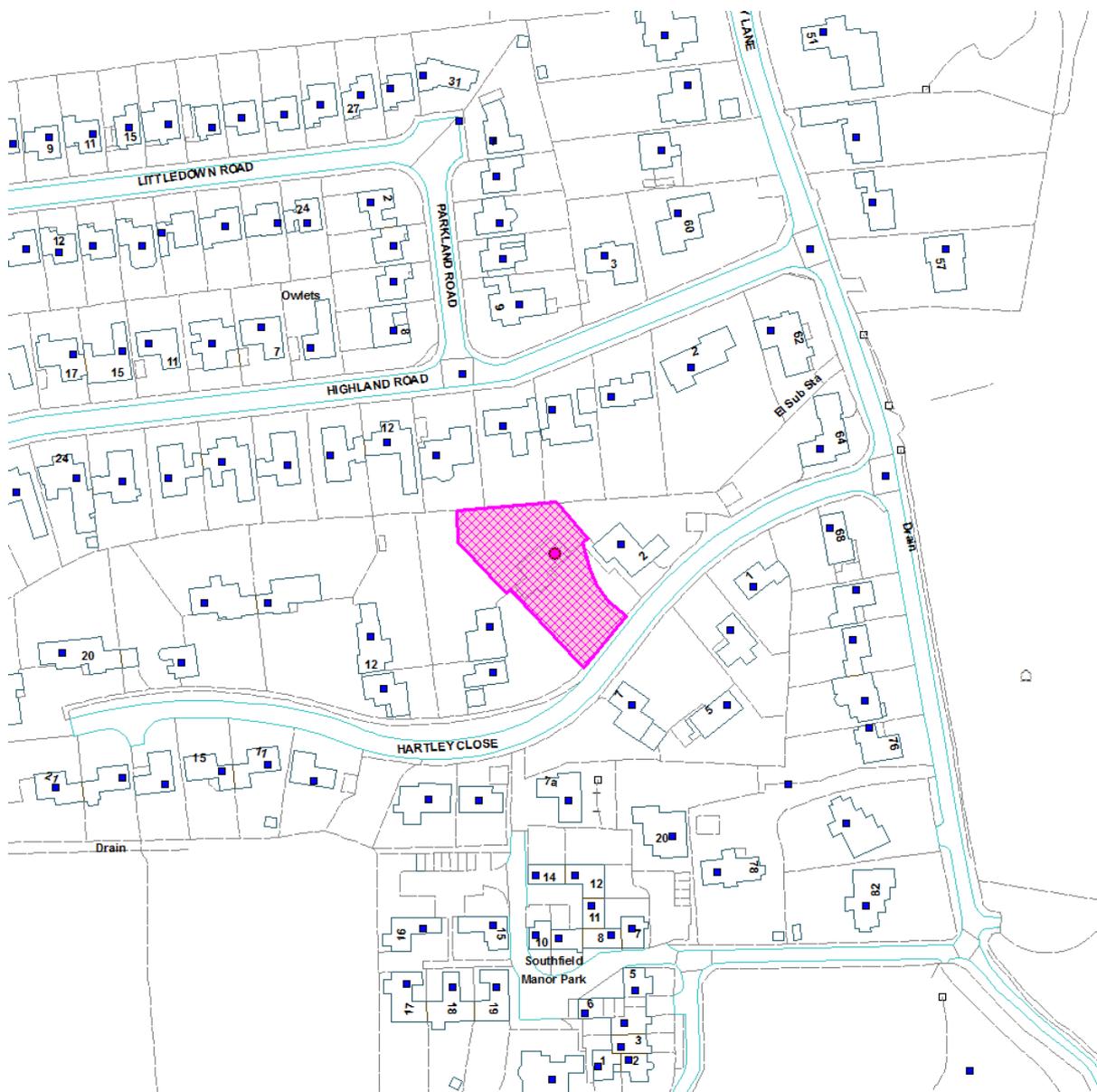


APPLICATION NO: 21/00078/FUL		OFFICER: Mr Ben Warren
DATE REGISTERED: 14th January 2021		DATE OF EXPIRY: 11th March 2021
DATE VALIDATED: 14th January 2021		DATE OF SITE VISIT:
WARD: Charlton Park		PARISH: Charlton Kings
APPLICANT:	Mr Luke Fry	
AGENT:	n/a	
LOCATION:	4 Hartley Close Cheltenham Gloucestershire	
PROPOSAL:	Extensions, alterations and remodelling to form two storey pitched and flat roof dwelling, existing brick work to be rendered (revised scheme to 20/01907/FUL)	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a detached bungalow located within a residential area on Hartley Close.
- 1.2 The applicant is seeking planning permission for extensions, alterations and re-modelling works to create a two storey pitched and flat roof dwelling, this is a revised submission to application 20/01907/FUL which was refused at December's planning committee.
- 1.3 The application is at planning committee at the request of Councillor Baker due to the level of local interest in the original application and to allow further consideration by members of the design and impact on the character of the area. There are also objections raised by the Parish Council and the Civic Society.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Smoke Control Order

Relevant Planning History:

20/01907/FUL 18th December 2020 REF

Extensions, alterations and remodelling works to form two storey flat roof dwelling

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

15th January 2021

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

Parish Council
4th February 2021

Objection:

The Committee considers that this revised proposal is a definite improvement on the previous proposal in that it does now look like a dwelling rather than an industrial unit.

The Committee have no concerns regarding the scale or massing of the proposed dwelling but are concerned that the design has no connection or link to the surrounding street scene, which is relatively 'of a piece'.

Incorporating echoes of the local vernacular into the design would satisfy the Committee's objection.

Gloucestershire Centre For Environmental Records
31st January 2021

Biodiversity report available to view.

Architects Panel
11th February 2021

Design Concept

The panel had supported the previous application 20/01907/FUL which also proposed a second storey extension to this modest bungalow, but this scheme was refused by the planning committee on the grounds that the design was outof- keeping with neighbouring properties.

The new scheme is equally out of character with neighbouring properties which the panel felt in itself was not sufficient reason to refuse the scheme.

However, the new design includes a tall gable that is significantly higher than the previous scheme. The overall scale of the building is too big and unjustified.

Design Detail

Given the reasons for the previous refusal it is surprising that the designer didn't select materials and details that would be more in character with the area.

Recommendation

Not supported.

Cheltenham Civic Society
2nd February 2021

OBJECT

The Civic Society Planning Forum acknowledges that this proposal is slightly less industrial than the previous application. But it is still incongruous and much too overbearing. The Planning Officer's reasons for refusal of the previous application still stand.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 9 letters have been sent to neighbouring properties, 12 representations have been received, 5 raise objections to the application and 7 are in support of the application.

- 5.2 The points of concern raised in the letters of objection have been summarised but are not limited to the following:
- Design
 - Visual impact/impact on street scene
 - Loss of light/privacy
- 5.3 The points raised in the letters of support have been summarised and include the following points:
- Design and materials

6. OFFICER COMMENTS

- 6.1 The main considerations of this application are design, impact on neighbouring amenity and impact on the character of the area.
- 6.2 Members will be aware that the previous application 20/01907/FUL was discussed and determined at December's planning committee meeting. The application was refused and the refusal reason given was:

'By virtue of the design, form and use of materials, the development would fail to positively respond to or respect the character of its surroundings and would result in a jarring and incongruous addition to the street scene. The development would therefore be contrary to paragraphs 127 c) and 127 d) of the NPPF, policy SD4 1)i) of the Joint Core Strategy, and policy D1 of the adopted Cheltenham Plan.'

The applicant has now submitted a revised application in an attempt to overcome the concerns previously raised and to address this reason for refusal.

- 6.3 The overall footprint and general layout of the dwelling in this revised application remains broadly unchanged, however, the form and choice of materials proposed has been amended. The revised design includes a projecting gable and a flat roof form rather than the full flat roof from previously proposed. The grey metal cladding that was previously proposed has been removed and timber cladding is now proposed at first floor.
- 6.4 Officers do not consider that the change to the roof form will result in any greater impact on neighbouring amenity. As there are no amenity concerns, the comments below focus on the previous refusal reasons which relate to design, form and use of materials.
- 6.5 The revised proposal has introduced a projecting gable roof form to the west of the dwelling, gables are a feature of the properties either side of the application site and in the surrounding area. The introduction of this gable design therefore enables the remodelled dwelling to sit more comfortably within its context. Officers acknowledge that an area of flat roof is still proposed, however this is seen to help with the transition in heights from that of the single storey dwelling to the east and the two storey dwellings to the west.
- 6.6 The palette of materials now includes dark coloured roof tiles, render, vertical timber cladding and grey powder coated aluminium windows and doors. Due to the projecting gable design, the amount of first floor cladding has been reduced. Previously, members considered the introduction of grey metal cladding to be out of keeping with its surroundings and considered that the development would have resulted in a jarring addition to the street scene. Timber cladding is a material that has been used in various

remodelling and modernisation works to properties in the local area, officers therefore consider this to be an acceptable material that will be in keeping with its surroundings.

- 6.7 Officers acknowledge that the design is still contemporary and will introduce a very different form of dwelling from the one that currently exists on the site. However, recent modernisation and re-modelling works of surrounding properties suggests that a modern/contemporary design approach can be achieved on this site. The revised proposal has picked up on the design features of surrounding properties by including the new gable roof form, allowing it to sit more sympathetically within its surroundings. This change to the roof form and the introduction of materials that are present in the local area allows the dwelling to sit comfortably within its context and is not considered by officers to result in a jarring or incongruous addition to the street scene.
- 6.8 A total of 5 letters of objection have been received in response to the neighbour notification process, which is less than the 9 objections received in the original application. This suggests that the application has gone some way to address the concerns previously raised by local residents.
- 6.9 Officers believe that the revisions proposed within this application have taken on-board the comments raised by members at the last committee meeting and have addressed the reason for refusal.

7. CONCLUSION AND RECOMMENDATION

- 7.1 This revised proposal is considered to achieve an acceptable design that will not be detrimental to the design or character of the local area and is therefore considered to be compliant with section 12 of the NPPF, Cheltenham Plan Policy D1 and JCS policy SD4.

Therefore, 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 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the first floor rear elevation window to serve the en-suite shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 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.