

Design Statement and Justification in connection with Proposed Upward only extension to Flat 4, 60-62 Suffolk Road Cheltenham GL50 2AQ



PROPOSED ADDITIONAL BEDROOM ACCOMMODATION F4, 60-62 SUFFOLK ROAD CHELTENHAM.

1. Introduction:

- 1.1 This Supporting Statement accompanies an application for the upward only roof extension above Flat 4 60-62 Suffolk Road Cheltenham
- 1.2 The application site is well defined and consists of 4 flats above commercial premises constructed around 2008

2.0 Drawings and Plans/Technical Documents Submitted

2.1 The following has been provided for this application:

- Location Plan
- Proposed site layout plan, elevations and floor plans of the existing and proposed extension
- Planning Statement
- CIL Forms

3.0 Site Context:

3.1. Site

Located in The Suffolks area of Cheltenham, 60-62 Suffolk Road is a mixed-use property that offers both residential and commercial spaces. The property boasts excellent accessibility, with close proximity to a range of local amenities such as shopping and dining facilities, as well as public transportation options including the main line railway station

The architecture of the property showcases a traditional Regency style design, with a façade that blends seamlessly with the character of the surrounding neighbourhood. The area features a mix of architectural styles, ranging from Regency, Georgian to Victorian, which adds to the local charm and distinctiveness.

Given that the property is located within the Principal Urban Area and the Conservation Area of Cheltenham (Suffolk Character Area) any proposed alterations or developments must comply with the conservation area regulations, which aim to preserve the area's unique features and character.

3.2 Use

The proposed extension has been designed to allow internal alterations to enhance the living space whilst maintaining two bedroom for the occupants of the property. The scheme has been carefully designed and planned to enhance the living experience of the property's occupants but to minimise any potential negative impacts on the community and the surrounding area. Window positions have all been considered so as not to impact upon the neighbouring properties whilst at the same time being positioned within the facade to maintain the symmetry, style and proportions of the existing openings. All the windows are appropriate for the need and function of the internal spaces.

3.3 The site area is 131.2sm.
Proposed additional Floor Area 33.3 sm

4.0 Planning Justification

4.1. The Cheltenham Plan, Joint Core Strategy (JCS), and the NPPF policies that are most relevant to the assessment of this application are:

NPPF para 120(e) In particular, they (the local authority) should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and street scene, is well design and can maintain safe access and egress for occupiers

NPPF Paragraph 134 advises that significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes :

NPPF Paragraph 130 states that planning decisions should ensure that developments are visually attractive as a result of good architecture and layout whilst providing a high standard of amenity for existing and future occupiers :

The proposed development will contribute to the overall quality of the area whilst providing sensible additional living space for the occupants. By virtue of the proposed upward extension being set back from the plain of the building the visual impact from street level

will be minimised. The top level of the structure is at or about the same height as the vertical elements of adjoining building. Taken together it is considered that the proposal will be neutral impact upon the conservation area and not cause any meaningful harm to the street scene or upon 'the sense of place' to local residents.

The proposed development has been designed to be in keeping with the existing building and the surrounding area the addition would add a visually attractive element to the existing building.

4.2

The Cheltenham Plan sets out policies to ensure that development in the area is designed and built in a safe and sustainable manner that complements the character of the locality and landscape.

Policy D1 requires that development adheres to principles of urban and architectural design while respecting neighbouring developments.

As noted above the development has been designed to avoid causing harm to the architectural integrity of existing buildings or groups of buildings.

4.3

Policy SL1 focuses on safe and sustainable living, ensuring that development does not cause harm to neighbouring land users or living conditions in the locality.

The proposed development has been thoughtfully designed with the aim of providing additional accommodation without resulting in any disturbance or inconvenience to the surrounding community.

4.4

The proposed development is also compliant with policy SD4 of JCS, promoting safety and sustainability by avoiding harm to the adjoining neighbours and enhancing comfort, convenience and enjoyment for future occupiers,

In light of the above, it is considered that the proposed development does not detract from the building, street, or town's character. It is designed in accordance with the NPPF and Local Development Plans and is expected to provide a positive space for residents without causing any harm to neighbouring properties and community.

5. Materials

The upwards extension proposes the use a building materials pallet sympathetic to the character and visual appearance of the area but contemporary in use and style

5.1. Flat roof - Material colour dark grey.

5.2 Walling : Horizontal zinc cladding as indicated on deposited plans.

5.3 Windows: Coloured aluminium to match wall cladding

6 Energy Statement

6.1 The new extension will be fully in accordance with the latest requirements of the Approved documents with a very high standard of insulation and incorporation of low energy fittings and appliances.

Surface Water The proposal does not add any additional surface water into the water authority sewer

CONCLUSION

The proposal will enhance the tenure of the area by providing in an established residential setting a two bedroom unit which represents the right type of property in the right location

Disruption Whilst it is not possible to undertake building work without causing an element of disruption an appropriate method of construction to help minimise time on site and mitigate noise and dust levels is desirable to all parties. To achieve those aims and wherever practical, due the on-site constraints, consideration will be given to the off site construction of the building fabric.

I trust that this document sets out the benefits and clear reasons why this scheme should be permitted and look forward to any comments you may have.