



Appeal Decision

Site visit made on 25 February 2020

by S Shapland BSc (Hons) MSc CMILT MCIHT

an Inspector appointed by the Secretary of State

Decision date: 6 April 2020

Appeal Ref: APP/B1605/D/19/3243079

60 Kempton Grove, Cheltenham GL51 9JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms Claire Enstone against the decision of Cheltenham Borough Council.
 - The application Ref 19/01251/FUL, dated 17 June 2019, was refused by notice dated 25 September 2019.
 - The development proposed was originally described as "2 storey extension to provide family room, utility and additional bedroom with ensuite".
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Decision

1. The appeal is allowed and planning permission is granted for two storey side extension at 60 Kempton Grove, Cheltenham GL51 9JU in accordance with the terms of the application, Ref 19/01251/FUL, dated 17 June 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1251.01 Site Location Plan, 1251.02A Block Plan (revised), 1251.03 Elevations as existing, 1251.04 Ground floor plan as existing, 1251.05 First floor plan as existing, 1251.06 Elevations as proposed, 1251.07 Ground floor plan as proposed, 1251.08 First floor plan as proposed.
 - 3) The materials to be used in the external surfaces of the development hereby permitted shall match those used in the existing building

Procedural Matter

2. The Council have altered the description of the development on the decision notice to read "two storey side extension". The appeal form also uses this altered description and I have used this description in my formal decision.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

4. The appeal site is a two storey semi-detached dwelling located within a predominantly residential area of Cheltenham. The existing dwelling includes a garage which is attached to the side of the property. Within the local area, properties are characterised as being mainly semi-detached, which are set back from the edge of the highway. From my observations on site, it was apparent that there was generally a consistent pattern of style and scale to the appearances of properties in this location.
5. The Cheltenham Residential Alterations and Extensions Supplementary Planning Document 2008 (SPD) states that extensions should not dominate or detract from the original building and must remain subservient. Furthermore, for side extensions to semi-detached houses it states that extensions should normally be recessed by not less than one metre from the front elevation of the house. The appeal proposal is for the construction of a two storey side extension, which would replace the existing garage. The proposal would be in line with the front elevation, with the ridge and eaves height the same as existing.
6. Whilst the proposal would not include a recess on the front elevation, the scale and massing of the proposed extension is not substantial when compared to the existing dwelling. This means that the extension would not appear overly dominate or detract from the original building. In this regard I find that the reduced scale when compared to the host dwelling means the extension would achieve a suitable level of subservience. Furthermore, the use of matching materials to the existing dwelling would mean the proposed extension would be of a design which complements the existing dwelling. Consequently, I find that the proposal is of an appropriate design which would not harm the character and appearance of the host dwelling.
7. The Council have raised concerns that the proposal by virtue of unbalancing the appearance of a pair of semi-detached houses would harm the character and appearance of the street scene. I do not find this to be the case. The scale of the proposal is such that it would not unduly unbalance the pair of houses. Furthermore, during my site visit it was apparent that there were a number of examples of similar two storey-side extensions on semi-detached dwellings within the local area. These extensions have integrated well within the street scene, and as such I do not consider that the appeal proposal would harm the character and appearance of the surrounding area.
8. Consequently, I find that the proposal would not harm the character and appearance of the host dwelling and surrounding area. As such there is no conflict with Policy SD4 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 adopted December 2017 (CS) and Policy CP7 of the Cheltenham Borough Local Plan adopted July 2006 (LP). These seek, amongst other things, that new development is of a high quality design that responds positively to and respects the character of the site and its surroundings. I also find there is no conflict with the National Planning Policy Framework and its objectives towards good design. It would also not conflict with the guidance within the SPD. The Council's reason for refusal makes reference to Policy SD8 of the CS, however I do not find this relevant as it relates to the historical environment.

Conditions

9. I attach a standard time limit condition and a condition requiring the development to be carried out in accordance with the approved plans. These are necessary to provide clarity and certainty. I have attached a condition requiring the use of matching materials in order to protect the character and appearance of the dwelling.

Conclusions

10. For the reasons set out above I conclude that the appeal should be allowed.

S Shapland

INSPECTOR