



SFPLANNING

PLANNING STATEMENT

Underscar, Daisy Bank Road, Cheltenham, GL53 9QQ

"Erection of a first-floor extension."

May 2024

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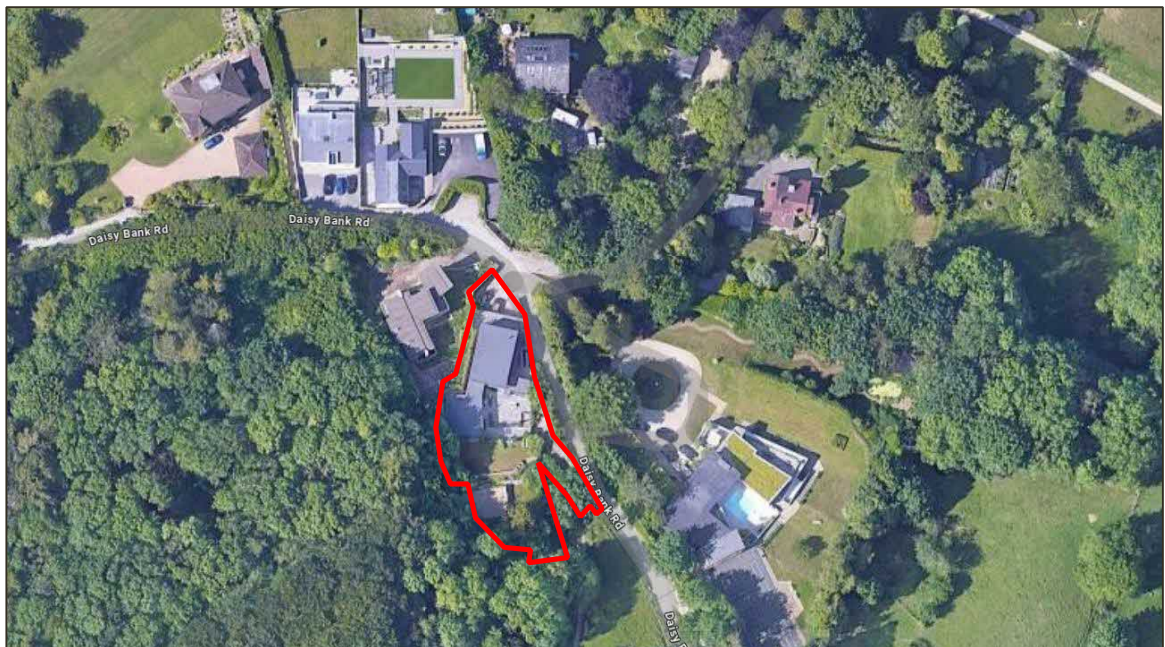
1.0 Introduction

- 1.1 This planning statement is submitted in support of a proposed first floor extension at Underscar, Daisy Bank Road, Cheltenham, GL53 9QQ. The application seeks to extend the property and create additional living accommodation for the applicant and their family, including an accessible attached annexe providing flexible space to meet their evolving needs, particularly with care for their elderly relatives.
- 1.2 The proposed development responds to the changing circumstances of the household, aiming to facilitate multi-generational living within a single dwelling while maintaining independence and privacy for all occupants. The extension has been carefully considered to integrate harmoniously with the existing contemporary property and its surroundings within the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 1.3 This statement will demonstrate how the proposed extension accords with relevant national and local planning policies, with particular emphasis on design principles, residential amenity, and the protection of the AONB landscape. It will outline the key benefits of the scheme and address planning considerations, illustrating how the proposal represents a sustainable and sensitively designed solution to meet the applicant's family's needs.

2.0 The Application Site & Proposed Development

THE SITE

- 2.1 The Underscar is a contemporary detached dwelling constructed in 2016, occupying an elevated position amongst a cluster of other dwellings on Daisy Bank Road in the Leckhampton area of Cheltenham. The site lies on the southern edge of the town, with Daisy Bank Road being a no-through road leading onto the Cotswold Way.



Satellite aerial image showing the site and its surroundings.

- 2.2 The site benefits from generous landscaped gardens to the rear, with terraced lawns, planted borders, and an alfresco entertaining area immediately adjacent to the property. A wide entrance yard to the front provides parking for multiple vehicles.

THE PROPOSAL

- 2.3 The proposal seeks to construct a setback first-floor extension above the southern end of the existing ground floor, providing an accessible annexe linked to the main dwelling creating additional living space for the family needs.
- 2.4 The extension will comprise a bedroom, ensuite bathroom, living area, and kitchenette facilities, tailored to meet the requirements of the intended occupant. Access to the extension will be provided via a new staircase and future potential platform lift from the ground floor, promoting ease of movement and future-proofing the dwelling.
- 2.5 The extension will be finished in materials complementing the existing dwelling, with extensive glazing to maximize natural light and maintain the open, contemporary aesthetic. Landscaping proposals will integrate the new extension seamlessly into the existing garden setting, enhancing the overall external amenity spaces.
- 2.6 The proposed development has been designed to meet the applicant's family's specific needs while respecting the surrounding context and landscape character of the AONB. It represents a sustainable solution for multi-generational living, promoting independence and well-being for all occupants while minimising any adverse impacts on neighbouring properties or the environment.

3.0 Planning History & Pre-Application Discussions

PLANNING HISTORY

3.1 The planning history for the site is summarised in the table below:

Reference No.	Application Description	Status
77/00356/PF	Erection Of a Single Storey Extension for Use As A Study Or Bedroom	Application Permitted
77/00407/PF	Demolition Of Existing Single Garage and Erection of New Double Garage	Application Permitted
15/00645/FUL	Erection of replacement dwelling (following demolition of existing bungalow)	Application Permitted
15/01317/DISCON	Discharge of conditions 6, 7, 8, 10, 11, 12, 16, 20 on planning permission 15/00645/FUL	Discharge of Condition(s)
16/00232/FUL	Revision to planning permission 15/00645/FUL - addition of first floor accommodation to rear of dwelling	Application Withdrawn
16/01075/AMEND	Non-material amendment to planning permission 15/00645/FUL - Various changes	Allow non-material amendment
17/00411/CONDIT	Variation of Condition 2 of planning permission 15/00645/FUL - Material amendments (retrospective application)	Application Permitted
17/01515/DISCON	Discharge of condition 6 and 14 of planning permission 17/00411/CONDIT - Material amendments (retrospective)	Discharge of Condition(s)
23/01090/FUL	Infill of covered parking area to provide a garage/secure storage space beneath existing balcony	Application Permitted

3.2 The planning history below shows that several properties in the immediate vicinity have received planning permission in recent years for extensions, remodelling works, or complete redevelopment. These include:

Application Number	Location	Description	Status
18/01710/FUL	Holly Blue House, Daisy Bank Road	Contemporary two-story side extension and dormer window	Permit
16/00162/FUL	Fir Cottage, Daisy Bank Road	Demolition of existing dwelling and proposed replacement two storey dwelling	Permit
15/00779/FUL	Landscape, Daisy Bank Road	Extension of garage to form covered boot room	Permit
15/00556/FUL	Larchlands, Daisy Bank Road	Demolition of bungalow and erection of new 4-bedroom house	Permit
12/01588/FUL	Mulberry House, Daisy Bank Road	Remodeling including two-story extension, orangery and recladding	Permit
11/00874/FUL	The Spinney, Daisy Bank Road	Ground/lower ground floor extension incorporating ensuite bedroom and kitchen/dining area	Permit

- 3.3 This demonstrates that the council has previously approved developments of a similar scale and nature to that being proposed at Underscar, setting a precedent for such works in this residential area.

PRE-APPLICATION DISCUSSIONS

- 3.4 Prior to the submission of this application, the applicant held pre-application discussions with the Council with regards to extending the property (ref - 24/00106/PREAPP). The Council advised the extension was set down and back from the existing elevation to create a subservient addition with materials suggested to match existing.
- 3.5 These comments have been taken on board during the evolution of the scheme, with the extension set back from the façade of the original dwelling and material complementary materials to ensure the extension is subservient to the main house.

4.0 Planning Policy Context and Justification

- 4.1 When assessing the acceptability of this planning application, it is essential to consider both the adopted development plan and relevant national planning policy, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.2 The National Planning Policy Framework (NPPF) serves as a key material consideration in the determination of this application. Paragraph 135 of the NPPF states that planning decisions should ensure developments are visually attractive, sympathetic to local character and history, and maintain a strong sense of place. The proposed extension has been sensitively designed to complement the existing dwelling's contemporary aesthetic while respecting the surrounding landscape and residential context.
- 4.3 Furthermore, paragraph 182-184 of the NPPF places great weight on conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONBs). The design approach for this proposal has carefully considered the Cotswolds AONB setting, seeking to minimise visual impact and integrate harmoniously with the natural environment through thoughtful massing, articulation, and material choices.
- 4.4 At the local level, the development plan for the area comprises the Joint Core Strategy (JCS) and the Cheltenham Plan. Policy SD4 (Design Requirements) of the JCS emphasises the importance of high-quality design that responds positively to its surroundings and enhances local distinctiveness. The proposed extension aligns with this policy by complementing the character and materials of the existing dwelling while minimising visual impact on the wider landscape.
- 4.5 Policy SD7 (The Cotswolds AONB) of the JCS requires development proposals within the AONB to conserve and, where appropriate, enhance its landscape, scenic beauty, and other special qualities. The proposal's sensitive design approach, which aims to integrate the extension seamlessly into the landscape and respect the AONB's distinctive character, ensures compliance with this policy.
- 4.6 Policy D1 (Design) of the Cheltenham Plan states that development should complement and respect neighbouring development and the locality's character. The proposed extension has been designed to respect the architectural integrity of the existing building while minimising adverse impacts on the surrounding residential environment, in accordance with this policy.
- 4.7 The Cheltenham Residential Alterations and Extensions SPD provides further

guidance on the design of residential extensions. The proposals subordinate and complementary relationship with the existing property, use of high-quality materials, and sensitive integration with the landscaped setting ensure compliance with the SPD's design principles.

SITE CONTEXT

- 4.8 The table below presents the total floor space of several neighbouring properties on Daisy Bank Road, illustrating the range and scale of residential development in the immediate vicinity of Underscar:

Property Address	Total Floor Space (m ²)
Larchlands, Daisy Bank Road, Cheltenham, GL53 9QQ	188.64
Landscape, Daisy Bank Road, Cheltenham, GL53 9QQ	973.03
Southernwood, Daisy Bank Road, Cheltenham, GL53 9QQ	334.14
The Stables, Daisy Bank Road, Cheltenham, GL53 9QQ	368.52
Fir Cottage, Daisy Bank Road, Cheltenham, GL53 9QQ	284.70
Holly Blue House, Daisy Bank Road, Cheltenham, GL53 9QQ	322.21
Mulberry House, Daisy Bank Road, Cheltenham, GL53 9QQ	577.00

- 4.9 As evidenced by the data, the total floor space of residential properties on Daisy Bank Road varies considerably, with the largest property (Landscape) having a total floor space of 973.03 m², and the smallest (Larchlands) at 188.64 m². The average floor space of the properties listed is approximately 435 m².
- 4.10 The map below shows the location of Underscar within the context of Daisy Bank Road and the surrounding residential properties.



Application site (red dot) in the context of other properties in the vicinity

- 4.11 In this context, the proposed extension at Underscar, which would result in a total floor space of 343.7 m², is consistent with the established scale of development in the area. The proposed increase in floor space is not disproportionate to the existing property or neighbouring dwellings, and therefore complies with local planning policies that seek to ensure new development respects the character and scale of its surroundings.
- 4.12 The map demonstrates that the proposed extension at Underscar would be well-integrated within this established context, as the property benefits from a generous plot size and sufficient separation distances between dwellings.
- 4.13 The proposed first floor extension at Underscar follows a comparable approach to those previously permitted, seeking to provide additional living space and accommodation tailored to the homeowners' requirements.
- 4.14 As with the examples cited, careful consideration has been given to ensuring the extension integrates harmoniously with the host property while respecting the wider streetscape and landscape character of the Cotswolds AONB setting.

DESIGN AND LAYOUT

4.15 The proposals design carefully considers the sites context, adopting a subordinate and complementary relationship with the existing property. The articulation of the extensions massing and the use of high-quality materials that echo the contemporary aesthetic of the main dwelling ensure a cohesive overall appearance.



Massing models indicating extension location

4.16 The design seeks to minimise visual bulk through its set back and maintain key views and vistas, both from within the site and from surrounding properties and public vantage points. The position of the extension and the topography and mature landscaping around the property result in the majority of views of the property being unaffected.

4.17 Modelling has been undertaken which shows the views of the property from the south will be maintained, with the extension being subservient to principal part of the dwelling ensuring it does not dominate or detract from the original building, playing a supporting role and responding to the site context.

- 4.18 The positioning of the staircase to the rear, as shown in the proposed drawings, helps to maximise available living space while reducing the extensions visual impact. The integration of the extension with the rear terraced garden ensures the continuation of high-quality outdoor living areas for the occupants' enjoyment.
- 4.19 By carefully considering the sites topography and existing landscape features, the proposal aims to sensitively embed the development within its AONB setting. Overall, the proposed development represents a thoughtful and sustainable solution that balances the applicant's family's evolving needs with the protection of the natural and built environment.
- 4.20 The design approach prioritises high-quality architecture, sensitive landscape integration, and respect for the AONB's special qualities, ensuring compliance with relevant national and local planning policies and guidance. The proposal contributes positively to the local area's character and residential amenity, aligning with the design aspirations set out in the NPPF and the relevant local policies.

SUSTAINABILITY

- 4.21 In 2019 the Council declared a climate emergency with a stated ambition to be a net zero carbon borough by 2030 and subsequently adopted a Supplementary Planning Document (SPD) to provide guidance for those who are seeking to extend or refurbish their property.
- 4.22 The proposals have adopted a 'fabric first' approach, using a lightweight timber frame structure with high levels of insulation to keep energy consumption to a minimum. The south-facing glass allows the annexe to embrace solar gains in the winter months while the overhanging roof profile provides protection during the hot, summer period, in turn reducing the need for mechanical cooling.

5.0 Conclusion

- 5.1 In conclusion, the proposed first floor extension at Underscar, Daisy Bank Road, Cheltenham represents a carefully considered and sensitively designed solution to meet the evolving needs of the applicant's family while respecting the site's distinctive context within the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 5.2 As demonstrated throughout this Planning Statement, the proposal complies with relevant national and local planning policies, including the National Planning Policy Framework (NPPF), the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS), and the Cheltenham Plan. The design approach aligns with the principles set out in the Cheltenham Residential Alterations and Extensions SPD, ensuring a high-quality development that complements the existing dwelling and its surroundings.
- 5.3 In light of the above, it is evident that the proposed first floor extension at Underscar represents a sustainable, high-quality, and policy-compliant development that responds effectively to the applicant's needs while preserving and enhancing the special qualities of the Cotswolds AONB. The proposal strikes an appropriate balance between the legitimate development aspirations of the applicant and the need to safeguard the character and amenity of the local area.
- 5.4 Accordingly, we respectfully request that planning permission be granted for this carefully considered and sensitively designed proposal, which will contribute positively to the ongoing vitality and functionality of this highly valued residential property while respecting its distinctive setting within the Cotswolds AONB.



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