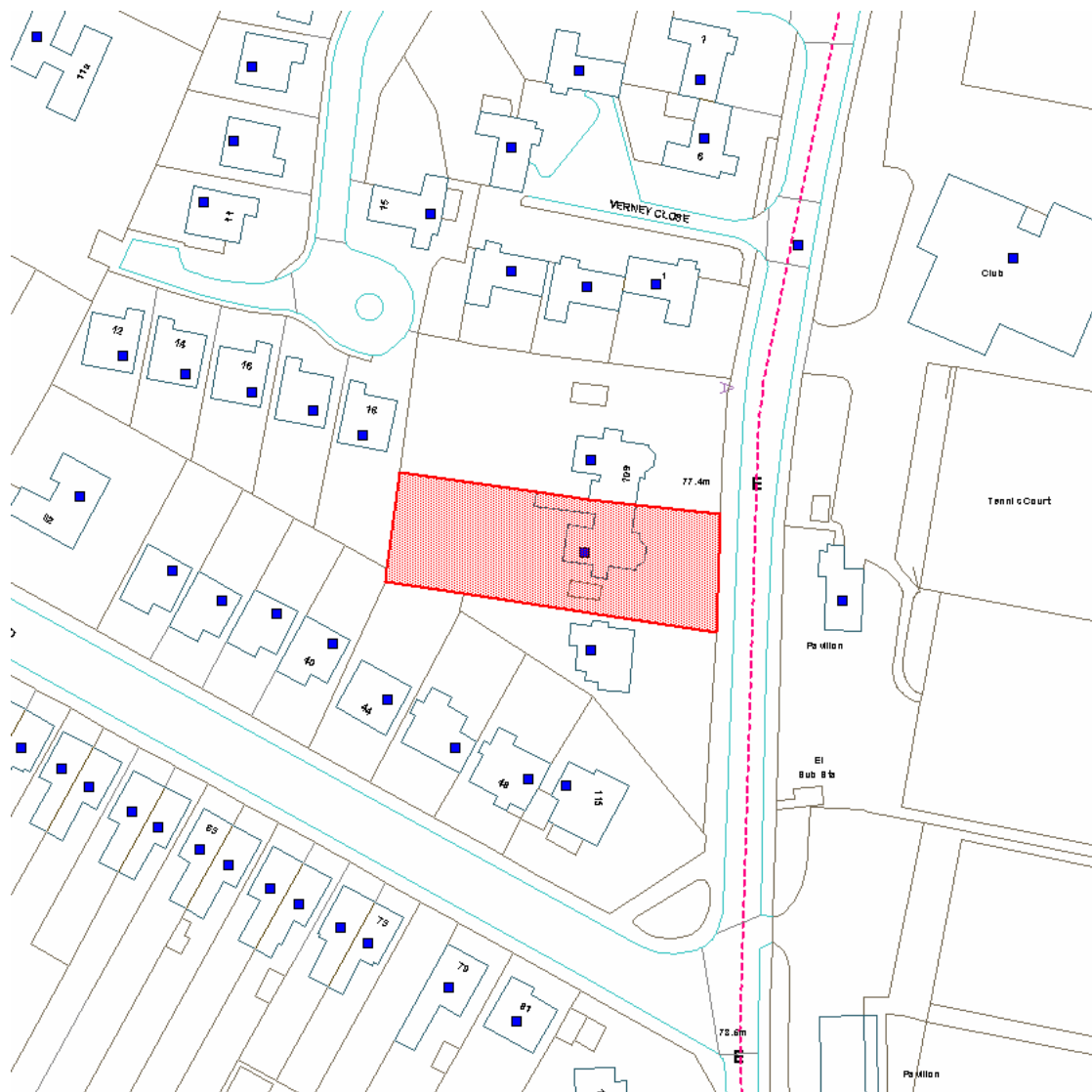


APPLICATION NO: 13/00614/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 22nd April 2013	DATE OF EXPIRY: 17th June 2013
WARD: College	PARISH: None
APPLICANT:	Dr Louise Jelly
AGENT:	Mrs Diana Jones
LOCATION:	111 Old Bath Road, Cheltenham ,
PROPOSAL:	Split level single storey rear extension

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for the erection of a split level extension to the rear of 111 Old Bath Road, a large semi-detached dwelling which occupies a generous plot on the west side of Old Bath Road, opposite the East Glos Club. The property is currently served only by a relatively small kitchen for the size of the property and the extension would accommodate a new enlarged kitchen/family room, with the existing kitchen being converted to a study.
- 1.2 The application site is located within the College Character Area, one of 19 character areas that together form Cheltenham's Central Conservation Area, and the property is identified on the Townscape Analysis Map as being a positive building.
- 1.3 The property is red brick with a pitched slate roof and a mix of timber and uPVC windows and doors; living accommodation is provided over four floors with a self-contained flat at lower ground floor/semi basement level. A full height gable projects to the front and rear of the property, with the main entrance being located in the side elevation. A detached garage is located alongside the dwelling to the south and there is an old single storey lean-to outbuilding to the rear on the boundary with the adjoining property.
- 1.4 The application is before planning committee at the request of Cllr Sudbury on behalf of the adjoining neighbour whose objections relate to a loss of light to a raised rear patio and lounge, and visual impact.
- 1.5 Members will visit the site on planning view.

2. CONSTRAINTS AND PLANNING HISTORY

Constraints:

Conservation Area
Smoke Control Order

Planning History:

CB19168/00 **PERMIT** **27th July 1989**
Replacement of existing garage with new garage

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design

Supplementary Planning Guidance/Documents

Residential alterations and extensions (2008)
College character area appraisal and management plan (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATION RESPONSES

None

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent out to six neighbouring properties. In addition, a site notice was posted and an advert published in the Gloucestershire Echo.
- 5.2 In response to the publicity, one letter of objection has been received from the adjoining neighbour at no. 109 Old Bath Road. As previously mentioned, the objection relates to a loss of light to a raised rear patio and lounge, and visual impact. The letter has been circulated to Members.

6. OFFICER COMMENTS

- 6.1 The main issues when considering this application are design and neighbouring amenity.
- 6.2 The proposed extension has two distinct elements to it. The upper ground floor accommodation would be provided within a fairly traditional, red brick, gabled extension with a pitched slate roof, albeit contemporary feature glazing is proposed to the rear elevation. At lower ground floor, a wholly contemporary extension is proposed with a flat over-sailing roof and large amounts of glazing. A short internal staircase would link the two spaces internally, and would in turn provide a connection between the living space and the rear garden. Additional natural lighting would be provided by four roof lights within the pitched roof and a large lantern light in the flat roof. The extension would not be at all visible from the wider conservation area.
- 6.3 Officers consider that the extension is suitably subservient in size to the original building and would not adversely affect the character of the original property or locality, or cause harm to the integrity of the building, and therefore fully accords with the objectives of Local Plan Policy CP7 relating to design.
- 6.4 The objections raised by the adjoining neighbour have been duly noted. Although the pitched roof part of the extension would sit alongside the neighbour's raised patio, it would also be located alongside the existing full height gabled projection to the south, with its ridge height set in excess of seven metres below the ridge of the existing gable; it would not project beyond the existing gable. Officers therefore consider that any loss of light would be minimal and certainly not so significant as to warrant a refusal of planning permission on this point. When visiting this neighbouring property, the raised patio was greatly overshadowed by overgrown shrubbery and it was apparent that it had not been cut back for a number of years, and the neighbour confirmed this; the cutting back of this shrubbery could greatly improve the levels of daylight reaching this external seating area.
- 6.5 With regard to a loss of light to their lounge, this room has a dual aspect with two very large windows to the front elevation. It would therefore be hard to argue that levels of daylight reaching this room would be unduly affected.
- 6.6 The neighbour has also raised concern relating to the visual impact of the extension, and has suggested that a terracotta roof tile together with a painted finish would be more acceptable to them. However, the applicant has not chosen to pursue these materials and, in any case, these materials would not be supported by officers, particularly given the property's sensitive location within the conservation area. The palette of materials proposed by the applicant is considered to be entirely appropriate.

- 6.7 In addition, there are no issues arising with regard to loss of privacy or overlooking; in fact, the extension would improve the existing situation as currently the adjoining neighbour's raised patio allows unrestricted views over the applicant's garden.
- 6.8 It is therefore considered that the proposed extension would accord with Local Plan Policy CP4 relating to safe and sustainable living.
- 6.9 In conclusion, with all of the above in mind, the recommendation is to grant planning permission.

7. CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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 development hereby permitted shall be carried out in accordance with Drawing Nos. 614.03 and 01571/03 received by the Local Planning Authority on 22nd April 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

INFORMATIVES

- 1 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 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 development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

a) The proposal will not have any unacceptable impact on the amenity of adjoining land users or the locality - Local Plan Policy CP4 relating to safe and sustainable living.

b) The extension is subservient to the existing building and will not adversely affect the character of the original property or locality or cause harm to the integrity of the building
- Local Plan Policies CP3 and CP7 relating to sustainable environment and design.