

APPLICATION NO: 23/00430/FUL		OFFICER: Mr Ben Warren	
DATE REGISTERED: 15th March 2023		DATE OF EXPIRY: 10th May 2023	
WARD: Charlton Kings		PARISH: Charlton Kings	
APPLICANT:	Mr And Mrs Lucking		
AGENT:	Stephen Mitchell		
LOCATION:	82 East End Road Charlton Kings Cheltenham		
PROPOSAL:	Part single and part two storey rear extension (revised submission to 22/01656/FUL)		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Further to the planning view site visit yesterday to the neighbouring property at 84 East End Road, members will have been able to look at this neighbouring property and at the French doors in the rear wing. It is unclear whether the glass within these French doors has been replaced with a form of white pvc material, or whether a film has been applied to these doors. Nevertheless, whilst there has been a change to these doors since the last application was considered, the opening is still there and does provide a source of light and outlook either when these doors are open, or if the changes to the glass were to be reverted.

2. CONCLUSION AND RECOMMENDATION

Officer recommendation remains the same as that within the original officer report. The recommendation is to permit the application, subject to the conditions set out below;

3. 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 All external facing and roofing materials shall match those of the existing building unless otherwise first agreed 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).

- 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 new first floor south east elevation window shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the room that the window serves.

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.