the Environmental Health team.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area

Relevant Planning History:

None

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 11 Making effective use of land
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

1st December 2020

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

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Two letters were sent to neighbouring properties, no letters of representation have been received in response to this neighbour consultation process.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design and the impact of the proposal on neighbouring amenity.
- 6.3 A site visit has not been carried out for this application, however site photos have been provided and google maps / google street view have been used to fully consider the proposed development.

6.4 Design

- 6.5 The proposal is for a single storey flat roof extension to the rear of the property to replace an existing conservatory that has now been removed. The proposed extension will sit comfortably within the plot and will read clearly as a subservient addition to the existing building.
- 6.6 The proposed materials include render to match the existing building and grey bi-folding doors. The extension is considered to be an acceptable modern design that will not result in any harm to the design or character of the existing building.
- 6.7 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).

6.8 Impact on neighbouring property

- 6.9 The proposed extension will run adjacent to the attached neighbours existing single storey extension, which is of a similar scale and form. The proposal is not considered to result in any unacceptable loss of light or loss of privacy to this or any other neighbouring land user.
- 6.10 In addition, no letters of objection have been received in response to the neighbour consultation process.
- 6.11 The proposal is therefore 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.

6.12 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 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.

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.