

APPLICATION NO: 13/01372/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 29th August 2013		DATE OF EXPIRY: 24th October 2013
WARD: Prestbury		PARISH: Prestbury
APPLICANT:	Mr Tom Banwell	
AGENT:	Mr Matthew Larner	
LOCATION:	19 Shaw Green Lane Cheltenham Gloucestershire	
PROPOSAL:	Retrospective application for raised patio area	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Since the publication of the main agenda the applicant has submitted an amended plan showing the proposed privacy screen.
- 1.2. A condition was included within the main report requiring the applicant to erect a privacy screen to project 1.2 metres from the rear wall of the extension with a height of 1.8 metres.
- 1.3. As an alternative, the applicant wishes to erect an independent timber panel which will project 1.2 metres from the rear wall of the extension and measure 1.7 metres from the raised platform. The fence panel will be fixed to the raised platform area and will be set approximately 0.3 metres from the existing side boundary.
- 1.4. Officers consider this to be a satisfactory solution to the current amenity issues for the neighbouring property at No.17 Shaw Green Lane. The supporting photographs submitted by the applicant indicate other raised platforms to the rear of properties along this lane have adopted a similar approach, with a number of examples of higher fence panels adjacent to raised platforms.
- 1.5. As such, the recommendation remains to permit planning permission, however the suggested conditions have been amended in light of the additional information received and the amended drawing numbers.

2. CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with drawing numbers 02, 04 and 05 received 6th August 2013 and 8th October 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 2 The applicant shall erect the independent fence panel as shown in drawing number 05 received 8th October 2013 within one month of the date of this decision.
Reason: To safeguard the amenities of adjoining properties and the locality in accordance with Local Plan Policy CP4 relating to safe and sustainable living.