

APPLICATION NO: 13/01055/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 26th June 2013	DATE OF EXPIRY: 21st August 2013
WARD: Charlton Kings	PARISH: Charlton Kings
APPLICANT:	Mr & Mrs Andrew Davis
AGENT:	Mr Matthew Anderson
LOCATION:	3 Woodgate Close, Cheltenham
PROPOSAL:	Single storey rear extension, two storey side extension including single storey link to garage

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 3 Woodgate Close is a detached two storey house located on the south side of Woodgate Close, a cul-de-sac leading off London Road. It has a detached single storey garage to the front. Woodgate Close is a development of detached properties which are broadly similar in design to the application property.
- 1.2 This application is a revised proposal for a two storey side extension on the north side of the property in place of the existing single storey extension in this location. The ridge of the extension is set down slightly from that of the main house and the front face of the extension is set back 300m from that of the main house, at first floor. It also proposes a single storey rear extension which projects 3.3m from the rear of the house and is 2.9m high with a flat roof which has a glazed lantern. The final element of the scheme is a single storey flat roof link between the two storey element of the extension and the garage. The extensions would provide a family/dining room, an enlarged kitchen and utility room and a shower room within the garage, accessed from the proposed link. The first floor extension would provide an enlarged bedroom and an additional bedroom.
- 1.3 The plans as originally submitted included a first floor extension over the garage and a two storey link to it, from the main house.
- 1.4 This application comes before committee as objections have been received from Charlton Kings Parish Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

86/00190/PO 26th May 1986 WDN

`The Hitchings` London Road Charlton Kings Cheltenham Gloucestershire - Proposed Residential Development For 27 Private Houses

86/00268/PO 24th April 1986 REF

Outline Application For Residential Development

87/01079/PF 17th December 1987 REF

The Hitchings London Road Cheltenham Gloucestershire - Erection Of 17 Detached Houses In Accordance With Revised Plans Received On 16th November 1987

88/00203/PF 31st March 1988 PER

Construction Of 14 Detached Houses With Double Garages

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design

TP 1 Development and Highway Safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

4. CONSULTATIONS

Parish Council

30th July 2013

OBJECTION: We are disappointed at the quality of the plans relating to this substantial extension, for no dimensions are given.

The second floor side extension is overbearing in relation to the neighbouring property and proximity to the boundary. It is detrimental to the privacy and enjoyment of the neighbours' property.

30th July 2013

In addition we feel that this application is disproportionate on the impact to the street scene.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	17
Number of objections	17
Number of supporting	
General comment	

5.1 7 letters were sent to neighbouring properties. Comments regarding the original and/or amended scheme were received from 17 interested parties.

5.2 The comments raised can be summarised as follows:

- Overdevelopment of plot, extension too close to boundary
- Concerns about use of part of garage as living space
- Reduction in availability of parking
- Impact on neighbouring properties, in particular 1 Woodgate Close which due to the orientation and positioning of the plots would result in loss of light and privacy and would have an overbearing impact
- Concerns about design of extension, not in keeping with the rest of Woodgate Close and does not comply with Council policy and guidance. Detrimental visual impact. Relationship of proposal with building line of Woodgate Close

Earlier objections also related to the two storey link and the extension over the garage. Subsequent consultation responses generally welcome this amendment but consider that it does not go far enough to overcome the concerns raised.

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be the visual impact, the impact on neighbouring properties and the impact on parking availability.

6.2 The site and its context

3 Woodgate Close is situated within a cul-de-sac of properties of a similar style. A number of other properties within the close have been extended at both one and two storeys. As such there is a precedent for the type of extension proposed.

6.3 Design and layout

The two storey side extension is set down from the main ridge line of the house and in from the front elevation. This is in line with guidance provided in the Residential Alterations and Extensions guidelines. This, combined with the relatively modest width of the side extension ensures that the extension appears as a subservient addition to the main house. A gap of approximately 0.9m is retained between the two storey element and the boundary of the site. The existing ground floor side extension would be incorporated into the two storey extension.

The single storey rear extension would not be widely visible from public vantage points however it's design is considered to be appropriate. The facing materials would match those of the main house. It is relatively modest in size and therefore does not overwhelm the rear of the building.

The single storey link element may be visible from some vantage points within Woodgate Close, however the simple flat roof design is considered to be appropriate.

For these reasons the proposal is considered to be in accordance with policy CP7 of the Adopted Local Plan and the provisions of the NPPF.

6.4 Impact on neighbouring property

The extensions proposed here are on the northern side of the property and therefore the key relationship which needs to be assessed is that with 1 Woodgate Close. 1 Woodgate Close is angled towards number 3 which means that the extensions would be visible from the garden and some of the rear windows of number 1. However the existing house is already visible from these areas and the two storey element does not project to the rear. The proposal has been assessed against the light tests set out within the Residential Alterations and Extensions Guidance and these indicate that the proposed extensions would not have a sufficiently harmful impact on the light entering the rear windows of this property. Objections have been received which refer to the relationship between these two properties and these are understood, given the orientation of the properties, however this relationship has been objectively assessed as outlined above and has been found to be acceptable. In addition to light, it is also not considered that the proposal has a sufficiently harmful impact on outlook given the presence of the building presently and for the same reason the proposal is not considered to have an overbearing impact when viewed from the garden.

The single storey extension is modestly scaled at under 3m in height and is set approximately 0.9m away from the boundary as such this element of the proposal is also considered to be acceptable.

For these reasons the proposal is considered to be in accordance with policy CP4 of the Adopted Local Plan and the provisions of the NPPF.

6.5 Access and highway issues

Concerns have been raised in relation to the proposed conversion of part of the garage in relation to its impact on parking availability on the plot and also in terms of the potential for further conversions of the garage.

Planning permission would not be required to convert the garage into habitable accommodation. This has been established through the granting of a certificate of lawfulness at 7 Woodgate Close in 2008. As such no objection can be raised to the potential loss of garaging. In any event there is driveway in front of the garage which is capable of accommodating at least 2 cars and as such it is considered that the proposal retains sufficient parking and therefore would not result in highway danger.

For these reasons the proposal is considered to be in accordance with policy TP1 of the Adopted Local Plan and the provisions of the NPPF.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The amended scheme is considered to be an acceptable form of development which is appropriate in terms of scale and design and is considered to have an acceptable relationship on neighbouring properties. Further it is considered to retain sufficient parking for the property. As such the application is recommended for approval.

8. CONDITIONS / INFORMATIVES /

- 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 numbers 1069/04 and 1069/05E received 25th June 2013 and 29th July 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no additional openings shall be formed in the development without planning permission.
Reason: Any further openings require detailed consideration to safeguard the amenities of the locality in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.