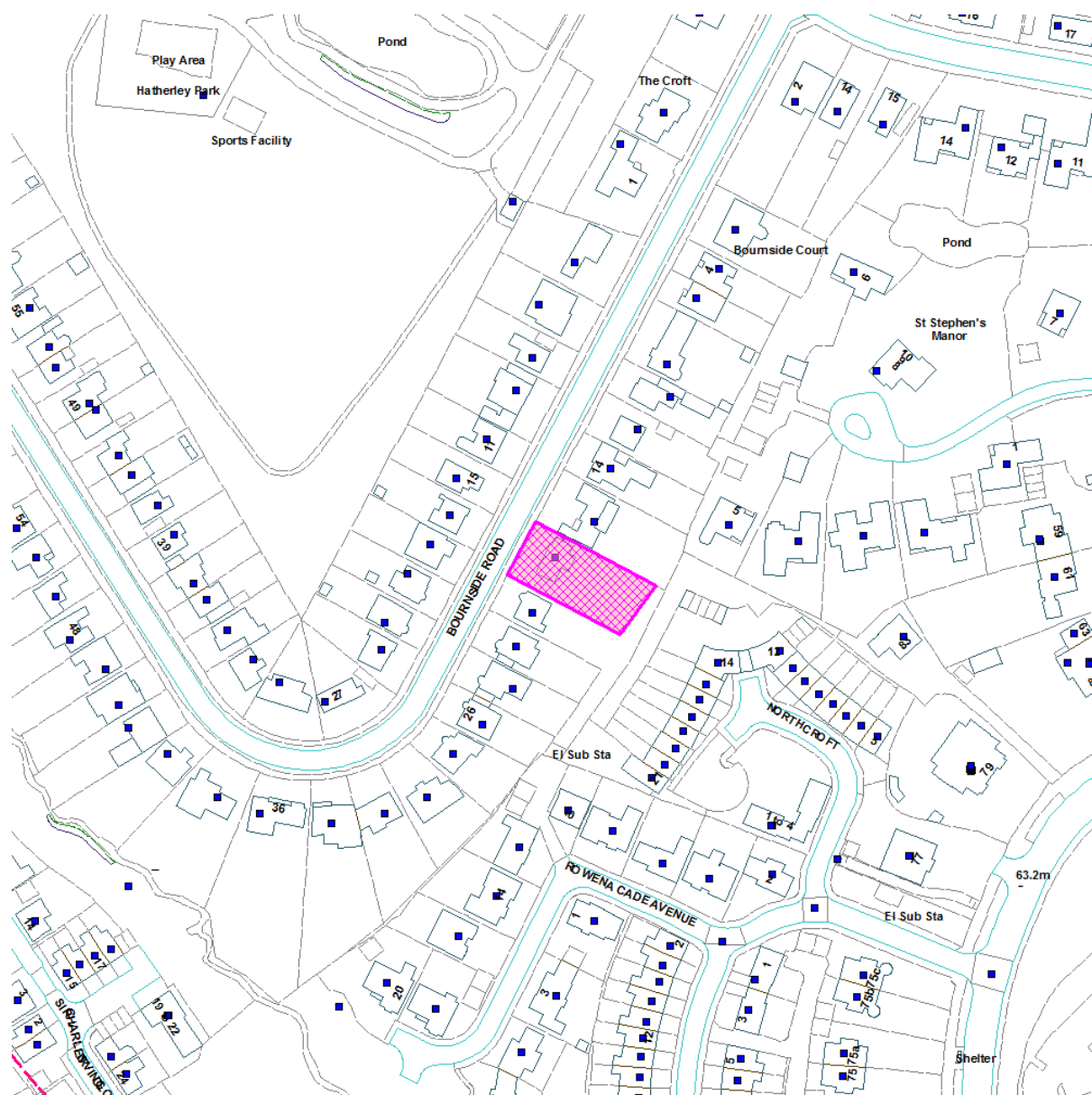


APPLICATION NO: 25/00520/FUL		OFFICER: Mrs Victoria Harris	
DATE REGISTERED: 28th March 2025		DATE OF EXPIRY: 23rd May 2025 Extension of time: 23.06.2025	
DATE VALIDATED: 28th March 2025		DATE OF SITE VISIT:	
WARD: Park		PARISH:	
APPLICANT:	Mr Shaun Packe		
AGENT:	Blueprint		
LOCATION:	18 Bournside Road Cheltenham Gloucestershire		
PROPOSAL:	Proposed two storey side and rear extension, single storey rear extension, re model and dropped kerb.		

RECOMMENDATION: Permit



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1.1 DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located on Bournside Road, within Park Ward, and comprises a detached two-storey dwelling within a good-sized plot. The dwelling is faced in brick, with a hipped, concrete-tiled roof, and white uPVC windows and doors.
- 1.2 The dwelling is not listed, and the site is not located within the Conservation Area.
- 1.3 The applicant is seeking planning permission for a two-storey side and rear extension, single-storey rear extension, extension and conversion of the existing side garage, and extension of the existing roof. The dwelling will be modernised with new windows and doors, and the existing brickwork will be clad in white/cream render and neutral/cream composite weatherboard, a new dropped kerb is proposed to allow a double access driveway with extended gravel driveway.
- 1.4 The scheme has been revised since the initial submission to address officers and neighbouring properties concerns relating to design and impact on amenity. The changes that have been made include:
- alterations of roof design; hipped flat roof changed to a pitched roof
 - width of Juliet window reduced in size
 - width of two-storey side extension reduced
 - rear conservatory removed
 - cladding colour changed from tea green to neutral/cream tone
 - front porch removed
- 1.5 An extension of time has been agreed to allow for the consideration and determination of the application.
- 1.6 The application has been brought to Planning Committee at the request of Councillor Chelin for the following reasons: overdevelopment, streetscape and privacy.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area
Residents Associations

Relevant Planning History:

20/01595/TPO 25th September 2020 PER

T1: Horse chestnut: Remove snapped limb that was damaged in high winds and reduce by 3-4 metres to take wind loading out of them. T2 and 3: Horse chestnut: Reduce by 3-4 metres

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
GI2 Protection and replacement of trees
GI3 Trees and Development

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

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	9
Total comments received	18
Number of objections	12
Number of supporting	6
General comment	0

- 5.1** The application has been publicised by way of letters sent to 9 neighbouring residential addresses. Following the public consultation period, 18 responses have been received; 12 in objection and 6 in support of the proposal.
- 5.2** The application has been revised; on receipt of the revisions, neighbours were notified of the changes by way of a letter, objections have still been raised to the development in its revised form.
- 5.3** The comments received have been summarised below, and include but are not limited to the following:
- overdevelopment
 - impact on street scene and surrounding area
 - loss of light
 - loss of view of trees
 - loss of privacy
 - design
 - reduction of space between properties
 - proposed materials and colour not in keeping with existing house
 - views of the conservation area will be impacted
 - impact on noise
 - no objection
 - improvement, both for the street and long-term future of the property
 - pleased to see the proposed revisions
 - significant improvement to the existing dwelling
 - good design

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The key considerations for this application are design and impact on neighbouring amenity and sustainable development.

6.3 The site and its context

- 6.4** The existing building is a detached two-storey dwelling with hipped roof and includes projecting two-storey bay windows to the front. The existing building is finished in brick, concrete roof tiles, white windows and doors and has a single-storey garage to the side.
- 6.5** In terms of context, the surrounding properties are all detached two-storey dwellings. The street scene is varied in design with a number of nearby properties being the subject of various extensions and modernisation works. Of particular note is the immediate property to the west of the application site, number 15 Bournside Road, which has recently undergone significant extensions and alterations to the property. The property has also been modernised, which resulted in rendering and black cladding of the property. Other nearby properties have also been extended in various forms and include two-storey side and rear extensions and additions.

6.6 Design and layout

- 6.7** Policy SD4 of the JCS notes how development should “respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality”. Furthermore, development “should be of a scale, type, density and materials appropriate to the site and its surroundings”. This is supported through adopted Cheltenham Plan Policy D1 which requires development to ‘complement and respect neighbouring development and the character of the locality.’
- 6.8** NPPF para 135 (c) states decisions should ensure that developments are sympathetic to local character and history...while not preventing or discouraging appropriate innovation or change.
- 6.9** The application proposes two-storey side and rear extensions, single-storey rear extension, the extension and conversion of the existing side garage, and the extension of the existing roof. The proposed works also include the modernisation of the property by proposing a render and cladded finish to the external elevations, with white vertical sash windows to the front and white windows and doors to the rear, and grey tile roof.
- 6.10** The proposed extensions are reasonably modest additions in terms of their footprint and are considered to sit comfortably within the plot. The proposed extensions and alterations result in a significant change in the design and appearance of the dwelling; however, the design is not out of context given works undertaken at neighbouring properties. Officers consider the scale and form of the proposed extensions to be acceptable for this site and consider the resulting design and appearance to be appropriate for a modernised property in this location.
- 6.11** The overall roof ridge height will be increased, despite the increase in height the proposal would not significantly alter or harm the character or appearance of the wider street scene. Properties in Bournside Road vary in form, height and design, allowing scope for properties, such as the application site, to be extended, remodelled and modernised without causing unacceptable harm to the character the street scene.
- 6.12** It is recognised that the proposed side extension will reduce the gap between the property and its neighbour, whilst the gap between the properties will be reduced there is a defined

and clear gap between the two properties to allow a view through to the rear. A gap will still be retained, and therefore there is no terracing effect, helped by the fact the first-floor part is set back 1.2 metres from the principal elevation.

- 6.13** Overall, the proposal achieves an acceptable form and design and 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).

6.14 Impact on neighbouring property

- 6.15** It is necessary to consider the impact of development on neighbouring amenity. JCS Policy SD14 and Cheltenham Plan Policy SL1 state how development should not cause unacceptable harm to the amenity of neighbouring properties. Matters such as a potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact will therefore be considered.
- 6.16** It is acknowledged that the proposals will impact on a small number of residential properties; however, officers are satisfied that any such impact will not be so detrimental as to warrant a refusal on amenity grounds. The property's that will be most affected is 16 and 20 Bournside Road.
- 6.17** In terms of daylight and/or sunlight, and outlook, 20 Bournside Road does not have any windows to the side elevation and the two-storey side extension does not extend beyond the rear building line of 20 Bournside Road. The rear extension is set in from the side boundaries and passes the 45° light test set out within the 'Residential alterations and extensions' SPD. Therefore, whilst of a considerable size, no harm is caused by the proposal.
- 6.18** Regarding overlooking and loss of privacy, no first-floor windows are proposed in the side elevations of the proposed extensions. Whilst the rear extension has a large Juliet window, this would generally look into the host dwellings garden. In addition, the large Juliet window will be more than the 10.5 metre minimum distance normally sought to the rear boundary, and 21 metres between dwellings which face each other.
- 6.19** For the reasons set out above, the proposed development would not cause any unacceptable loss of amenity in respect to privacy, light and outlook. As such, it would comply with policies SL1 of the Cheltenham Plan, policy SD14 of the JCS and the NPPF.

6.20 Access and Highway issues

- 6.21** Adopted JCS policy INF1 advises that all development proposals should provide for safe and efficient access to the highway network for all transport needs. The policy identifies that planning permission should be granted where the highway impacts of the development would not be severe.
- 6.22** A new dropped kerb is proposed.
- 6.23** Gloucestershire Highways as the Local Highways Authority have been consulted on this application and no objection has been raised. A condition has been suggested to ensure surface water is drained to a suitable outfall. Given the extended gravel driveway can be constructed under permitted development, a condition is not considered reasonable and an informative has been added.
- 6.24** The development is not considered to result in any unacceptable highway safety implications and therefore accords with JCS policy INF1.

6.25 Sustainability

6.26 Section 14 of 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.

6.27 The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for de-carbonising 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.

6.28 In this instance a sustainability statement has been submitted which details key measures, given the scale of development proposed within this application this is considered to be acceptable.

6.29 Other considerations

Trees

6.30 There are several large trees to the rear of the site, the Trees Officer has been consulted and no objections have been submitted.

Public Sector Equality Duty (PSED)

6.31 As set out in the Equality 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.

6.32 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.

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

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons set out above, the proposed development resulting in the extension and modernisation of the existing dwelling is considered to be acceptable and would be in accordance with the relevant policies and guidance. The objectors’ concerns have been noted and considered throughout the application process, however it is considered that the proposed development is appropriate when assessed against relevant planning policies.

7.2 As such, the recommendation is to permit this application subject to the conditions set out below.

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 No external facing or roofing materials shall be applied unless in accordance with:
 - a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.The details of which shall have first been submitted to and approved 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).

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.

- 2 The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk.
- 3 In accordance with Section 163 of the Highways Act 1980 drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning

area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

Consultations Appendix

Tree Officer

20th May 2025 - The Trees Section has no objections to this scheme.

GCC Highways Planning Liaison Officer

23rd April 2025 - Response in documents tab.

Building Control

4th April 2025 - This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.