

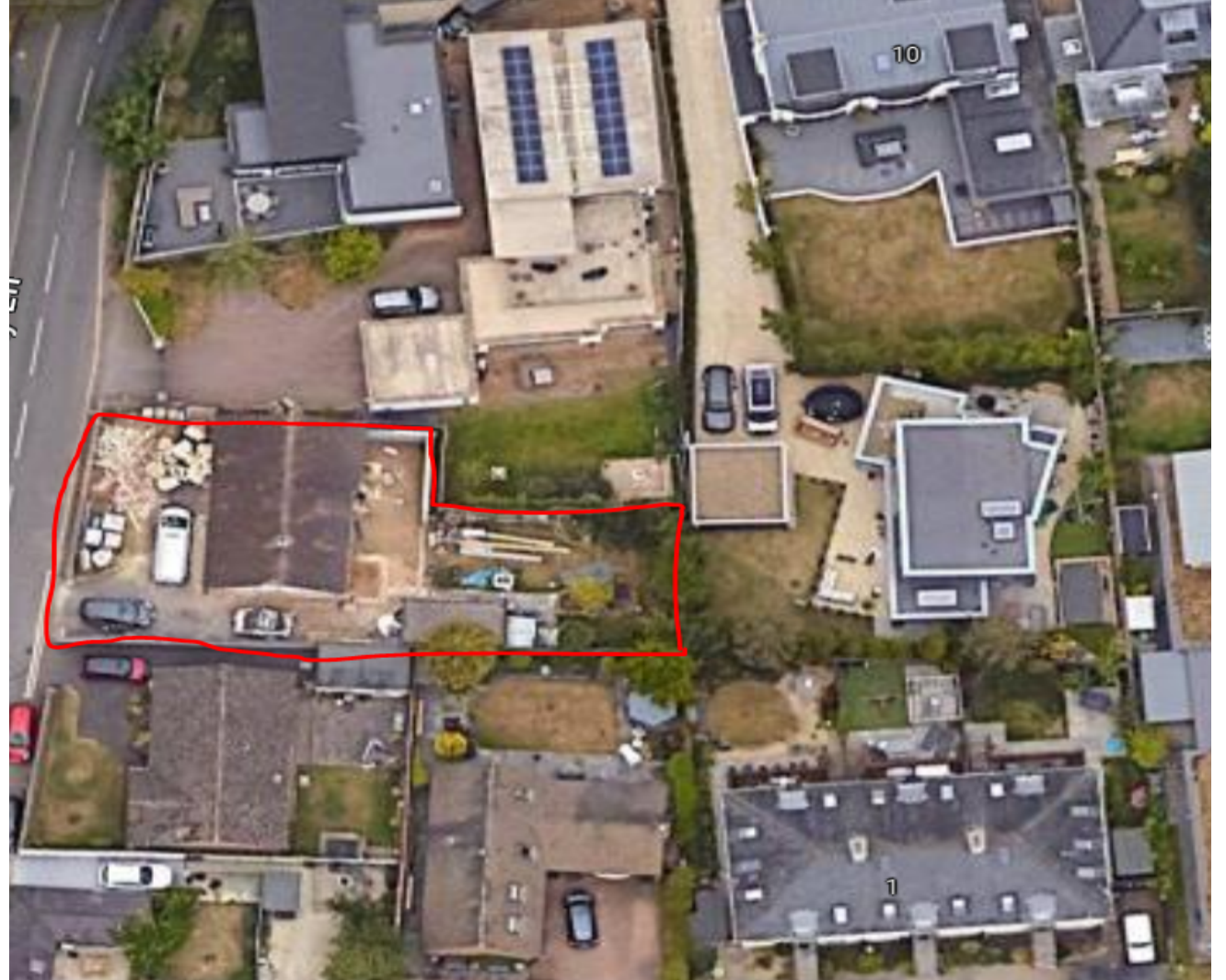
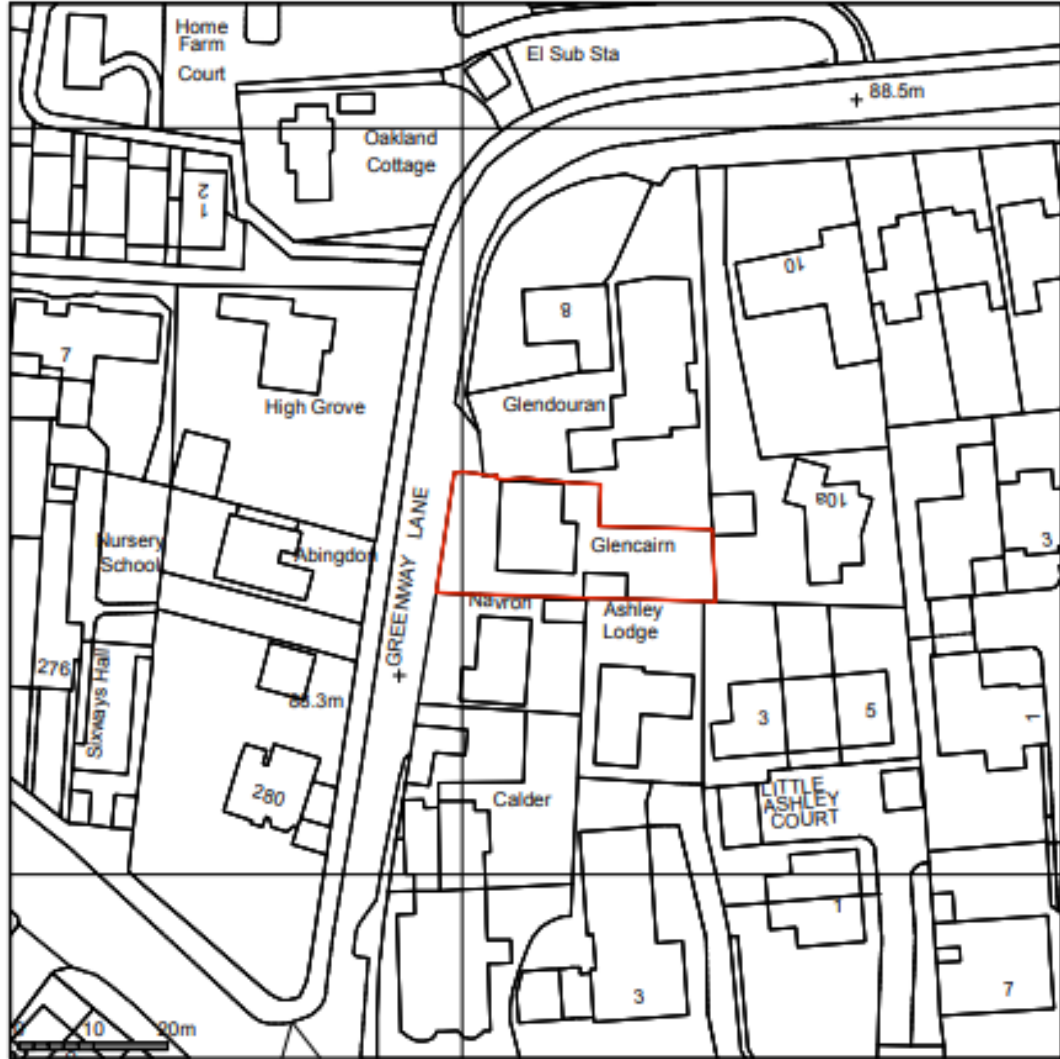
# 23/00345/FUL-Glencairn Greenway Lane

## Proposal:

Proposed single storey rear extension, proposed dormers to create loft conversion, porch, new front pier and proposed electric gate(part retrospective) (revised scheme following grant of application ref. 22/01581/FUL)

Recommendation: Permit

# Site location plan and Google earth image

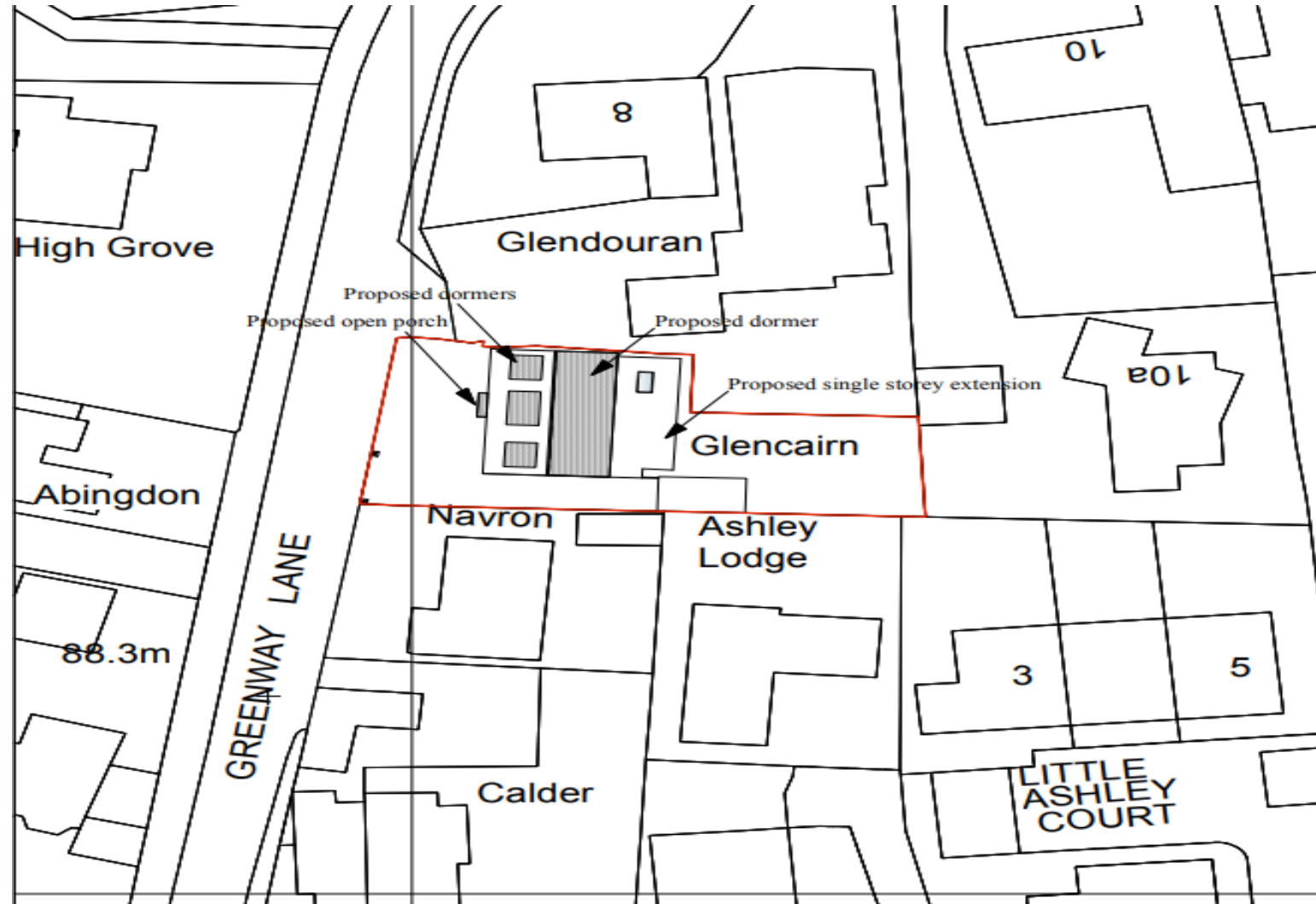




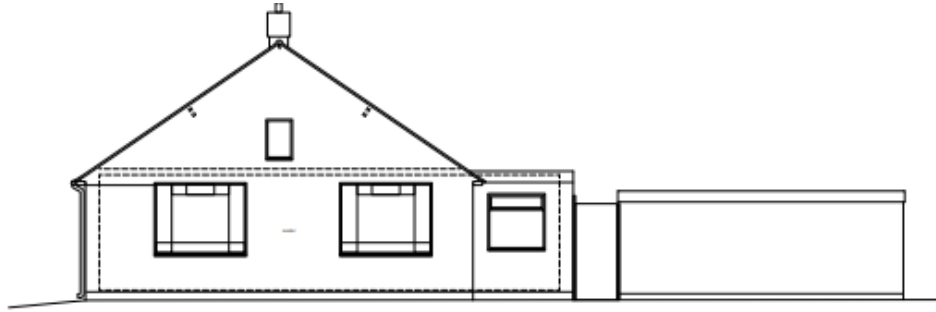
# Google earth 3D image



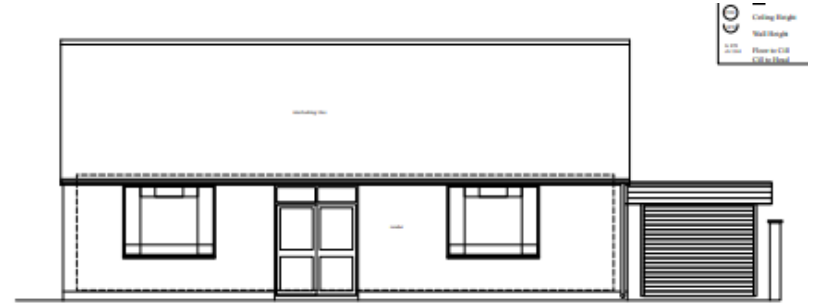
# Proposed block plan



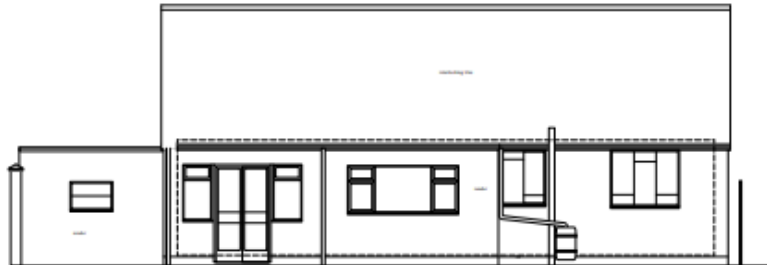
# Original dwelling elevations



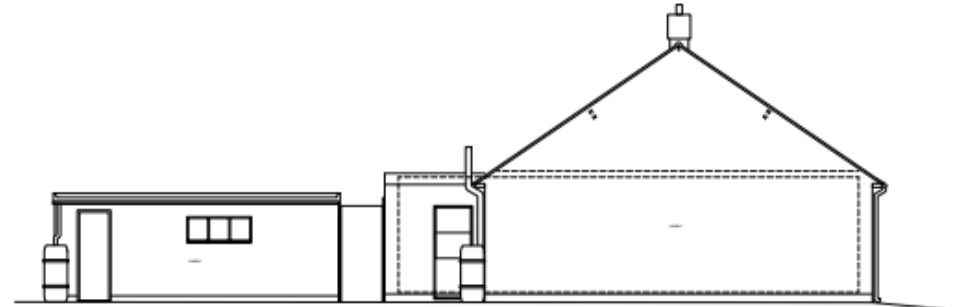
Side Elevation 1



Front Elevation



Rear Elevation



Side Elevation 2

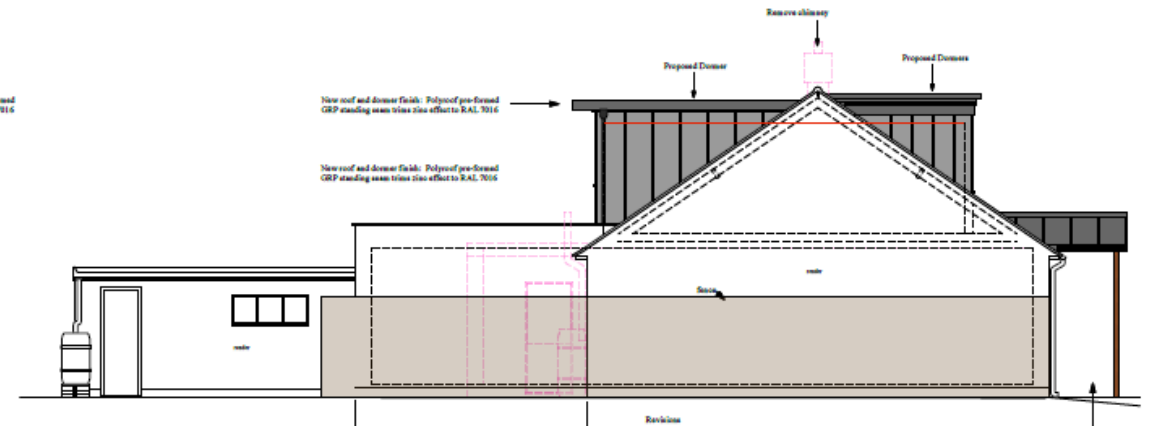
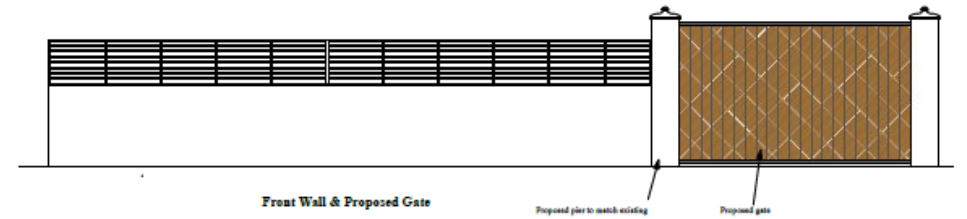


New roof and dormer finish: Polystyrene foam GFRP standing seam zinc zinc effect to RAL 7016

Proposed Porch

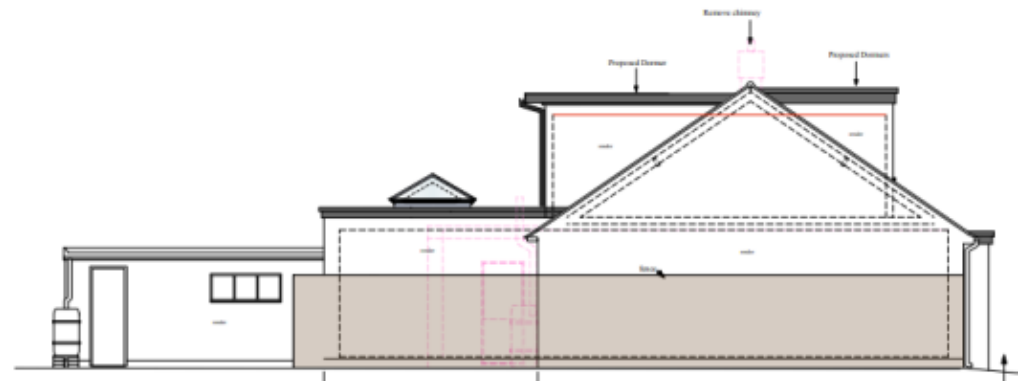
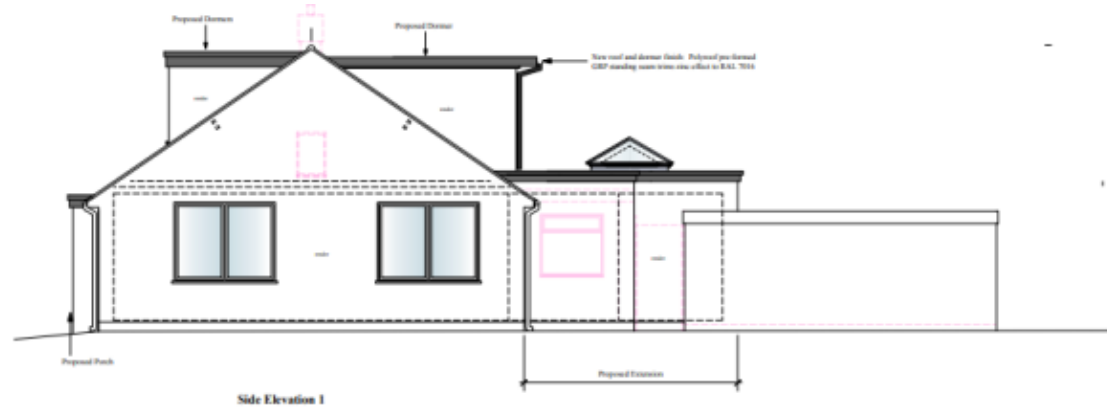
Proposed Extension

Side Elevation 1

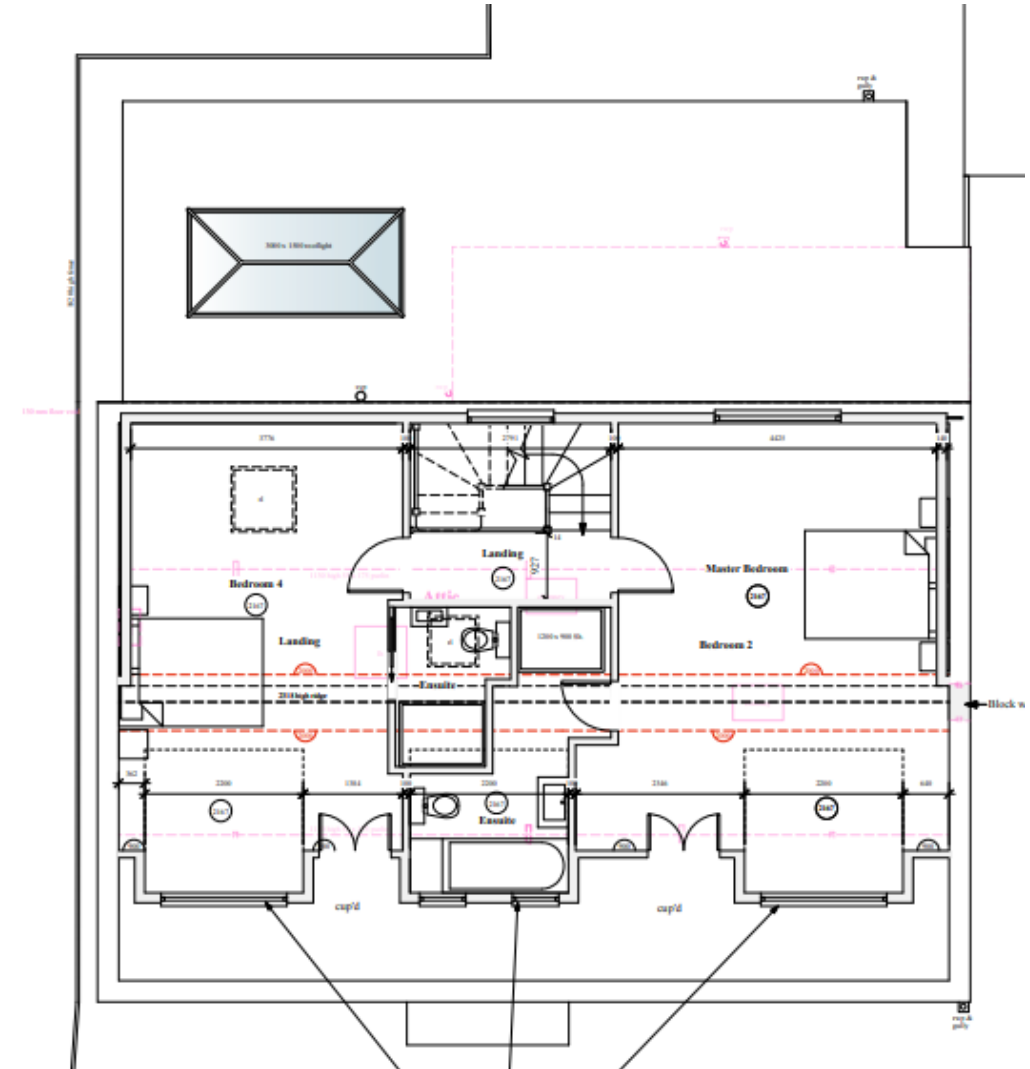
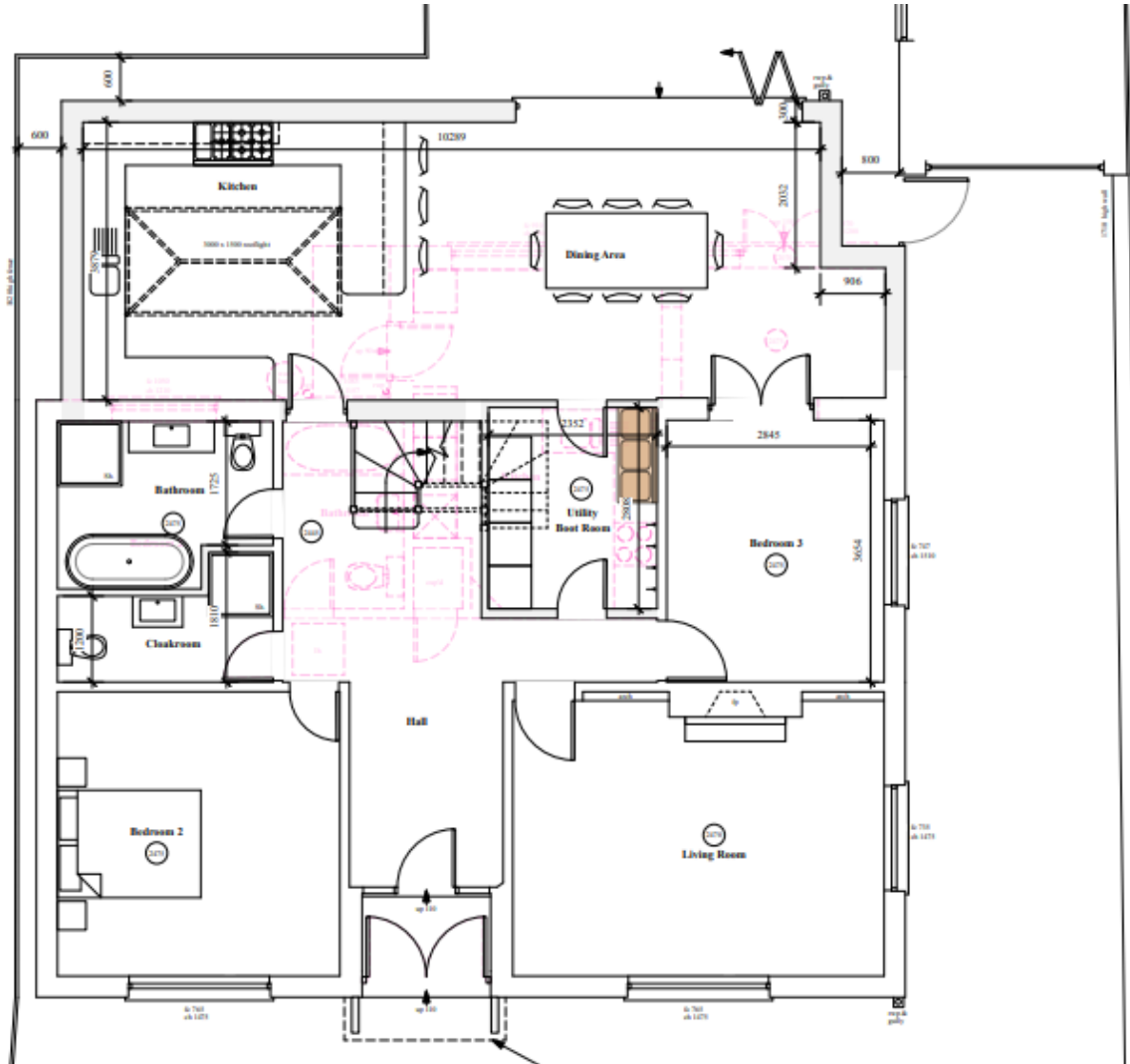




# Proposed revised elevations

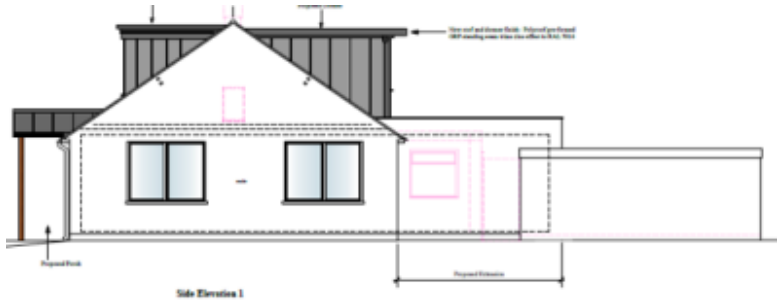


# Proposed revised floor plans





# Comparative elevations



# Key Planning matters

- Design
- Neighbouring amenity

# Summary of recommendation

- The principle of the works has been established by the recent grant of planning permissions in 2022. The size of the rear extension and dormer windows are the same as previously approved and only the porch has been reduced in size. In addition, officers consider the use of facing render to match existing to be appropriate.
- A dormer window in the rear of the existing dwelling could have been carried out as permitted development.
- The first floor bedroom window is approximately 20m from the rear boundary and 33m from the neighbouring property, The Villa 10A Greenway Lane, and therefore the window is well in excess of the distances set out within Note 2 within Policy SL1 of the Cheltenham Plan. For this reason a obscure glazed window was not previously condition on all 3 previous applications.
- The first floor rear landing window provides limited/restricted views of the neighbours amenity space and therefore condition 4 on the previous planning consents requiring the window to be glazed with obscure glass is no longer necessary.
- The revised proposals are in accordance with all relevant national and local planning policy and the recommendation is to grant planning permission subject to the schedule of conditions set out within the officer report, which reflect in part those listed on the earlier permissions.