



PLANNING STATEMENT

1 Parabola Mews, Bayshill Lane, Bayshill Mews, Cheltenham | April 2024

Householder Application for the erection of single storey extensions to the front and rear and new dormer windows in front and rear roof slopes.

On behalf of Mrs Pauline Flanagan-Bunt

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by SF Planning Limited on behalf of our client, Mrs Pauline Flanagan-Bunt, to support a householder planning application for the construction of single storey front and rear extensions and dormer windows on both the front and rear roofslopes at the residential property known as 1 Parabola Mews, Bayshill Lane, Bayshill Mews, Cheltenham.
- 1.2 The proposed development is not substantially different to the extant permission ref. 22/01418/FUL. This permission includes a single storey rear extension and new dormer windows to the front and rear roofslopes. Accordingly, the most notable difference in the new scheme is the creation of further living space via a modest single storey extension to the front of the property.
- 1.3 The purpose of the extensions is to enable the applicant to future-proof her home to ensure she can continue to reside there as she grows older, with regards to anticipated accessibility needs. It will provide an accessible bedroom and shower room at ground floor level, whilst also maintaining enough suitable living space.
- 1.4 This Statement provides a description of the application site, its context and planning history. The Statement also explains how the proposed development is in accordance with the relevant policies of the Joint Core Strategy (JCS), the Cheltenham Plan (CP) 2011-2031 and the National Planning Policy Framework (NPPF) (2023), the advice in national planning guidance and any relevant local guidance.
- 1.5 Consideration has been given to the previous planning applications made regarding extensions at the application site and contends that this fresh application finds an appropriate solution to ensure that it is policy compliant as well as providing the necessary practical changes for the applicant.

2.0 Site context and development

THE SITE

- 2.1 The application site consists of a two storey, semi-detached dwelling located on the residential cul-de-sac of Bayshill Lane, accessed off Bayshill Road.
- 2.2 The site is located within the Bayshill Character Area of Cheltenham's Central Conservation Area. It is also situated in the Core Commercial Area and Principal Urban Area of Cheltenham.
- 2.3 The nearest (Grade II) listed building is Bayshill Court, located approximately 50m to the southwest of the application site. The site is situated in flood zone 1 and there are no land-based designations that restrict the principle of development at the site.



Figure 1 showing application site (left side of semi-detached pair)

THE PROPOSED DEVELOPMENT

- 2.4 This application proposes the extension of the existing dwelling via single storey additions to both front and rear elevations. Additionally, there will be a new dormer window on both front and rear roofslopes at first floor level.
- 2.5 Both ground floor extensions will have a flat roof and will be constructed of facing brick with uPVC windows and doors, to match the existing materials of the dwelling. The dormers will be constructed with concrete roof tiles to match the existing, with complimentary render. The proposed elevations of the extended dwelling are shown in figure 2 below.

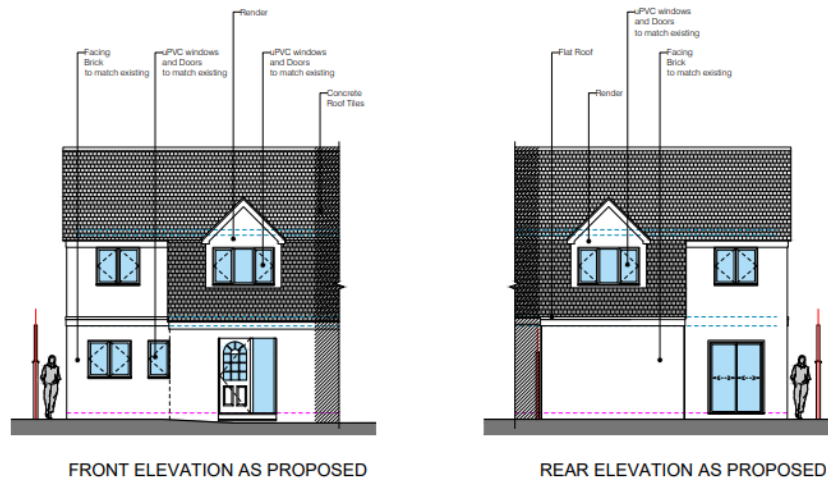


Figure 2 showing proposed elevations

- 2.6 On the ground floor, the existing WC will be re-positioned to facilitate a small store together with a study. The existing living area would be rearranged to accommodate the kitchen so that the existing kitchen space could be used for a utility room and ensuite (with the insertion of a stud partition wall along a west/east axis), to serve the new bedroom which will be formed in the proposed rear extension.
- 2.7 The creation of a bedroom on the ground floor is an integral reason for the proposed works at the property, in order to future-proof the home to enable the applicant to remain living there into her later years. It will become necessary for her to live on a single level due to accessibility requirements, whilst also being able to have family members (and potential carers) stay overnight, utilising the first floor.

- 2.8 On the first floor, the only alterations include the creation of dormer windows in both the front and rear roofslopes, each serving a bedroom. This will provide more useable space in both bedrooms. The proposed works and alterations are all detailed on the submitted drawings.
- 2.9 The development represents suitable and proportionate extensions to the existing dwelling, which, apart from the proposed front extension, is very similar to the extant scheme approved in 2022. This is outlined further in the next section of this statement.

3.0 Planning history

3.1 Relevant historic applications relating to the site include:

- **79/00843/PF** – 15th January 1979 – Erection of bungalow – Permitted
- **85/00172/PF** – 21st March 1985 – Erection of two semi-detached houses – Permitted
- **85/00970/PF** – 24th October 1985 – Erection of a pair of semi-detached houses – Permitted
- **86/00595/PF** – 24th July 1986 – Alterations to front elevation of previously approved dwellings – Permitted

3.2 More recently, there have been applications to extend the dwelling. In 2022, a householder application to create a single storey rear extension and new dormer windows to the front and rear was permitted (LPA ref. 22/01418/FUL). Proposed elevations for this scheme are shown in figure 3 below.

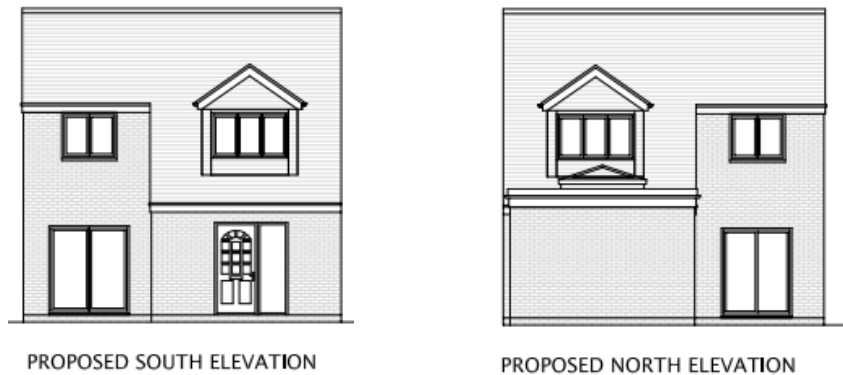


Figure 3 showing proposed elevations of extant scheme

3.3 This approved scheme has not been implemented but remains extant until 6th October 2025. The current application proposes works of a similar nature to this approved scheme.

3.4 In October 2023, a revised householder application was submitted to the Council (LPA ref. 23/01681/FUL), which proposed a substantially larger scheme than the extant permission, including two storey front and rear extensions, with a new detached garage to the front. As can be seen from the drawings (below) two dormers on both front and rear elevations were proposed, with a significant increase in floor space and footprint of the dwelling in order to accommodate larger and additional living spaces.

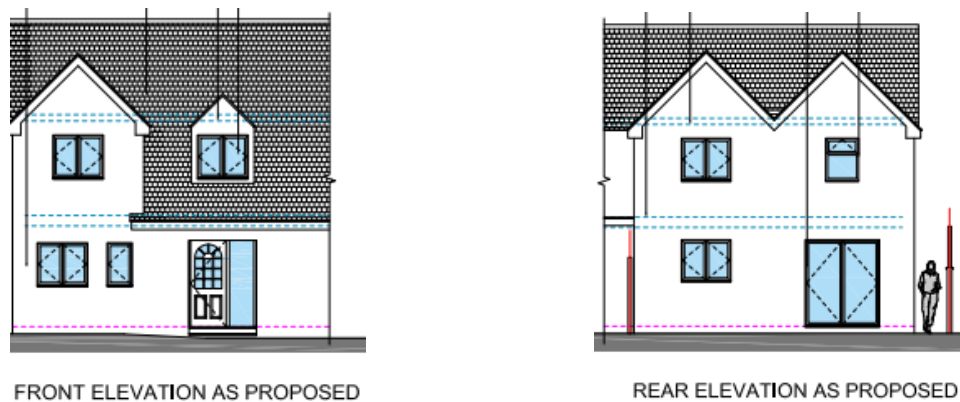


Figure 4 showing proposed elevations of withdrawn scheme

3.5 This proposal was not met with support from the Council, with the Planning Officer reportedly citing concerns relating to:

- Extensions lack subservience and would dominate and detract from the modest, semi-detached dwelling
- Loss of form of existing dwelling due to scale of extensions
- Scale of extensions in the relatively small plot
- Scale, form and design of extensions would harm the character of the property and conservation area
- Concerns regarding loss of amenity to neighbouring properties
- Principle of the garage forward of the dwelling
- Scale of the garage and its location
- Removal of tree to facilitate the siting of the garage not supported

3.6 Accordingly, the application was withdrawn and further advice received regarding larger scale proposals concluded that a proposal 'similar in scale' to the extant permission would be acceptable. Additionally it was stated that any extensions should clearly read as subservient and not detract from the character of the parent dwelling.

- 3.7 This revised householder application is therefore submitted with due consideration to the previously aforementioned concerns of the Planning Officer, and seeks to achieve an appropriate scale of extension to the property, that achieves the needs of the applicant whilst remaining policy compliant.
- 3.8 The proposal subject of this application does not include a garage, rather the works are limited to extending the property by single storey to the front and rear, with a dormer on the roof slopes of both elevations. The development therefore bears more resemblance in size and scale to the scheme with extant permission (ref. 22/01418/FUL) due to the modest rear single storey extension and single dormer on north and south elevations. This scheme also includes a modest single storey extension at the front of the property, in order to accommodate a store room and study. It is considered this is a reasonable compromise as it is clearly subservient to the host dwelling and will still allow the original form and design of the pair of semi-detached dwellings to be appreciated. This is explored in more detail in the following section of this Statement.

4.0 Planning policy considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, to assess the acceptability of this proposal, it is necessary to consider it against the adopted development plan, in this case the Joint Core Strategy (JCS) and the Cheltenham Plan (CP).
- 4.2 It is also necessary to take account of any material considerations relevant to the development proposal such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG), as well as locally adopted supplementary planning guidance (SPG) and documents (SPD).

DESIGN

- 4.3 Chapter 12 of the NPPF 'Achieving well designed and beautiful places' stresses the importance of good design and the key role it plays in achieving sustainable development. Good design goes beyond aesthetic considerations and therefore planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
- 4.4 This is echoed in Policy SD4 (Design Requirements) of the JCS, which states that new 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 in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting. Design should establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, and having appropriate regard to the historic environment.
- 4.5 As described above and can be seen in the accompanying drawings, it is proposed that the alterations will include a single storey front and rear extension as well as a new dormer window on both roof slopes. The ground floor extensions will have flat roofs and be of traditional materials to match the existing dwelling and the dormer windows will also be complementary with render and roof tiles to match the existing.

- 4.6 The Council's SPD 'Residential Alterations and Extensions' sets out five basic design principles: maintain character, subservience, ensure adequate daylight, maintain space between buildings and maintain privacy. The document emphasises the importance of later additions achieving subservience in relation to the parent dwelling by setting out that extensions should not dominate or detract from the original building, but play a supporting role. The document also provides guidance on dormer windows stating that they should be set well within the original roof, and should not have the appearance of an additional storey.
- 4.7 The application property has a pitched roof; the proposed dormers would be sited within the pitched roof to create more usable space within the existing first floor bedrooms. They will sit comfortably within the roof slope, complying with the relevant design guidance and have clearly already been deemed suitable additions to the dwelling, by the granting of planning permission ref. 22/01418/FUL.
- 4.8 The proposed single storey rear extension would extend approximately 4m beyond the rear elevation of the original dwelling and be approximately 3.5m in width. The proposed single storey front extension would extend approximately 2.5m forwards to level with the existing front wall/elevation. Both extensions would have a flat roof.
- 4.9 The rear extension is very similar to that approved through planning permission ref. 22/01418/FUL and therefore has already been deemed acceptable by the LPA.
- 4.10 The front extension has been substantially reduced in size since the 2023 application and now represents a subservient and appropriate addition to the dwelling. Due to its design and reduced massing, it will allow the existing form of the pair of semi-detached dwellings to be appreciated.
- 4.11 The extent of the extensions within the plot would still leave ample external amenity space to the front and rear of the property. As such the whole garden would not be developed as a result of the extensions and it is considered that the development is of an acceptable scale, form and design and would sit comfortably within the plot.
- 4.12 The proposed dormers and single storey extensions are considered to be acceptable in terms of design and therefore comply with the relevant planning policies and guidance.

IMPACT ON NEIGHBOURING PROPERTY

- 4.13 Policy SD14 of the JCS and Policy SL1 of the CP require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF which requires development to be of a high standard of amenity for existing and future users.
- 4.14 No. 2 Parabola Mews, being the attached semi-detached property, would be most impacted by the proposals. As such, the relevant light test has been carried out on the proposed extension. The 45 degree light test would pass on the neighbouring property, therefore as a result of the extension there would be no unacceptable harm to the availability of light to no. 2 Parabola Mews. Furthermore, there are no windows in the side elevation so there would be no overlooking issues and, due to the single storey nature of the rear extension, it would not result in any overbearing impact. This was confirmed by the planning officer in her delegated report for planning permission ref. 22/01418/FUL (ref. para. 6.7).
- 4.15 The rear dormer would be 5m from the rear boundary. Officers would usually seek 10.5m from rear window to boundary, however in this instance the land to the rear is in use as a car parking area associated with the flats within Parabola House. As such, it is considered that the clear glazed dormer window is acceptable and would not result in an unacceptable loss of privacy to the land users to the rear. Again, this was confirmed by the planning officer in her delegated report for planning permission ref. 22/01418/FUL (ref. para. 6.6).
- 4.16 The single storey front extension will be set at a lower level than the adjoining dwelling to the west, Parabola Lodge, as can be seen in Figure 5 below and therefore will have no impact on the amenities of the occupiers of that property.



Figure 5 showing relationship of host dwelling with Parabola Lodge

- 4.17 The proposed dormers and single storey front and rear extensions are considered to be acceptable and would comply with the relevant planning policies and guidance in terms of protecting neighbouring amenity.

SUSTAINABLE DEVELOPMENT

- 4.18 The architects have produced a Sustainability Statement to address JCS Policy SD3 and the Council's SPD 'Cheltenham Climate Change', which has been submitted with the application. There is little opportunity to include specific low carbon technologies due to the scale of the proposed development but efforts will be made to ensure the development will be energy efficient and the inclusion of low carbon technologies will be explored.

5.0 Conclusion

- 5.1 This planning statement, in conjunction with the other material submitted in support of this application, demonstrates that the proposed development is in accordance with the policy objectives of the Framework and the relevant policies of the Development Plan.
- 5.2 The proposed extension to 1 Parabola Mews will deliver a development that is appropriate in scale and design and is a solution that will enable the applicant to live more effectively within the building into her later years, improving their quality of life.
- 5.3 It is considered that the proposed scheme addresses officer's concerns in relation to the previously submitted application, and that the reduced scale and siting of the development will ensure that the extensions read as subservient and do not detract from the character of the original dwelling.
- 5.4 We therefore ask the Council to adopt the proactive and positive approach to planning that the Framework advocates and respectfully request planning permission is granted without delay.



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