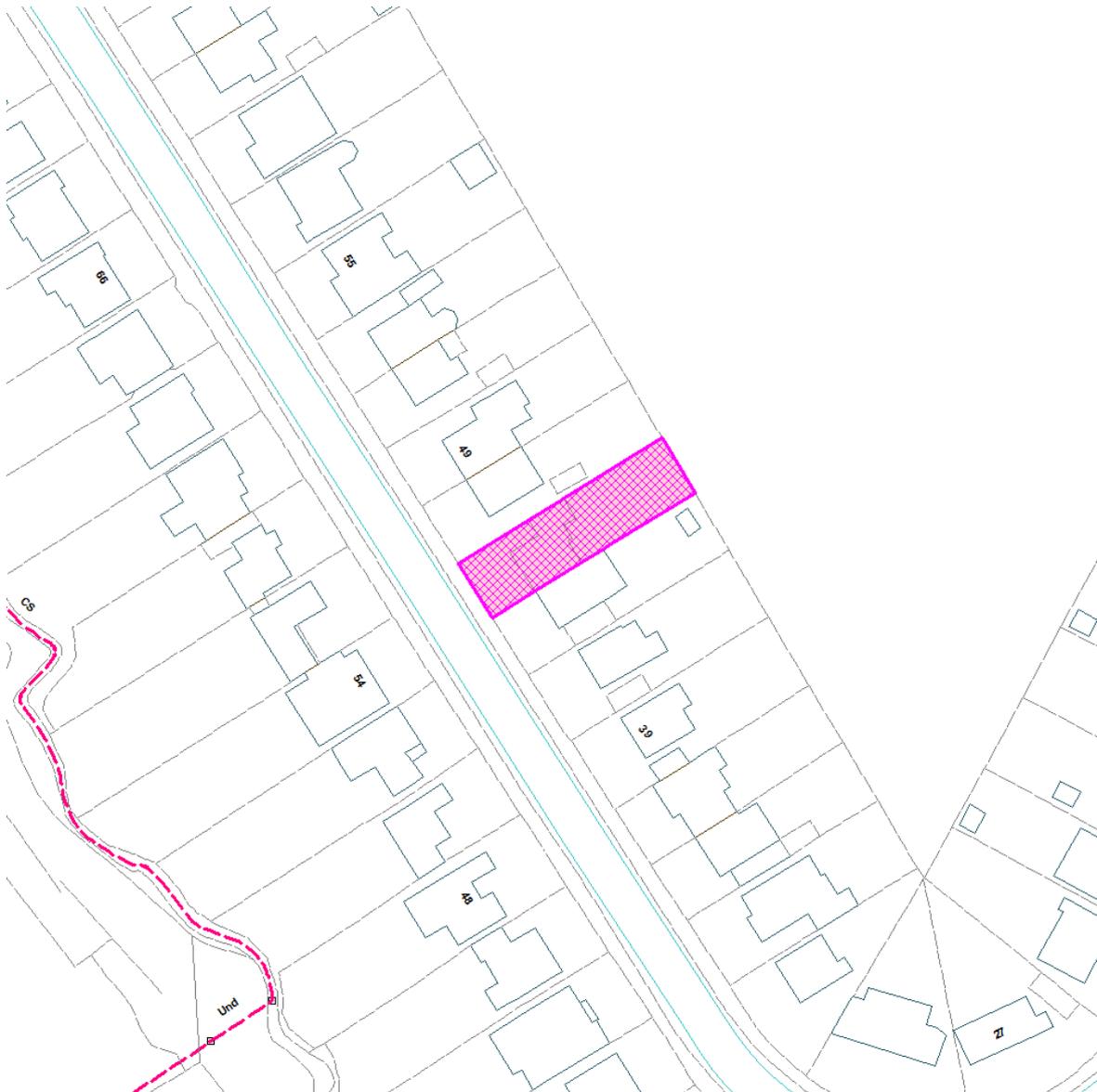


APPLICATION NO: 21/00179/FUL		OFFICER: Mr Daniel O Neill
DATE REGISTERED: 28th January 2021		DATE OF EXPIRY: 25th March 2021
DATE VALIDATED: 28th January 2021		DATE OF SITE VISIT:
WARD: Park		PARISH:
APPLICANT:	Mr And Mrs S And D Francasso-Stroud	
AGENT:	Coombes Everitt Architects Limited	
LOCATION:	45 Bournside Road, Cheltenham, Gloucestershire	
PROPOSAL:	Two storey side extension, rear single storey extension, loft conversion	

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 is a two storey semi-detached dwelling located on the north-east side of Bournside Road. The property is not located within a conservation area and the rear private of the site backs onto Hatherley Park, a local public green space.
- 1.2 The applicant is seeking planning permission for a two storey side extension, a single storey rear extension and a loft conversion with a rear dormer.
- 1.3 The application has been called to planning committee at the request of Cllr Barrell and Cllr Harman over design, impact on neighbouring amenity and impact on the wider street scene.
- 1.4 Revised plans have been submitted at officers request following concerns raised with the proposed two storey side extension element of the scheme.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Residents Associations

Relevant Planning History:

83/00198/PF 26th May 1983 PER

Erection Of 2-Storey Rear Extension To Provide Kitchen Dining Room and Bedroom And Single Storey Extension To Provide Garage and Utility Room At Side

86/00305/PF 24th April 1986 PER

Erection Of Single Garage And Porch To Side And Front Of Property

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 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

Ward Councillors

17th February 2021 - I would like to call in to the Planning Committee the application for 45, Bournside Road number 21/00179/FUL if you are minded to permit the present application. The grounds will be a neighbour's concerns regarding the effect on the street scene, design, the extension not being subservient to the main building, overlooking neighbour's garden and thereby affecting neighbour's privacy, and an overbearing impact.

Building Control

29th January 2021 - The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Gloucestershire Centre For Environmental Records

3rd February 2021 - Biodiversity report available to view.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	5
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1** One comment in objection to the application was received and has been summarised but not limited to the following points;
- Impact to the character and appearance of the semi-detached dwellings
 - Harm to the sider street scene
 - Excessive scale and form of the dormer
 - Overlooking and loss of privacy

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations when determining this application is design, in relation to the character and appearance of the original building, impact on the amenity of the surrounding properties and impact on the wider street scene.

6.3 The site and its context

6.4 45 Bournside Road is a white rendered semi-detached property that has been previously extended in the past with the single storey side garage. The rear boundary of the site adjoins a local public green space known as Hatherley Park. Views of the dwelling's rear elevation and private garden land are possible from this local green space.

6.5 Design and layout

- 6.6** Policy SD4 of 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.
- 6.7** The Council's *'Residential Alterations and Extensions'* SPD highlights that later additions should not detract or dominate from the parent dwelling. An extension should read as a subservient addition and play a supporting role. The SPD empathises how the principle of a two storey side extension is that works of this kind should incorporate a 1 metre setback from the front elevation given how side extensions in line with this elevation can *"lack the necessary subservience and often draw attention because it is difficult to match new and existing materials"* following construction. This document however does acknowledge that certain *"house designs do not require this type of setback"* in a two storey side extension.
- 6.8** The application proposes a hip-to-gable loft conversion with a rear facing dormer window. Officers acknowledge how the roof alteration to the existing property will unbalance this pair of semi-detached dwellings but this form and scale of development could, in isolation, be undertaken as permitted development as the site is not located within a conservation area, and therefore would not require the benefit of planning permission. This is an important fall-back position to consider and it is noted that other semi-detached properties along Bournside Road have assumed similar works.
- 6.9** Materials proposed for the rear dormer will differ to the existing property and this element will trigger the need for planning permission. It is proposed to clad the exterior of the dormer window with grey powder coated aluminium. Officers consider that this will represent a contemporary and innovative design approach. Section 12 of NPPF states that planning decisions should not prevent or discourage appropriate innovation with development in regard to its design. A condition has been attached to ensure that the finish and appearance of the aluminium cladding is of a high quality given its location.
- 6.10** A two-storey side extension is also proposed as part of this application and would extend the full depth of the existing property. The pitch, shape and covering of this extension will mirror the hip-to-gable roof alteration facilitated to the loft conversion with rear dormer. Revised plans have been submitted to introduce a set back at first floor at the request of the case officer. Although not in strict accordance with the guidelines set out within the SPD, the height of the extension will now sit below the ridgeline of the existing property and together with the setback proposed will achieve a level of subservience. Furthermore, the use of render to match will not draw attention to the extension given the ease to match this type of material and finish.
- 6.11** The application also proposes an enclosed porch to the front and a single storey rear extension. Both of these elements will read as a complimentary addition and represent once again a contemporary design approach. As such, these elements are considered acceptable.
- 6.12** Whilst the cumulative impact of the various elements of the proposal will undoubtedly alter the existing roof form, the overall form of the parent dwelling will be readably while the resultant development is considered not to detract or dominate from its character and appearance. There would be no unacceptable loss of gap and the two storey side extension would mirror other properties in the vicinity. This would not cause any detrimental impact or unduly disruption to the wider street scene.
- 6.13 Impact on neighbouring property**
- 6.14** Policy SD14 of the JCS and Cheltenham Plan policy SL1 required development not to cause any unacceptable harm to the amenity of adjoining land users and the wider locality.

6.15 Officers have duly noted the concerns raised by a neighbouring property with regard to the impact of the dormer window in respect to overlooking and privacy. The proposed dormer would not extend beyond the plane of the existing rear elevation and would meet the minimum distance from window to rear boundary. Whilst the size of the window would be allowed in the rear of a dormer if constructed under permitted development regulations. In this instance, it would be unreasonable therefore to refuse planning permission.

6.16 There are no windows located within the side elevation of the neighbouring property at 47 Bournside Road that would be affected by the two storey extension. This element of the scheme will not extend beyond the existing rear elevation and there will be a gap of approximately 3m between the extension and neighbouring side elevation. It is considered that no unacceptable loss of light or overbearing impact to this property will be caused. Additionally, no letters of objection have been received following neighbours notification.

6.17 Access and Parking

6.18 The proposed development would result in the loss of an existing side garage potentially used for off-road parking. The application site benefits from a full width front driveway and therefore it is considered that there is ample space for continued off-road parking.

6.19 Biodiversity

6.20 Records show that important species have been sighted near the application site in the past, in particular Great Crested Newts, the sighting recorded at 240m in 2009. Given the distance from the site and the time that has passed since the recording it is not considered that this development would have any impact on these species.

6.21 Public Sector Equalities Duty

6.22 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 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
- 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 complies with the 3 main aims set out.

7. CONCLUSION AND RECOMMENDATION

7.1 It is considered that the proposed scheme represents a high quality design which is in accordance with the general design advice set out within the NPPF, local policies and supplementary guidance.

- 7.2 The proposal would also appear to be in accordance with local and national policies related to the protection of neighbouring amenity.
- 7.3 Officer recommendation to members therefore is to permit planning permission subject to the conditions set out below;

8. CONDITIONS

- 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 No external facing materials shall be applied the proposed rear dormer unless in accordance with:

- a) a written specification of the materials (including colour); and
- b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved 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, the authority sought revisions to amend the proposed two storey side extension.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.