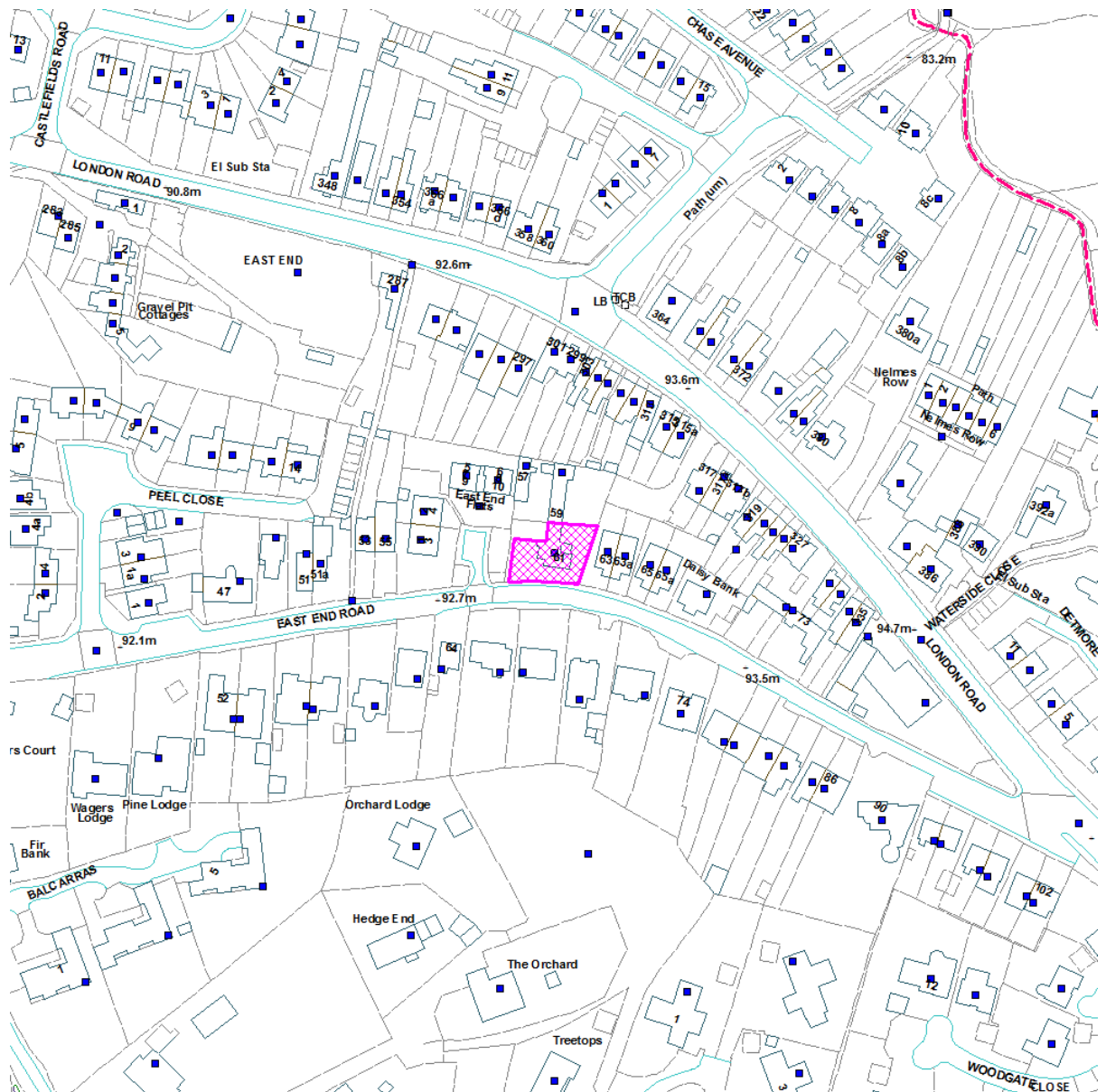


APPLICATION NO: 23/01865/FUL		OFFICER: Mrs Victoria Harris
DATE REGISTERED: 2nd November 2023		DATE OF EXPIRY: 28th December 2023
DATE VALIDATED: 2nd November 2023		Extension of time 19th February 2024 DATE OF SITE VISIT: 10/01/2024
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	The Applicant	
AGENT:	Coombes Everitt Architects Limited	
LOCATION:	Roane Cottage 61 East End Road Charlton Kings	
PROPOSAL:	Proposed single storey extension	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located along East End Road, within Charlton Kings, and comprises a semi-detached dwelling. The dwelling is faced in render and stone, with a pitched, slate roof, and white uPVC windows and doors; it has been previously extended by way of a two-storey extension and a conservatory to the rear.
- 1.2 The applicant is seeking planning permission for the removal of the existing conservatory and the erection of a single-storey side extension.
- 1.3 The application is before the planning committee due to the objection from the Parish Council.
- 1.4 In response to the Parish Council objection/comments the applicant has revised the plans and is discussed below.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Smoke Control Order

Relevant Planning History:

90/01298/PF 21st February 1991 PER

Erection Of Extension

08/00468/FUL 26th June 2008 WDN

Erection of a two storey rear extension and 3 no. velux roof lights to the rear of the property

08/00974/FUL 27th August 2008 PER

Erection of a two storey rear extension and 3 no. roof lights to the rear of the 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

Section 14 Meeting the challenge of climate change, flooding and coastal change

Adopted Cheltenham Plan Policies

D1 Design

SL1 Safe and Sustainable Living

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

Cheltenham Climate Change (2022)

4. CONSULTATIONS

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	17
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations in relation to this application are design, neighbouring amenity and sustainability.

6.3 Design

6.4 Section 12 of the NPPF emphasises the importance of achieving well designed places that are visually attractive and sympathetic to local character and setting. In addition, policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that positively responds to and respects the site and its surroundings.

6.5 The Council's Supplementary Planning Document: Residential Alterations and Extensions set out five basic design principles; maintain character, subservience, ensure adequate daylight, maintain space between buildings and maintain privacy. The document emphasises the importance of later additions achieving subservience in relation to the parent dwelling, setting out an extension should not dominate or detract from the original building, but play a supporting role.

6.6 The side extension is a single-storey almost full width, part flat roof/part pitched roof extension. The extension measures approximately 3.6m to 6m deep and has a maximum height of approximately 3.7 metres to the top of the pitched roof. In terms of footprint, the extension is considered to be a modest addition to the property, sits comfortably within the plot and reads clearly as a subservient addition.

6.7 In response to the Parish Council objection the applicant has revised the plans. The revised drawing shows the extension set back 150mm from the south elevation, the black timber cladding has been changed to Brimstone Poplar Cladding (images of the proposed cladding material shown on the revised plan) and the black windows and doors have been changed to white aluminium.

6.8 It is acknowledged that the revised drawing still shows a more contemporary design approach, however that in itself is not reason to withhold planning permission. The cladding is a lighter colour, the colour of the windows and doors match the existing property, and the extension has been set back from the street scene elevation. The proposed materials will add visual interest to the building and ensure that the extension reads as a modern, later addition. In addition, only limited views of the extension are available from the public realm in East End Road due to the boundary fence and mature vegetation.

6.9 In terms of design, the revised proposal is considered to be compliant with the requirements of the Adopted Cheltenham Plan (2020) policy D1, adopted JCS policy SD4 and the Supplementary Planning Document – Residential Alterations and Extensions (adopted 2008).

6.10 Impact on neighbouring property

6.11 Section 12 of the NPPF highlights that development should promote a high standard of amenity for existing and future users. This is further emphasised in policy SD14 of the JCS and Cheltenham Plan SL1 which set out the requirement for development not to cause unacceptable harm to the amenity of adjoining land users and the locality.

6.12 As a result of the proposal, there are no concerns that there would be an unacceptable loss of amenity in terms of a loss of light or loss of privacy due to the location of the development and relationship with neighbouring properties. As such, the proposal is compliant with policies SD14 of the JCS and SL1 of the Cheltenham Plan, as well as section 12 of the NPPF.

6.13 Sustainability

6.14 Section 14 The NPPF prescribes that the planning system should support the transition to a low carbon future in a changing climate. This is a key theme and objective of the Cheltenham Local Plan. This aim is recognised in Policy SD3 of the JCS, which sets out an expectation that all development should be adaptable to climate change.

6.15 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.

6.16 In response to the recently adopted Cheltenham Climate Change SPD, a brief Sustainability Statement has been submitted which sets out the measures proposed as part of this development; whilst limited, the measures are considered to be appropriate to the scale of development proposed.

6.17 Public Sector Equalities Duty (PSED)

6.18 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three 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; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.19 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.

6.20 In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

7.1 With all of the above in mind, the proposals are considered to be in accordance with all 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.

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
PL002A.	Rev Drawing	18th January 2024	

CASE OFFICER: Mrs Victoria Harris

AUTHORISING OFFICER:

DATE:

Consultations Appendix

Building Control

21st November 2023 - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Parish Council

27th November 2023 - Objection:

While the Committee does not object to the principle of extending this property, it does object to the design and choice of materials.

The street-side elevation of Roane Cottage is handsome and well proportioned, built of local limestone with a slate roof, and makes a significant contribution to the streetscape, being one of the oldest properties in the area, which does have a wide variation in property styles and ages.

The Officer's report from the permitted 2008 application for a two-storey extension in the north-east corner of the L-shaped property, behind the street-side elevation, stated:

'The main considerations with this proposal are the design of the extension and the impact which it could have to neighbouring amenity. The property has an existing porch within the side elevation. This would be removed as part of this proposal and replaced with a two storey extension. The extension would have a mono-pitch tiled roof and be built from reconstructed Cotswold stone within the eastern elevation and render within the north elevation. The property is partly render and Cotswold stone, and it was considered that the materials within the extension should relate to the main house in accordance with policy CP7 of the Cheltenham Borough Local Plan'

The Committee believes that the same considerations are even more relevant, with this proposed extension being far more visible in relation to the streetside elevation than the 2008 application.

The choice of black vertical timber cladding and a standing seam steel roof are at best incongruous and at worst visually jarring, and would be detrimental to the appearance of the dwelling and its contribution to the street scene.

The proposed fenestration to the streetside elevation is similarly out of keeping with that of the existing streetside elevation. If designed to match the existing, it would do much to harmonise the extension with the existing dwelling.

If the Case Officer is minded to recommend permit, the Committee requests that this application is taken to CBC's Planning Committee.