

## **Delegated Officer Report**

<b>APPLICATION NO:</b> 22/00874/FUL	<b>OFFICER:</b> Mrs Victoria Harris
<b>DATE REGISTERED:</b> 13th May 2022	<b>DATE OF EXPIRY:</b> 8th July 2022
<b>DATE VALIDATED:</b> 13th May 2022	<b>DATE OF SITE VISIT:</b>
<b>WARD:</b> Battledown	<b>PARISH:</b> Charlton Kings
<b>APPLICANT:</b>	Mr Jon Rowles
<b>AGENT:</b>	AJ Architects Ltd
<b>LOCATION:</b>	Glencairn Greenway Lane Charlton Kings
<b>PROPOSAL:</b>	Proposed single storey rear extension, proposed dormers to create loft conversion, porch, a detached home office, new front pier and proposed electric gate (revised scheme following grant of application ref. 22/00060/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 the Battledown Ward.
- 1.2 Planning permission was recently granted in March this year for a front pier, front porch, front and rear dormer windows, single story rear extension and a detached home office.
- 1.3 This application is now seeking permission for a revised scheme. The scheme is almost identical but the roof material has changed from standing seam trims zinc effect to slate and the opening to the front entrance has been increased and an electric gate is proposed.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Airport Safeguarding over 45m  
Principal Urban Area

### **Relevant Planning History:**

**22/00060/FUL 11th March 2022 PER**

Proposed single storey rear extension, dormers to create loft conversion, porch, a detached home office and new front pier

## 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  
INF1 Transport Network

### **Supplementary Planning Guidance/Documents**

Residential Alterations and Extensions (2008)

## 4. CONSULTATIONS

### **Gloucestershire Centre For Environmental Records**

*25th May 2022* - Biodiversity report available to view in documents tab.

### **Parish Council**

*7th June 2022* - No objection.

### **Building Control**

*19th May 2022* - The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

## **GCC Highways Planning Liaison Officer**

21st June 2022 - Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained. The Highway Authority therefore submits a response of no objection.

## **5. PUBLICITY AND REPRESENTATIONS**

Number of letters sent	<b>10</b>
Total comments received	<b>0</b>
Number of objections	<b>0</b>
Number of supporting	<b>0</b>
General comment	<b>0</b>

## **6. OFFICER COMMENTS**

- 6.1 The principle of the front pier, front porch, front and rear dormer windows, single storey rear extension and a detached home office to this property has been established as part of the previous application, as such the key considerations for this application are acceptability of the proposed changes, and the resultant design and impact on neighbouring amenity as a result of these proposed changes. This report should therefore be read in conjunction with the officer report that accompanies the original decision.
- 6.2 The change in roof material is acceptable, the proposed dormer will still be finished in standing seam trims zinc effect but the main roof will now be tiled in slate. This will not harm the existing property, nor is it out of keeping with the street scene.
- 6.3 The increase to the front opening is acceptable and will allow for greater visibility. The new entrance gate is to an acceptable scale and design and will open into the site. It is important that the entrance gate does not open onto the highway, and therefore an appropriately worded condition is proposed which will ensure the gate only opens inwards into the site.
- 6.4 The Highways Officer has assessed the proposal and concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion.
- 6.5 **Sustainability**
- 6.6 The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For residential alterations and extensions there is an opportunity to improve the environmental performance of a home through the inclusion of technologies and features such as photovoltaics, replacement windows, heat recovery, permeable (or minimal) hard surfaces, works to chimneys, insulation, replacement heating systems (heat pump) and thoughtful kitchen design.
- 6.7 In this instance the application includes new windows, new roof, new doors and a home office. Given the scale of development proposed within this application this is considered to be acceptable.

## 7. CONCLUSION AND RECOMMENDATION

- 7.1 Therefore, with all of the above in mind, the proposals are considered to be in accordance with relevant national and local planning policy and the recommendation is to grant planning permission subject to the following conditions:

## 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 with or without modification), no additional windows, doors and openings shall be formed in the rear dormer window without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 4 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 landing window shall at all times be non-opening and 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).

- 5 Notwithstanding the approved plans, the entrance gates shall at all times be hung so that they only open inwards into the site.

Reason: To ensure that the highway is not obstructed in the interests of highway safety, having regard to adopted policy INF1 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.

Approved Plans

Reference	Type	Received	Notes
21/753.	OS Extract	12th May 2022	
21/753 200 G.	Drawing	12th May 2022	
21/753 210 G.	Drawing	12th May 2022	

**CASE OFFICER:** ..... Mrs Victoria Harris

**AUTHORISING OFFICER:** ..... Ben Warren

**DATE:** ..... 08.07.22