

July Planning Committee

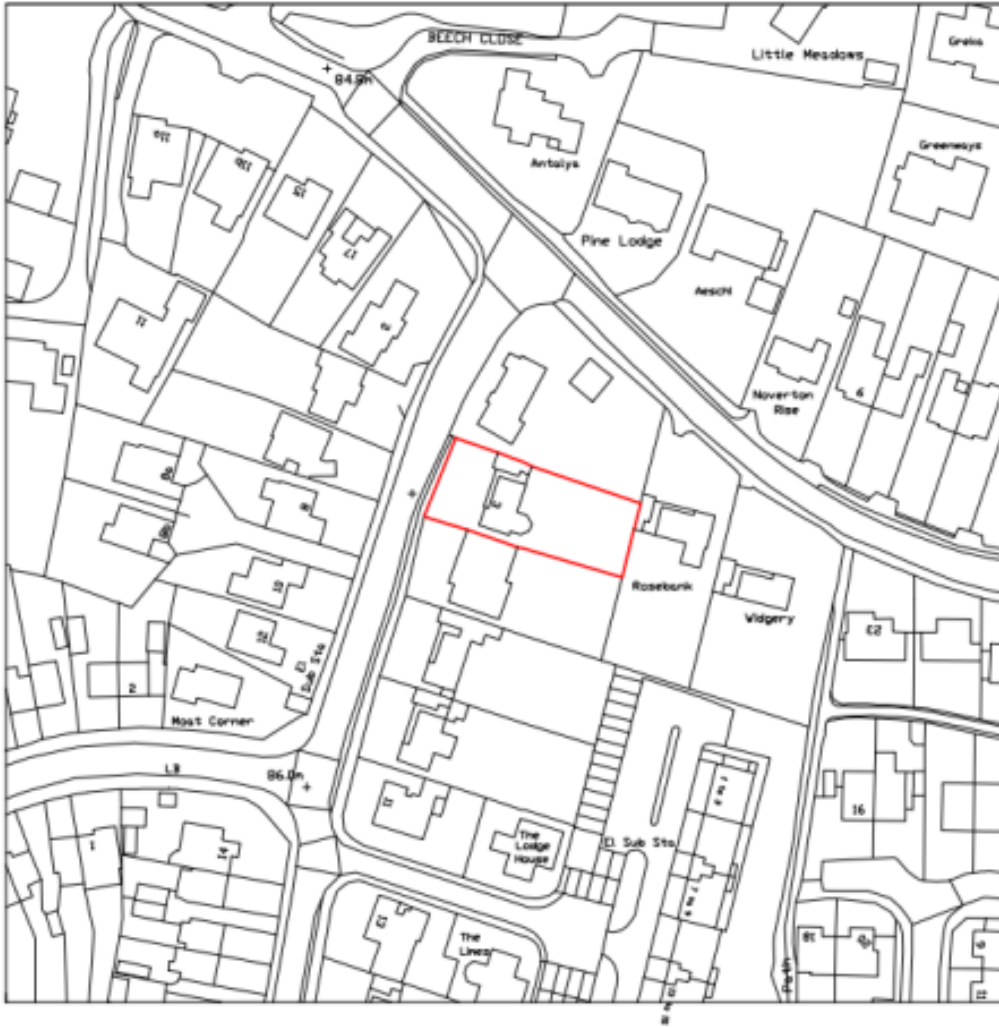
14th July 2022

22/00898/CONDIT – 3 Finchcroft Lane

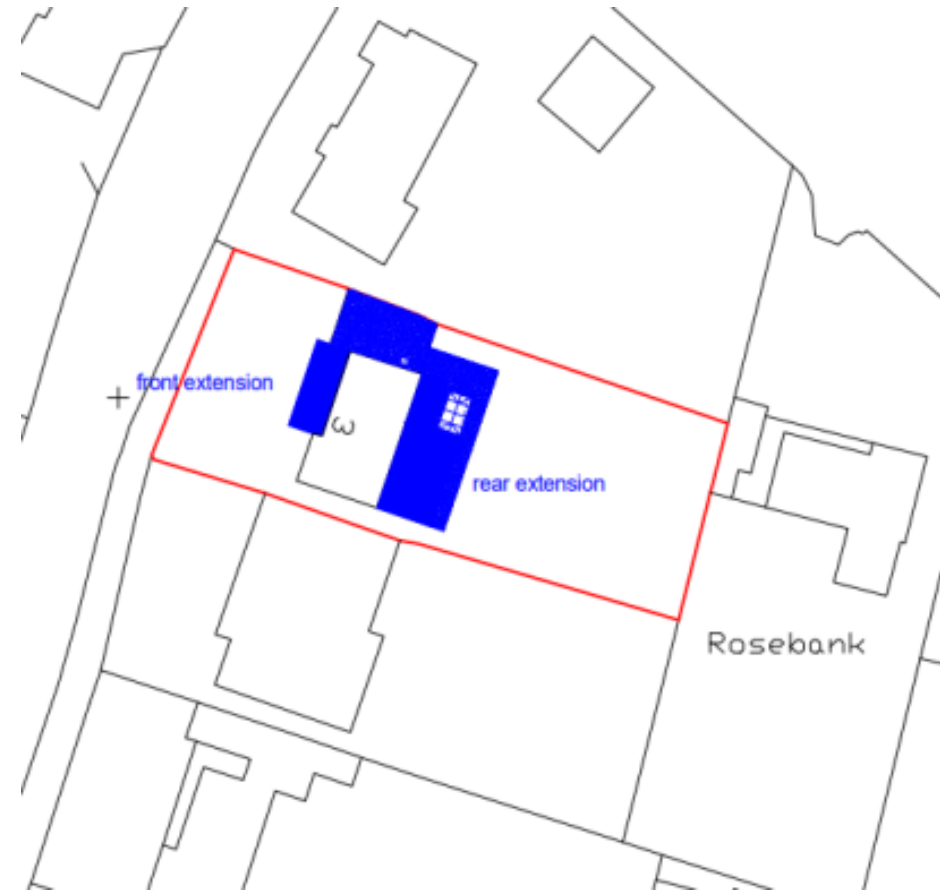
Proposed works:

Variation of condition 2 (approved plans) on planning permission 21/00256/FUL - amendments to front dormers, changes to front elevation fenestration arrangement, and other minor changes (retrospective)

The application is at planning committee at the request of Councillor Payne who wishes the applicant to have the opportunity to explain to members why the changes were necessary



Site Location Plan



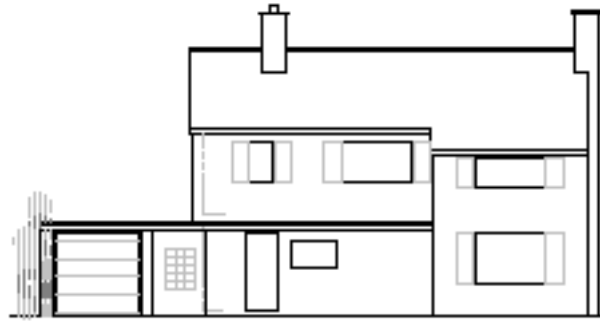
Proposed block plan



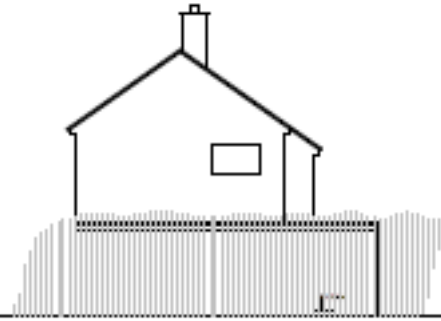
Photo of the existing property – prior to works starting

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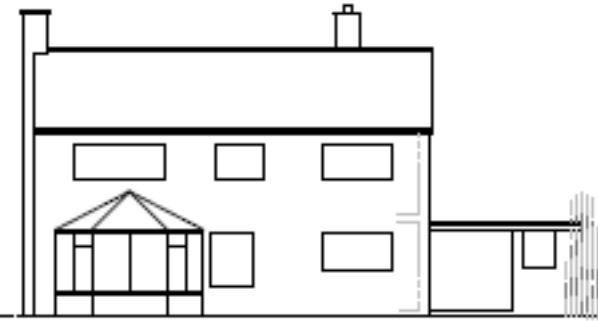
Existing elevations



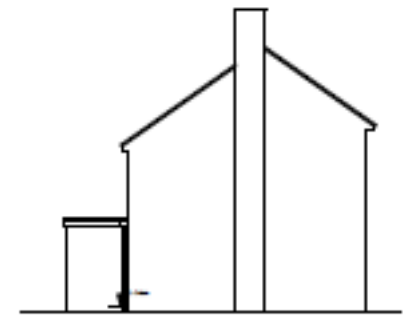
Existing Front Elevation 1:100



Existing Left Elevation 1:100



Existing Rear Elevation 1:100

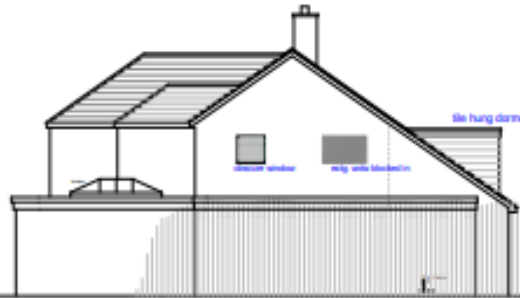


Existing Right Elevation 1:100

Approved elevations



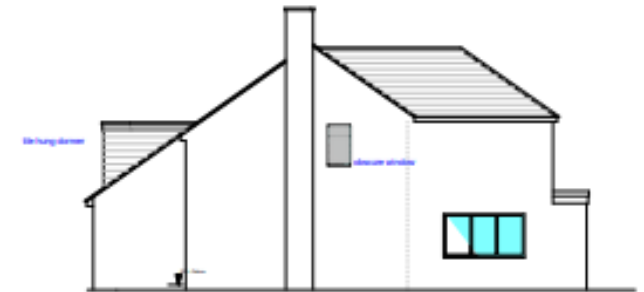
Approved Front Elevation



Approved Left Elevation

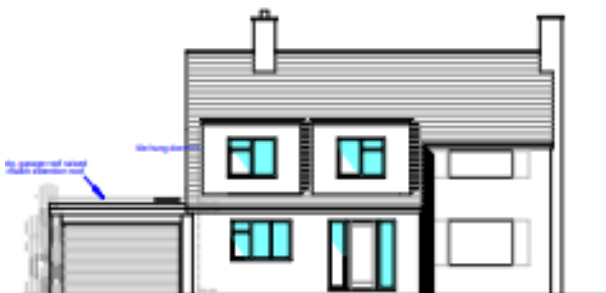


Approved Rear Elevation



Approved Right Elevation

As built elevations



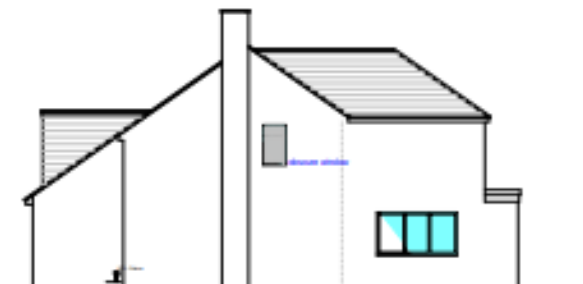
As Built Front Elevation



As Built Left Elevation



As Built Rear Elevation



As Built Right Elevation



Approved Front Elevation



As Built Front Elevation



Existing building prior to works



As built

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Key Planning Matters

- Design
- Impact on the character of the area
- Impact on neighbouring amenity

Recommendation - REFUSAL

Reason:

The proposed front elevation dormers by virtue of their scale, form and design are unacceptable. The proposed dormers are considered to represent a poor overall quality and design and will read as incongruous additions to the property and within the street scene.

As such the proposal is contrary to Adopted Cheltenham Plan (2020) policy D1 adopted JCS policy SD4, the guidance set out with the Adopted Supplementary Planning Document Residential Alterations and Extensions (2008), and advice contained within Section 12 of the NPPF.