

REFERENCE: 10/00058/FUL

SITE: 11 Moorend Road Cheltenham

PROPOSAL: Erection of a 2 storey semi-detached dwelling to the side and erection of new porch to front elevation of the existing property

RECOMMENDATION: Refuse

The officer report was circulated without the suggested refusal reason. This is set out below;

The erection of a new dwelling on this prominent, undeveloped corner would be harmful to the street scene and wider locality. The application site is considered to make a positive contribution to the character of this part of the central conservation area and to lose this space to such a contrived and inconsiderate form of development would be to the detriment of this important site.

In addition to the impact the proposed development will have on this undeveloped and relatively spacious corner, a further indication of the contrived nature of the proposal is the proposed reduction in width of the existing semi-detached to increase the amount of space for the proposed new dwelling. The resultant development would consist of a terrace of three dwellings, all of different widths, which would appear incongruous within the street scene.

The development is considered to be contrary to the objectives of policies BE1 and CP7 of the Cheltenham Borough Local Plan, the provision of the Development on Garden Land and Infill Sites in Cheltenham SPD (Adopted June 2009) and the advice within PPS5.