

30 Hales Road - 22/00458/FUL

Proposed works: Construction of 1no. Dwelling in the land to the rear of
30 Hales Road

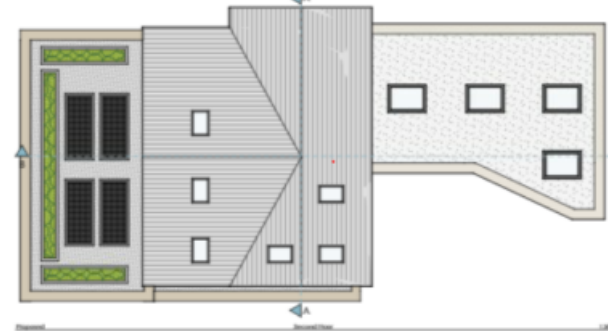
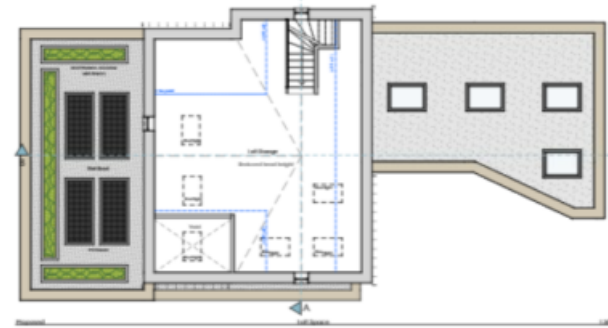
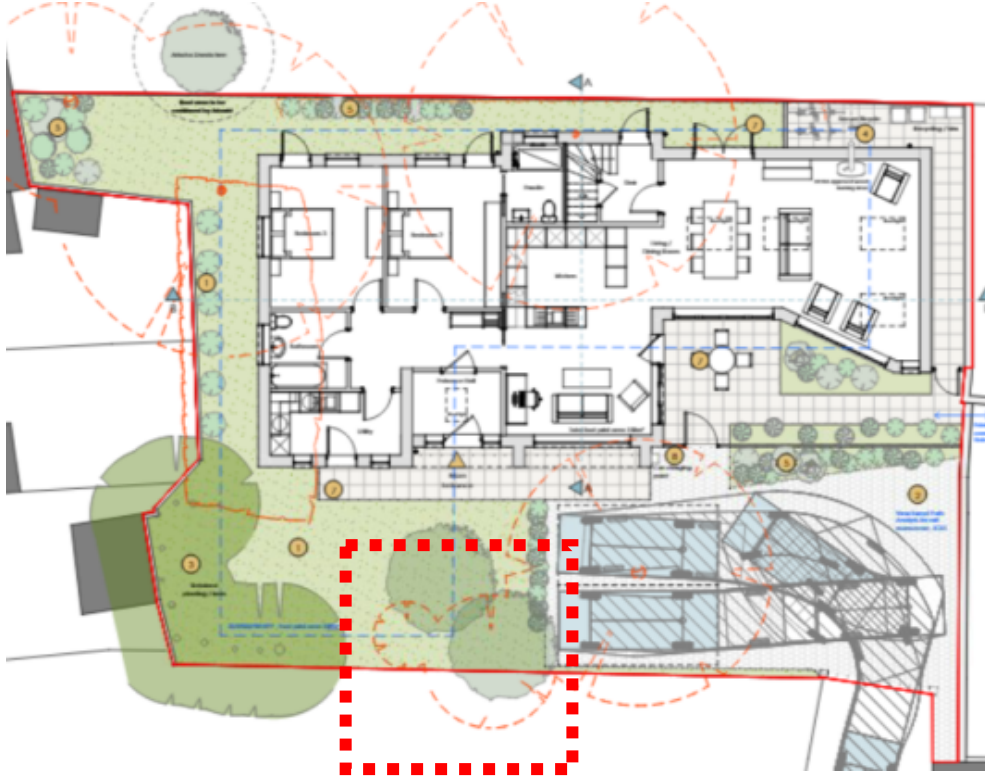
The application is at planning committee due to an objection by the
Civic Society.

Site, Context and History

- Planning permission is sought for the construction of 1 no. dwelling to the rear of 30 Hales Road as shown in the block plan.
- The plot will be subdivided, with the proposed dwelling accessed via a rear lane between Hales Road and Keynsham Street.
- The existing dwelling will retain garden land and have off-road parking to the front of dwelling.



Proposed Floor Plans



Proposed Elevations & Artist Impression



Arrival and courtyard garden



Front Entrance

Photographs



Photographs



Key Planning Matters

- Principle of development
- Design and layout
- Impact on conservation area
- Impact on neighbouring property
- Access and highways
- Trees, landscaping and biodiversity
- Climate Change

Recommendation & Conditions

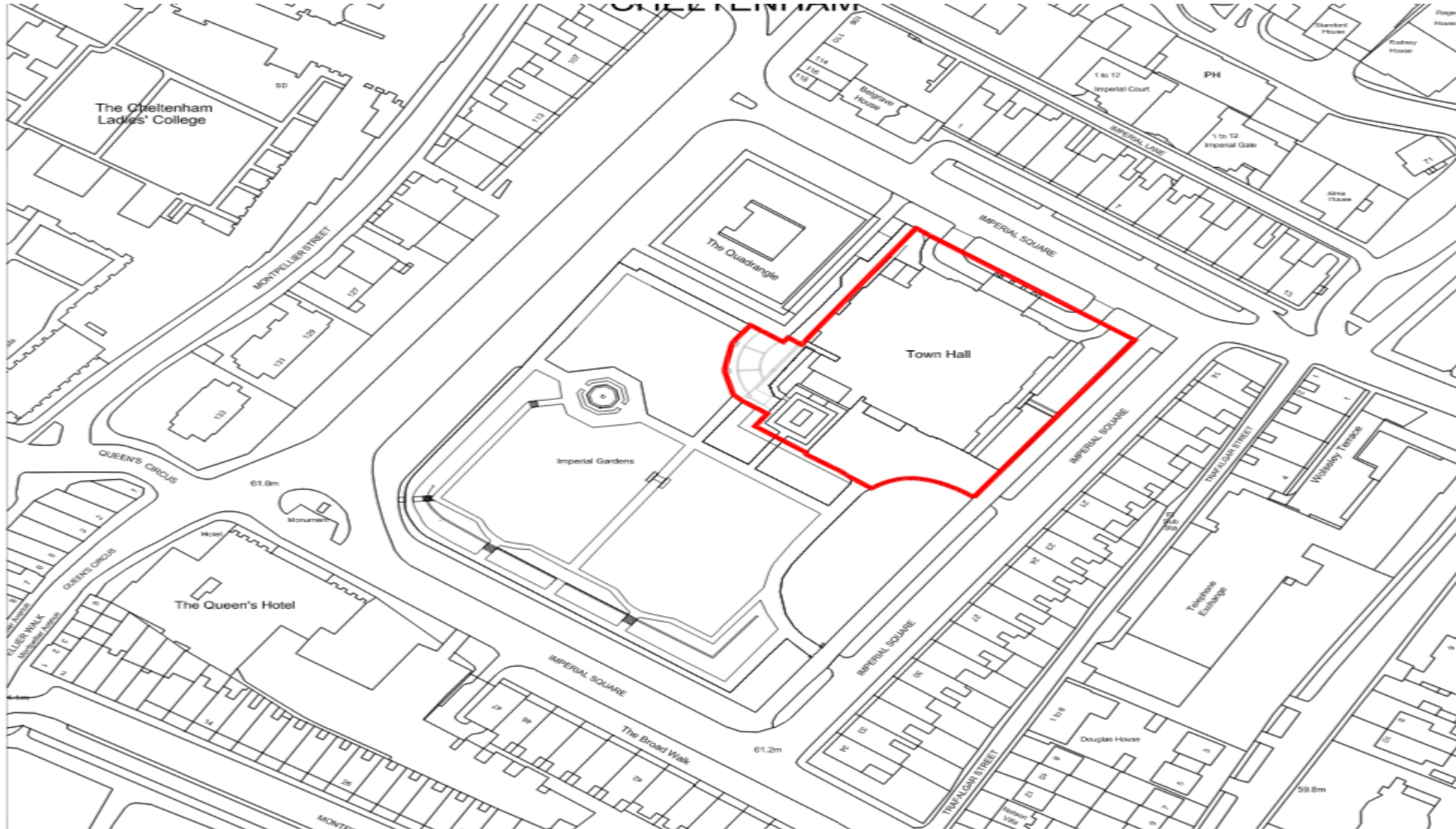
- Officer recommendation is to permit this application subject to conditions;
- Time condition
- Approved docs
- Landscaping plan
- Design Details
- Obscurely glazing and window opening
- Removal of PD
- Secure cycle parking
- Pre-commencement tree method statement and protection plan
- EV charging
- Solar PV

Cheltenham Town Hall (22/01274/LBC)

Proposal: Removal of five redundant skylights.

Applicant: Cheltenham Borough Council Property
Department.

Site location



Location of roof-lights (aerial image)



Figure 1. Aerial view of the Town Hall. Yellow arrows point to the location of the five skylights to be removed and slated over.

Location of roof-lights (aerial image)

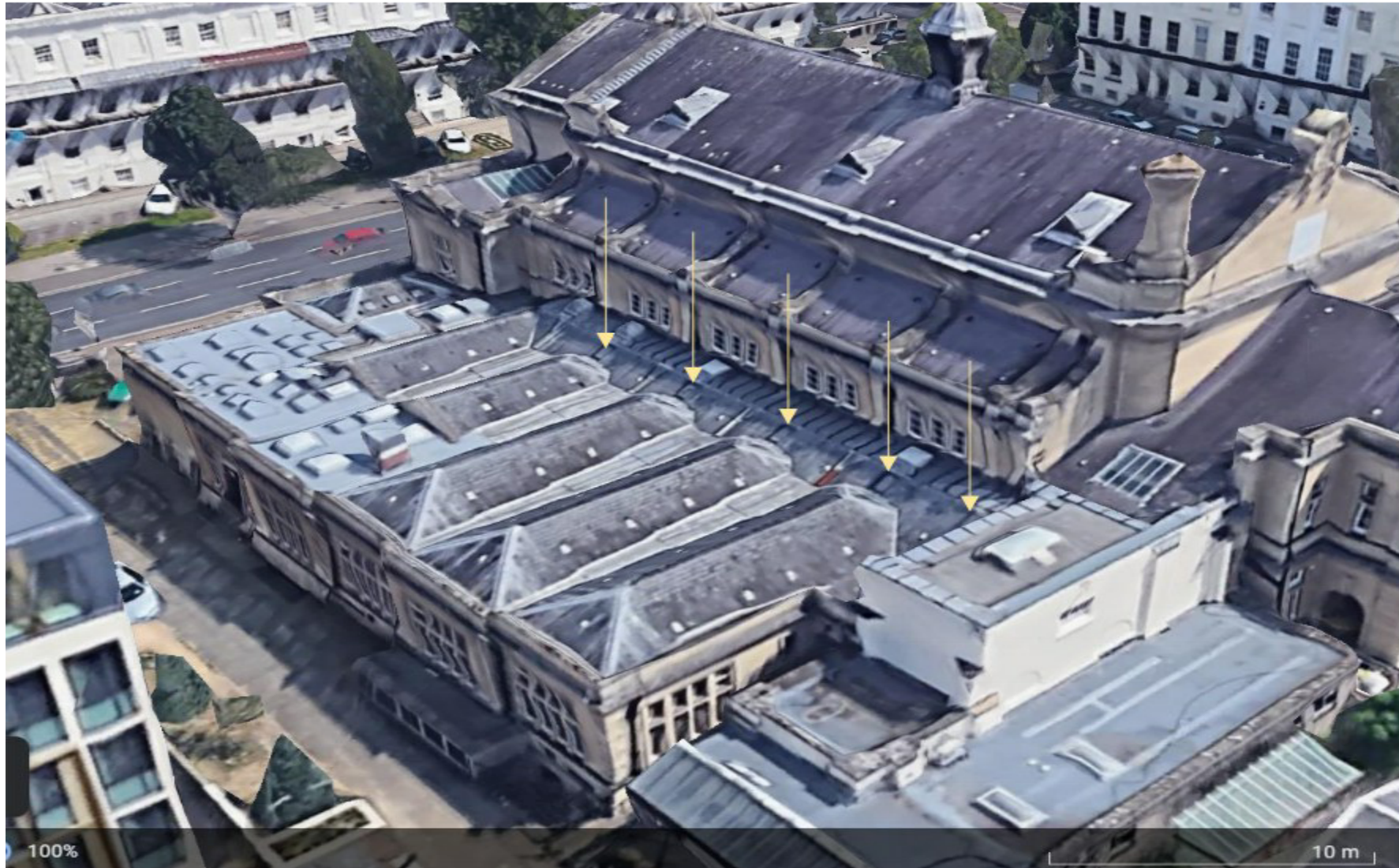
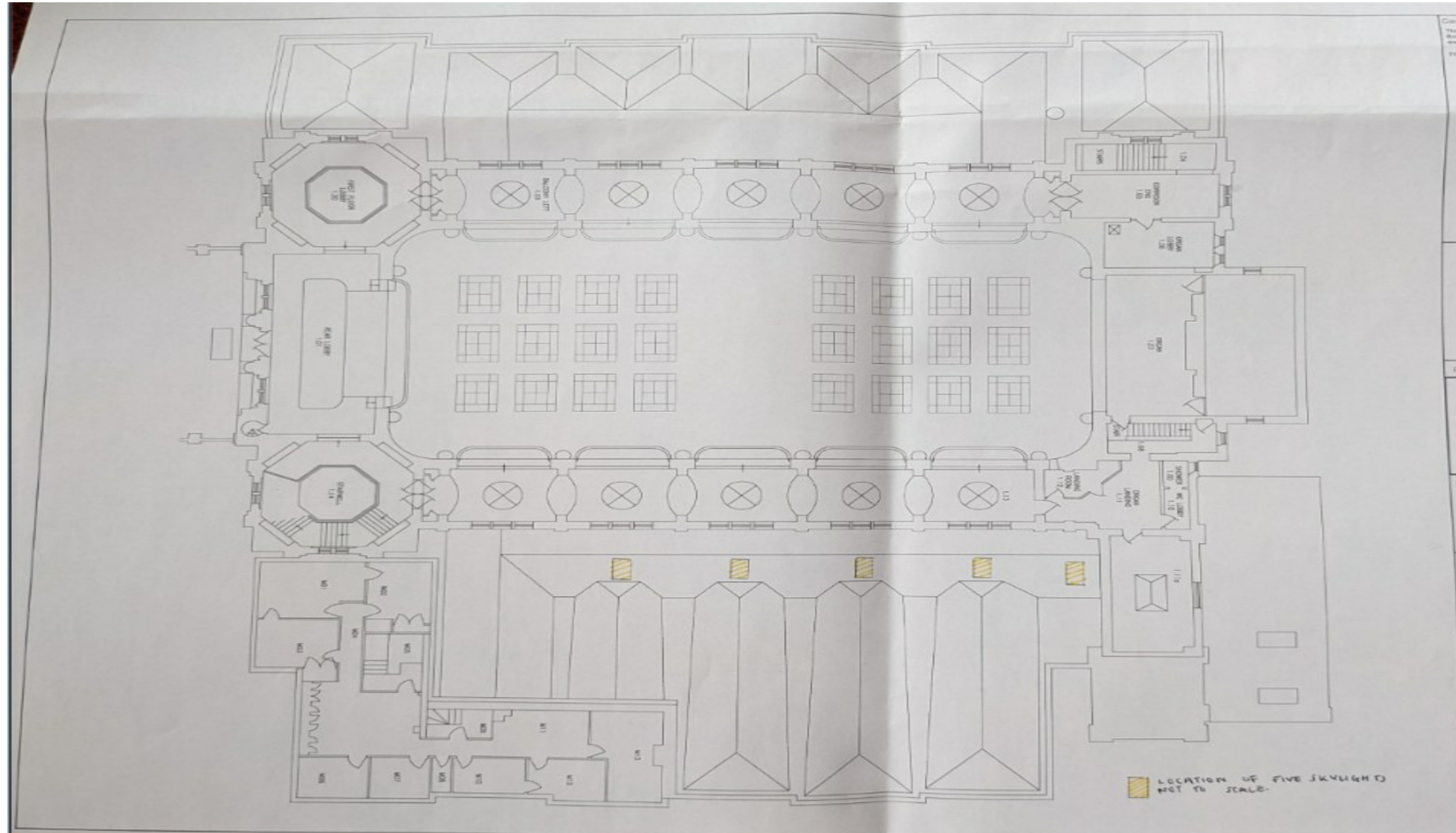


Figure 2. 3d view of the Town Hall. Yellow arrow point to the location of the five skylights.

Location of roof-lights (first floor plan)
(roof-lights in yellow)



Roof-light (image)



Figure 1. View of First floor roof with broken skylight (1 of 5 skylights). All the skylights are located along the pitched slate roof on this west elevation.

Roof-light (image)



Key planning matter(s):

- The impact of the scheme on the significance of the listed building.

Suggested conditions:

- Time.
- Plans.
- Disturbed surfaces made good (to match existing).

This page is intentionally left blank

Promenade- 22/01117/FUL

Proposed works: Erection of temporary structures on pedestrian pavement along Promenade and Imperial Gardens, and long gardens in relation to Christmas markets for a maximum of 41 days for two periods 2022 (November - December 2022) and 2023 (November - December 2023) including set-up and take-down

The application is at planning committee
because the Council own the Long Gardens and Imperial Garden.

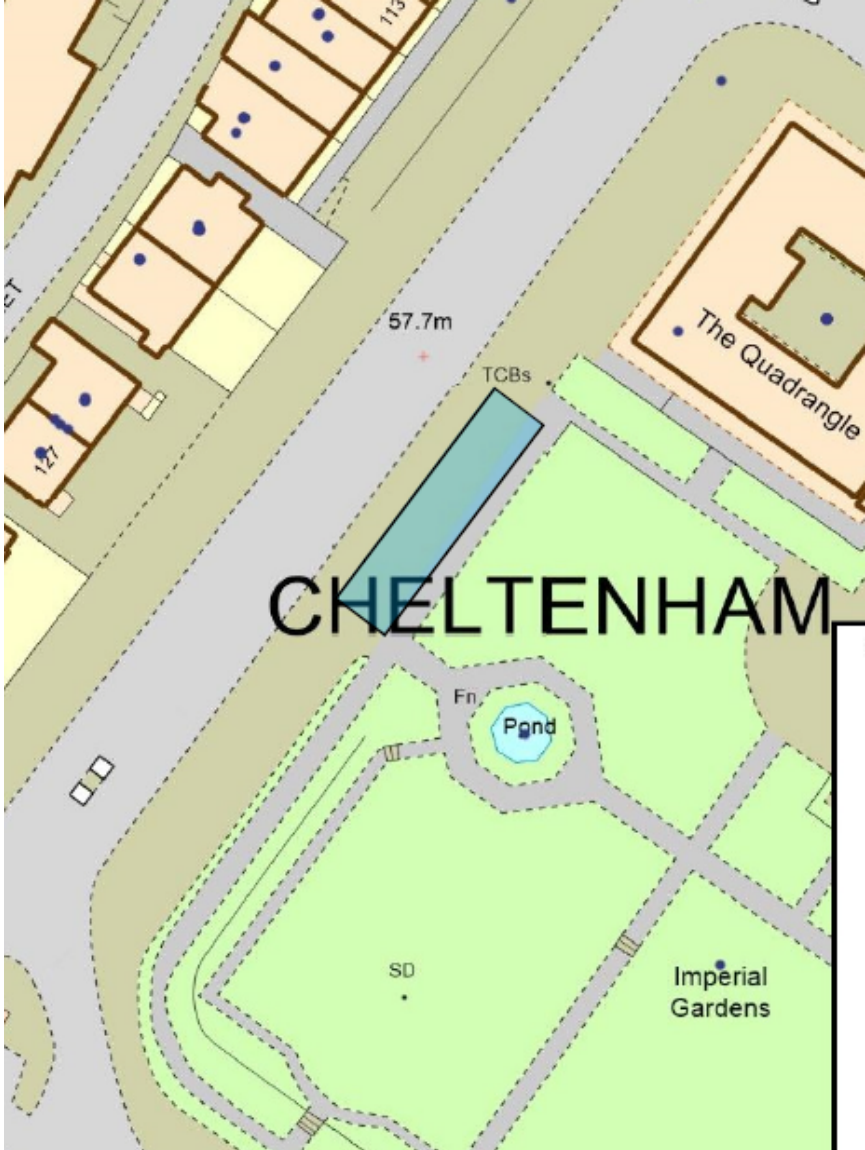
Site location plan



The Promenade at the Long Gardens showing site area



The Promenade at Imperial Gardens showing site area



Example of market stall designs



Key Planning Matters

- Impact on neighbouring amenity
- Impact on the conservation area
- Benefits that the festivals and other events bring to the town

Recommendation and Conditions

- Officer recommendation is to permit this application subject to conditions;
 - 1) Time (specifically relating to maximum 41 days comprising of two periods, 2022 and 2033.
 - 2) Approved plans
 - 3) Tree pruning

This page is intentionally left blank

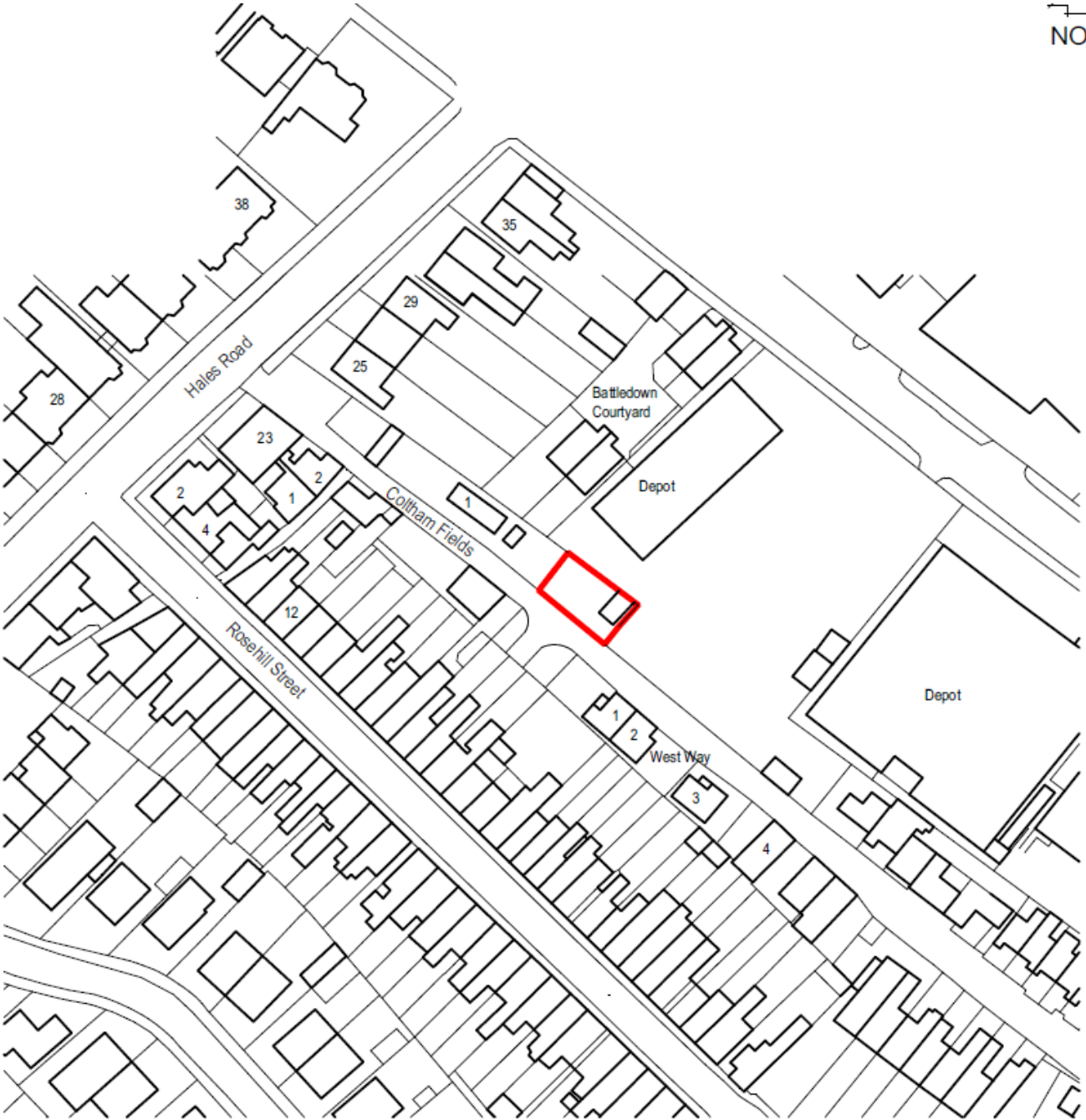
22/00764/FUL – Land adjacent 1 Coltham Fields

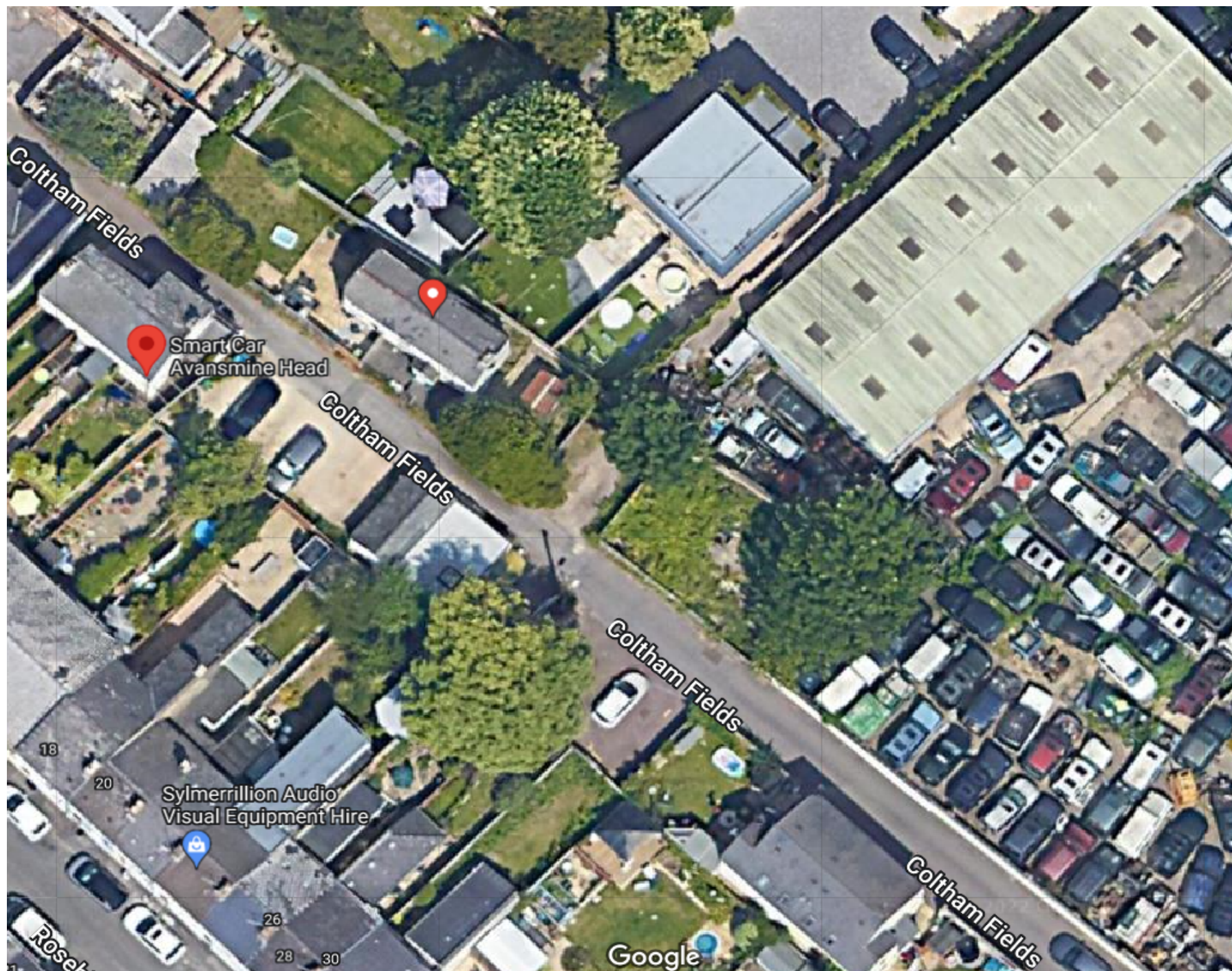
Proposals:

Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields

This application is before the Planning Committee at the request of Councillor Matt Babbage. The reason for the referral is the level of local interest in the proposals.

Site Location Plan/Block Plan



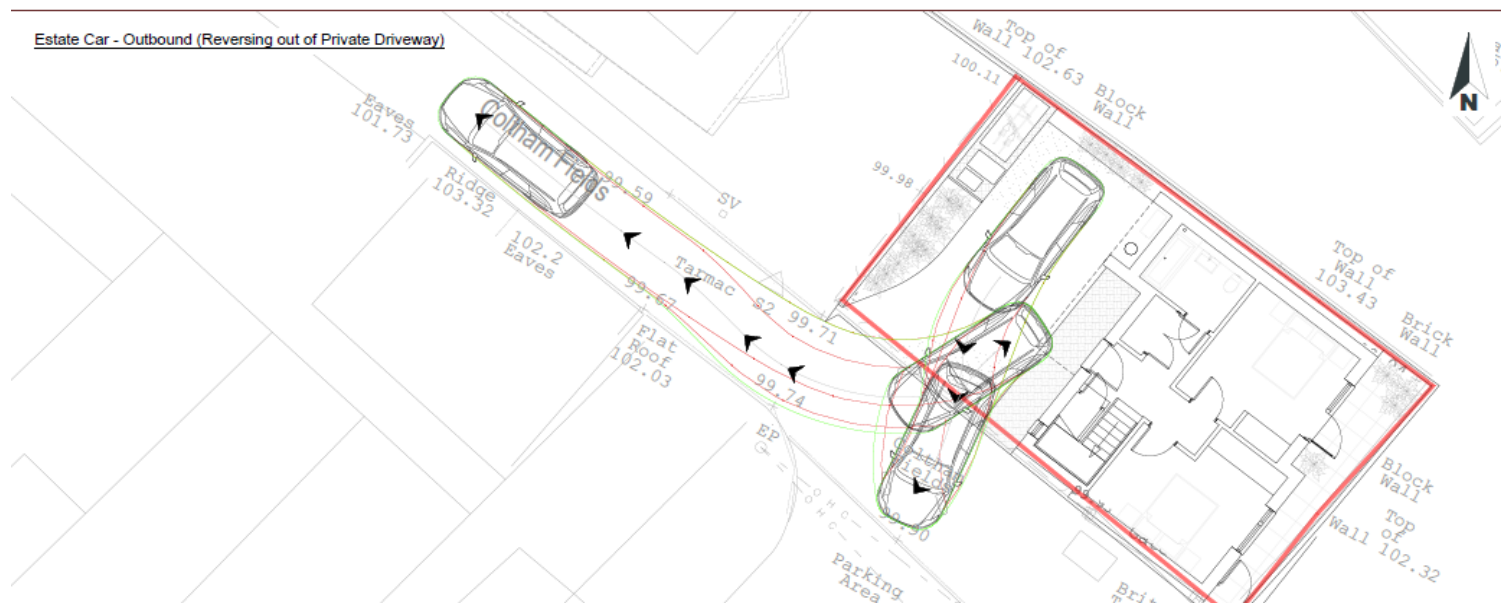
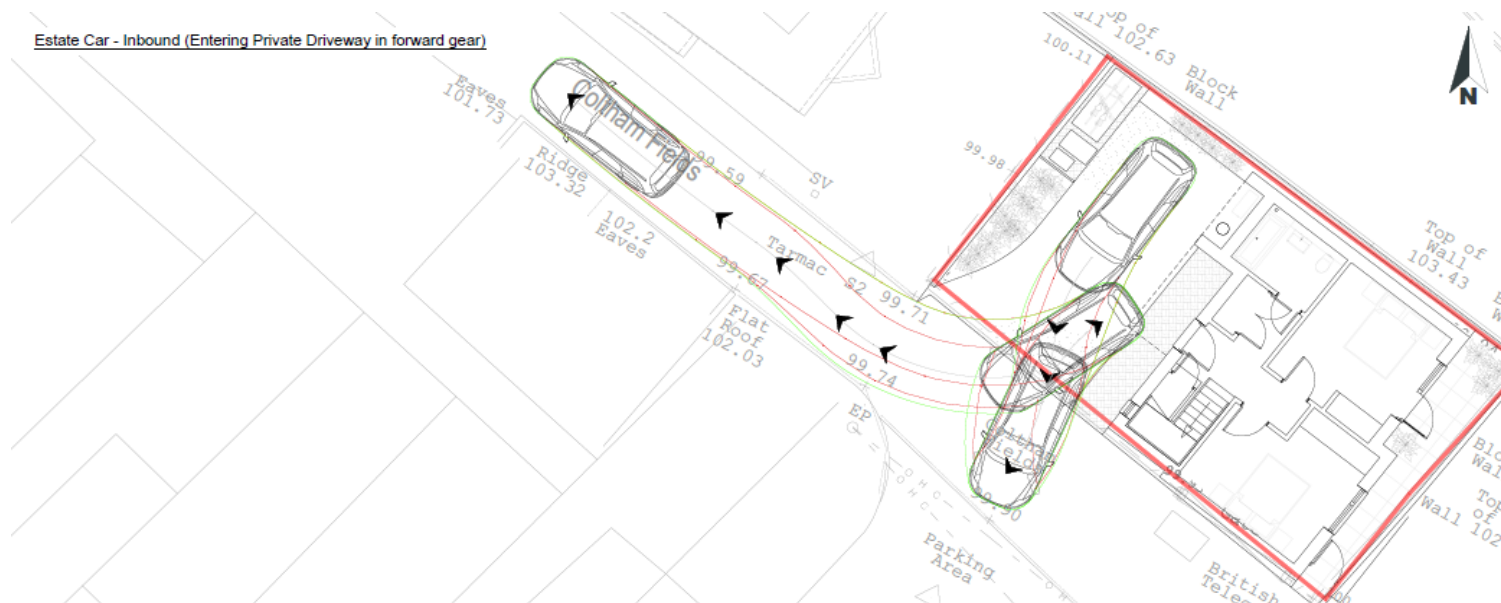




Existing Block Plan



Proposed Block Plan



Swept Path analysis



Balcony separation distances

Key Planning Matters

- Principle of residential development
- Design, scale and layout of proposals
- Neighbour amenity (noise and disturbance, overlooking)
- Parking and highway safety (including during construction phase)
- Ecology/biodiversity
- Sustainability/Climate Change

Summary of Conditions

Standard conditions plus conditions relating to:

- Development to accord with submitted Sustainability Statement
- Installation of balcony privacy screen, ASHP and electric vehicle charging point prior to first occupation and their retention thereafter
- Ecological Survey
- No gates to be erected
- Construction Management Plan
- Removal of PD rights for extensions/structures etc. and further openings
- Proposed obscure glazing installed and retained
- Drainage scheme
- Site and finished slab levels

This page is intentionally left blank

Hayloft, The Reddings

22/00749/FUL

Conversion of the existing dwellinghouse into 9 self-contained apartments, and associated works

Application at committee at the request of Cllr Collins

The map shows a residential area with various streets and buildings. A specific plot of land is highlighted with a blue boundary, and a smaller area within it is outlined in orange. Key features include a pond, a garage, a barn, and several houses. The map also shows a road with a GP (General Practitioner) and a bus stop. The plot number 3271 is visible. The map is oriented with North at the top.

Reddings The Reddings The Reddings The Reddings

Sycamore Lodge

Lloyd Loom Home Furniture Shop

Accessible Gloucestershire

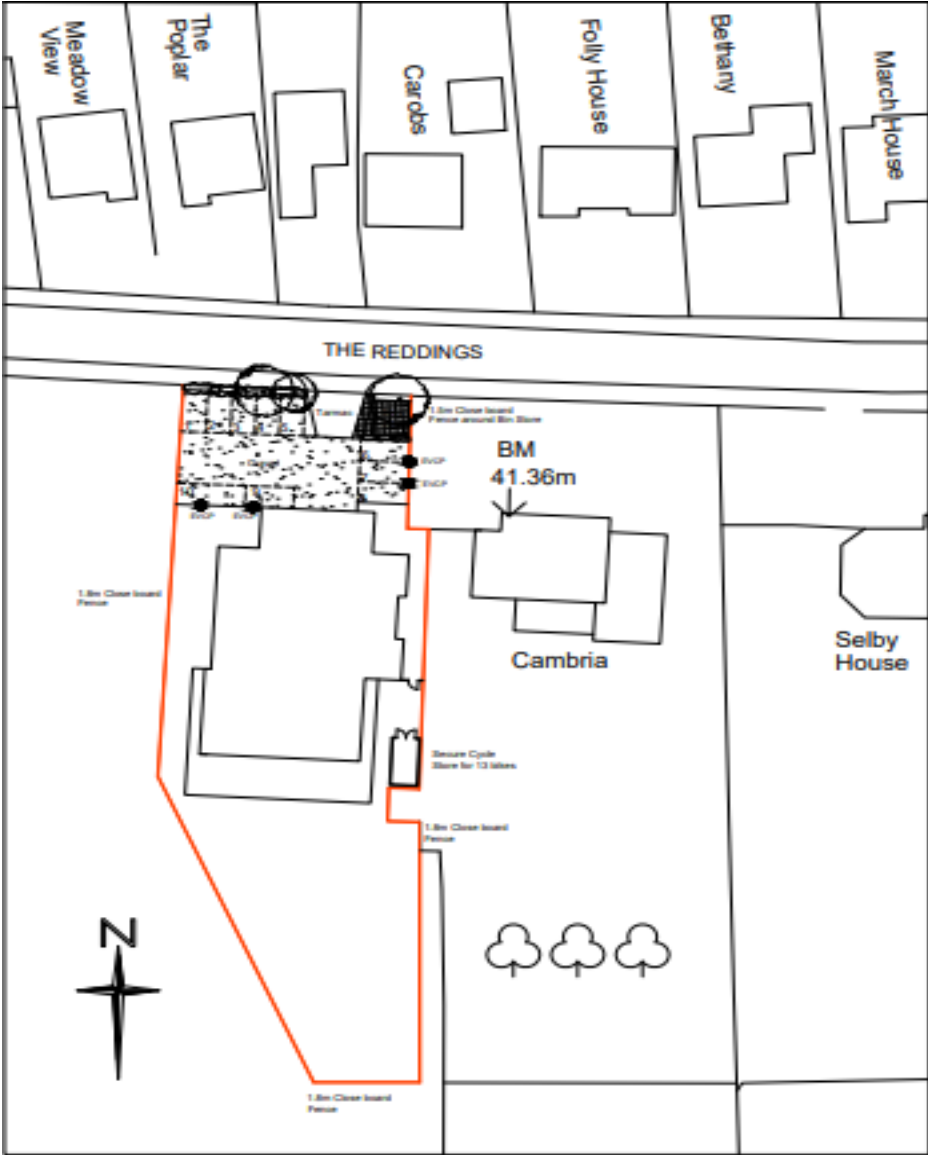
Stanway

Page 38

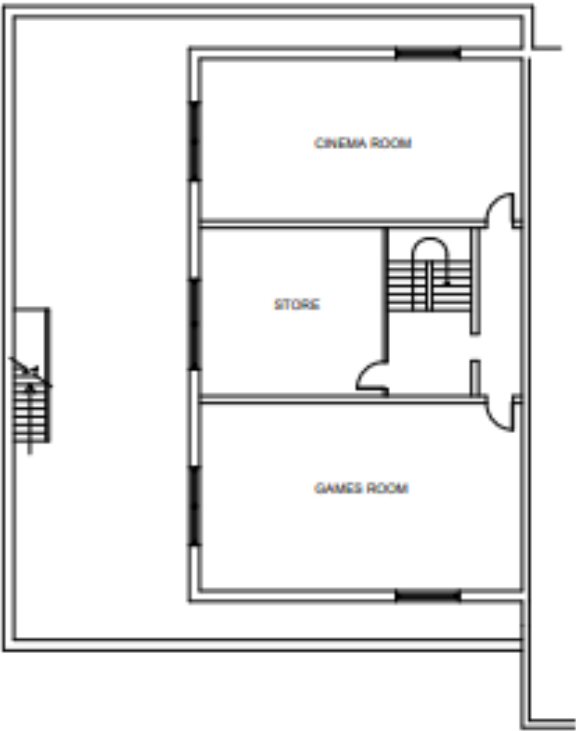
Google earth 3D images



Proposed site plan



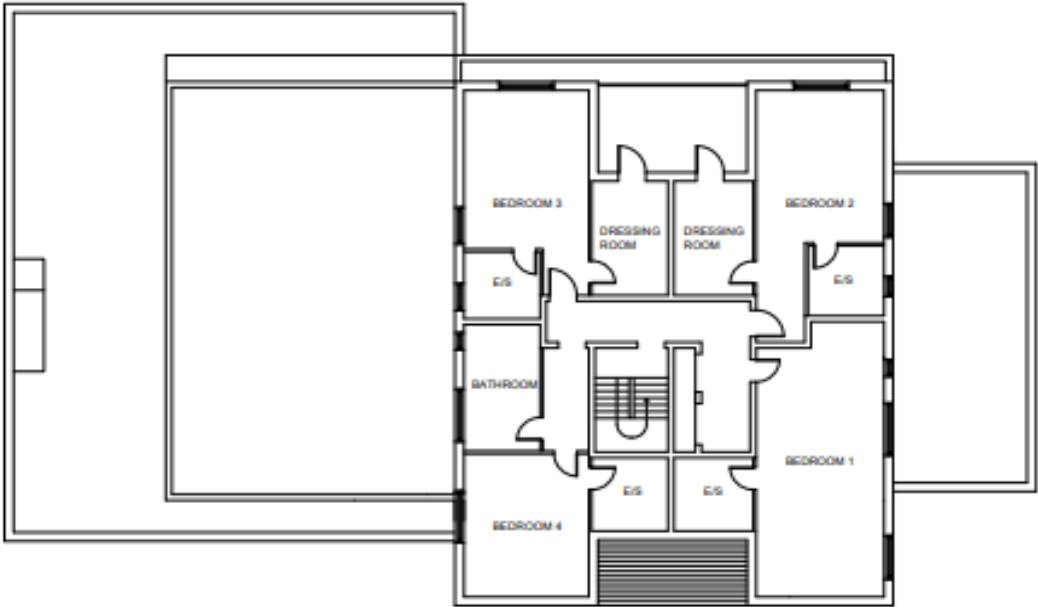
Existing/approved floor plans



LOWER GROUND FLOOR PLAN



Page 41

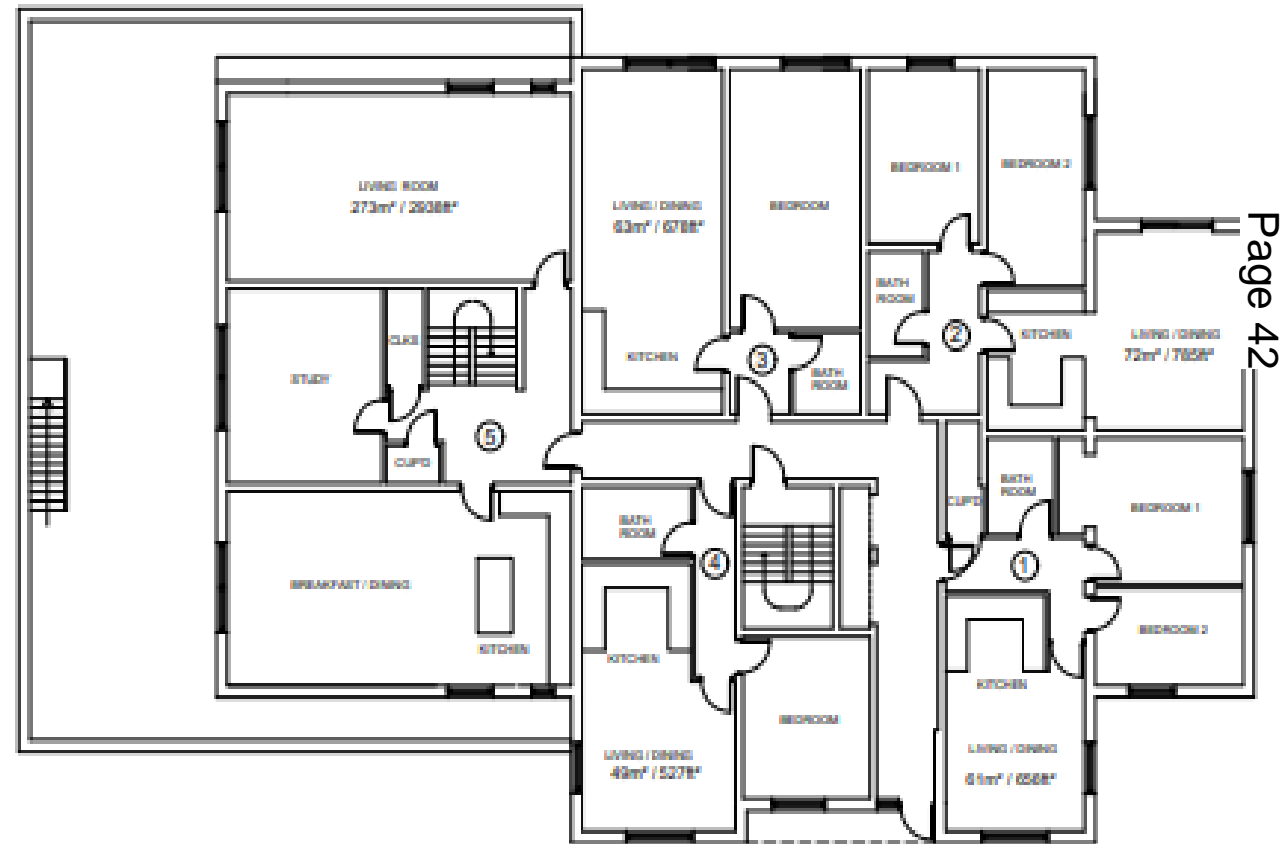


FIRST FLOOR PLAN

Proposed floor plans

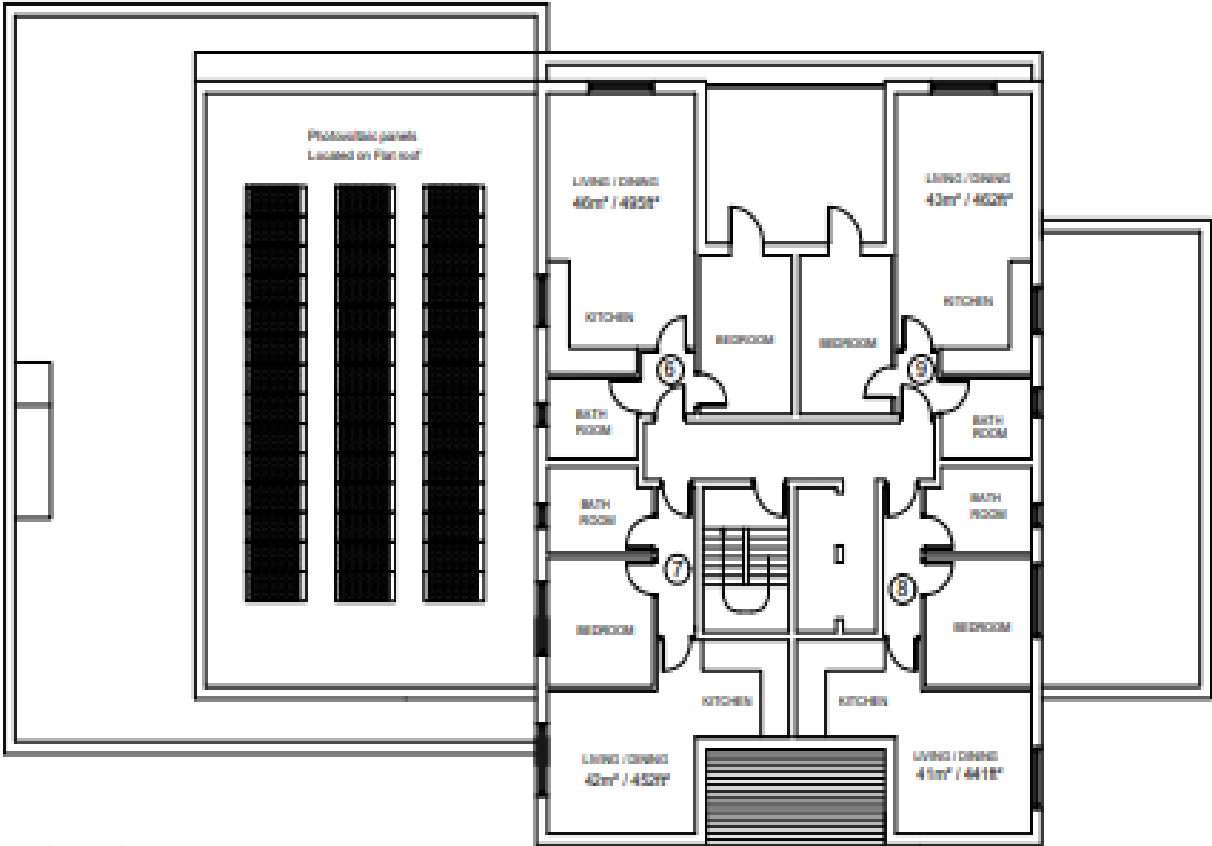


LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

Proposed floor plans



FIRST FLOOR PLAN

SCHEDULE OF ACCOMMODATION

APT 1	61m ²	2 Bed / 3 Person
APT 2	73m ²	2 Bed / 4 Person
APT 3	63m ²	1 Bed / 2 Person
APT 4	49m ²	1 Bed / 1 Person
APT 5	273m ²	3 Bed / 6 Person
APT 6	46m ²	1 Bed / 1 Person
APT 7	42m ²	1 Bed / 1 Person
APT 8	41m ²	1 Bed / 1 Person
APT 9	43m ²	1 Bed / 1 Person

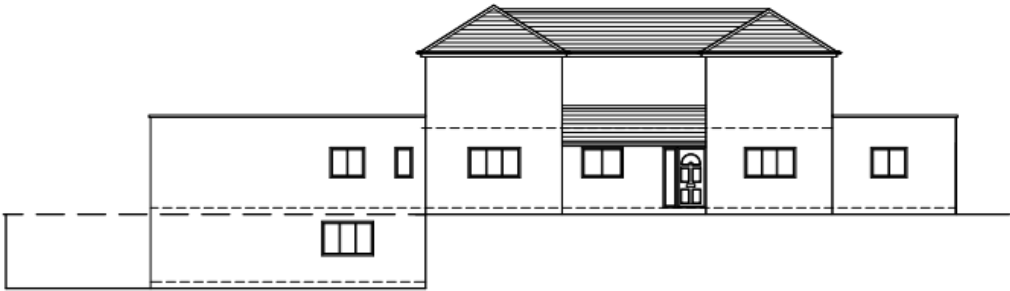
Existing and proposed elevations



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Site Photos



Site Photos



Key planning matters:

- History/Fall Back position
- Principle
- Impact on Greenbelt
- Impact on neighbouring property/amenity of future residents
- Visual Impact
- Access and Highways Issues
- Sustainability

Summary of recommendation

- Recommendation is to permit subject to following conditions:
 1. Standard time limit
 2. Standard approved plans
 3. Electric Vehicle Charging Points (1 per dwelling)
 4. Provision of cycle store
 5. Flat roof not to be used as balcony
 6. Details of waste and recycling storage
 7. Provision of visibility splays
 8. Details of solar panels and air source heat pump(s)
 9. Landscaping scheme including ecology enhancements

Springfield, 9 Walnut Close

22/01077/FUL

Demolish existing dwelling and construct
3no. dwellings and associated landscaping

Site location plan



Google earth image



Google earth 3D image



Photos of existing property



Existing dwelling



View along Walnut Close



Existing access

Site context



No.7 Walnut Close – property to west of site



No.17 Walnut Close – property to east of site

Site context



Properties on opposite side of the road



Properties on opposite side of the road

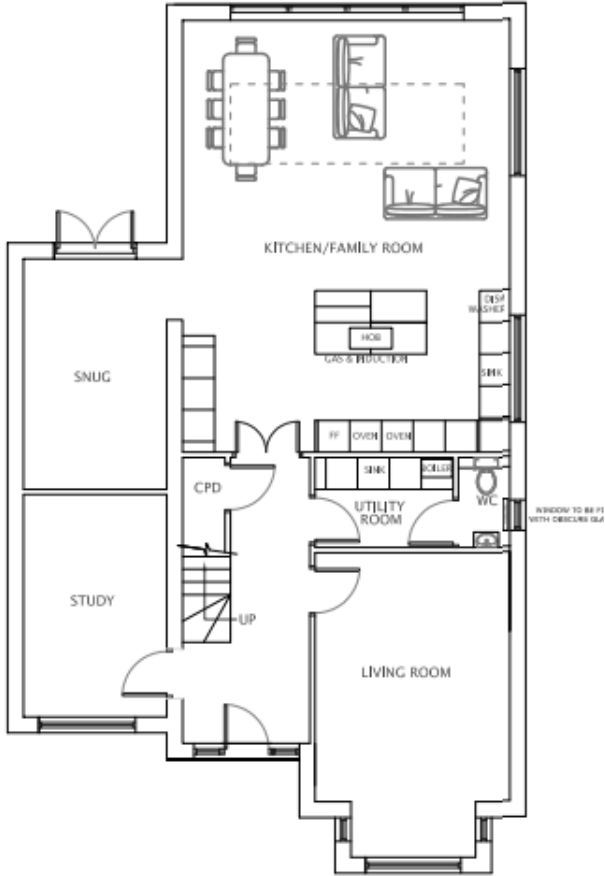
Proposed site plan



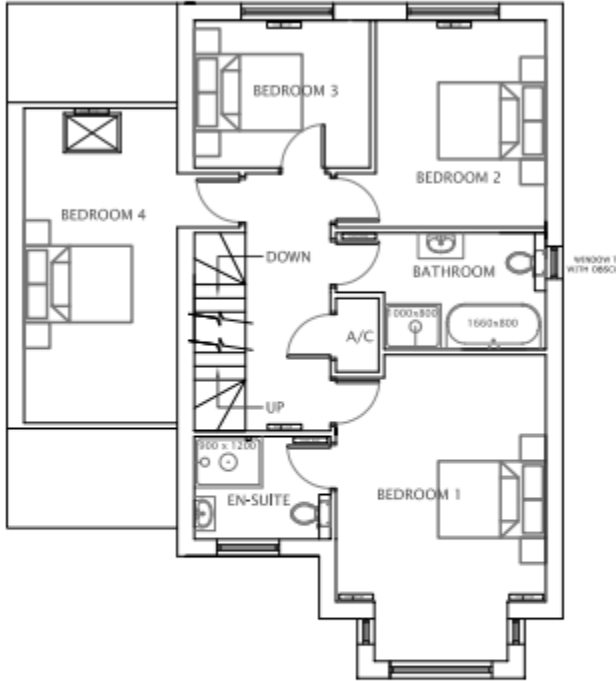
Proposed Street Scene



Proposed floor plans - Plot 1



PLOT 1
PROPOSED GROUND FLOOR PLAN



PLOT 1
PROPOSED FIRST FLOOR PLAN



PLOT 1
PROPOSED ROOF SPACE PLAN

Proposed elevations - Plot 1



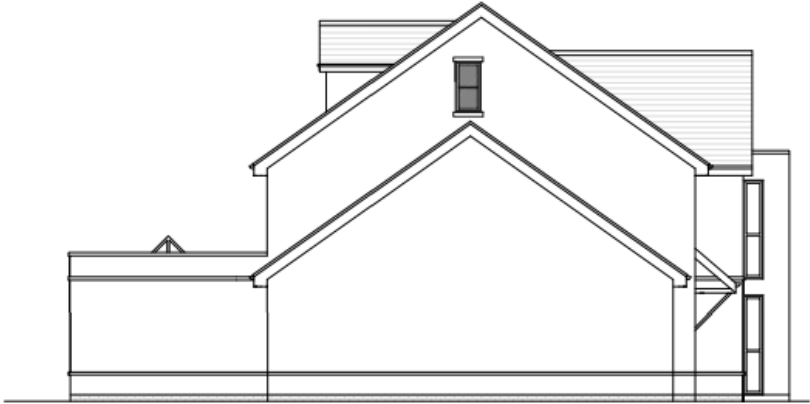
PLOT 1
PROPOSED SOUTH ELEVATION



PLOT 1
PROPOSED EAST ELEVATION

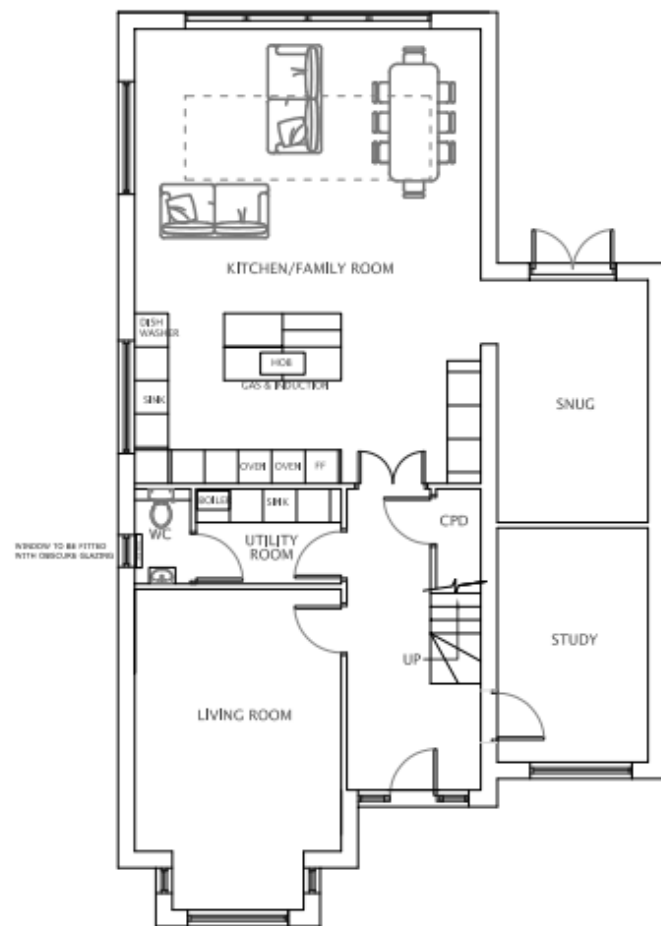


PLOT 1
PROPOSED NORTH ELEVATION

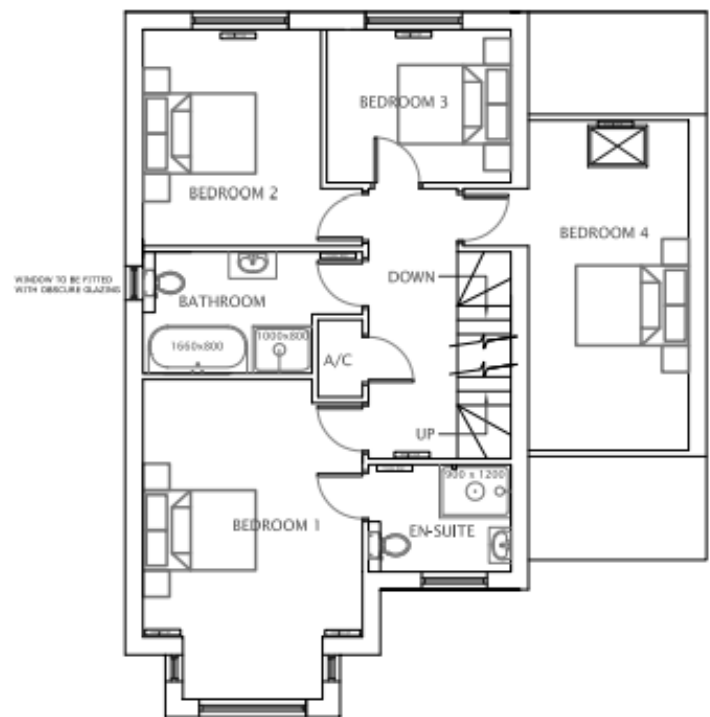


PLOT 1
PROPOSED WEST ELEVATION

Proposed floor plans - Plot 2



PLOT 2
PROPOSED GROUND FLOOR PLAN



PLOT 2
PROPOSED FIRST FLOOR PLAN

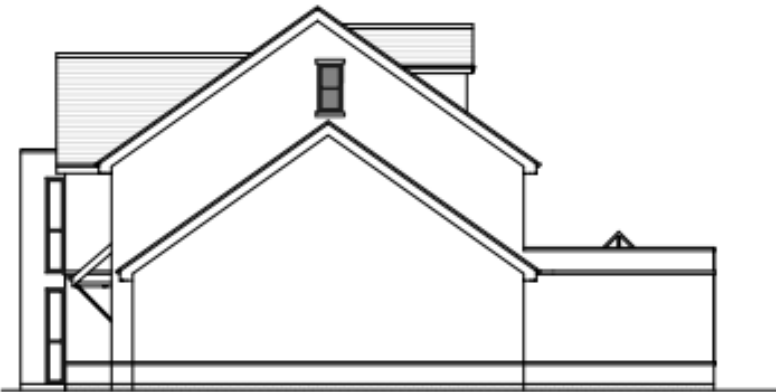


PLOT 2
PROPOSED ROOF SPACE PLAN

Proposed elevations - Plot 2



PLOT 2
PROPOSED SOUTH ELEVATION



PLOT 2
PROPOSED EAST ELEVATION

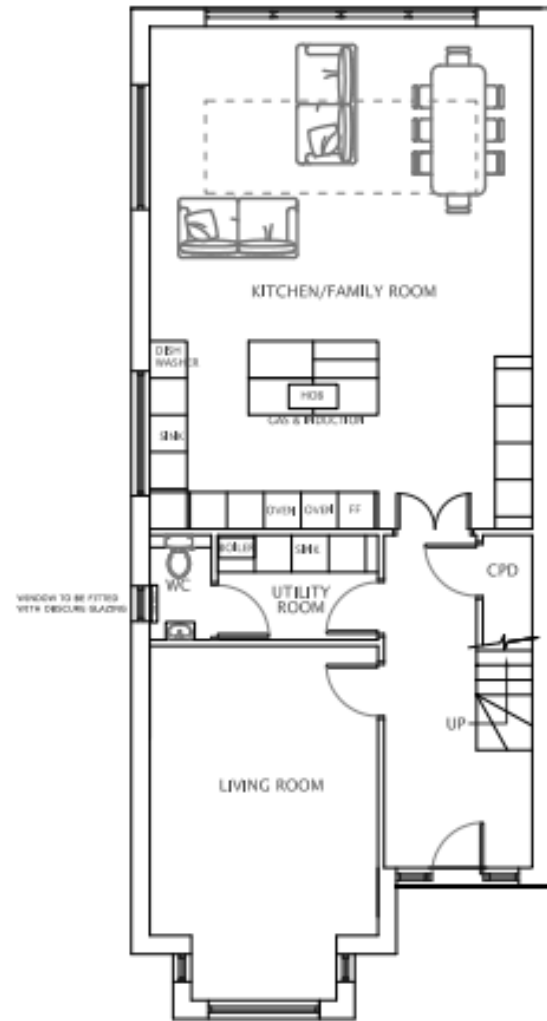


PLOT 2
PROPOSED NORTH ELEVATION

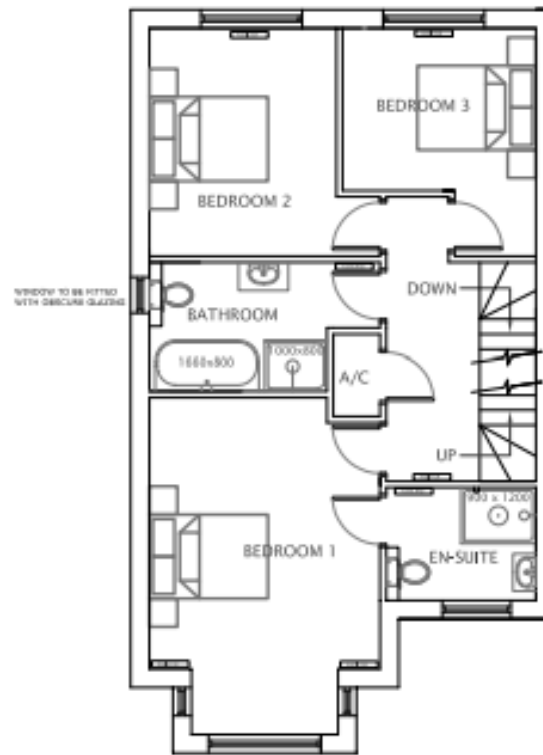


PLOT 2
PROPOSED WEST ELEVATION

Proposed floor plans - Plot 3



PLOT 3 PROPOSED GROUND FLOOR PLAN



PLOT 3
PROPOSED FIRST FLOOR PLAN



PLOT 3
PROPOSED ROOF SPACE PLAN

Proposed elevations - Plot 3



PLOT 3
PROPOSED SOUTH ELEVATION



PLOT 3
PROPOSED EAST ELEVATION

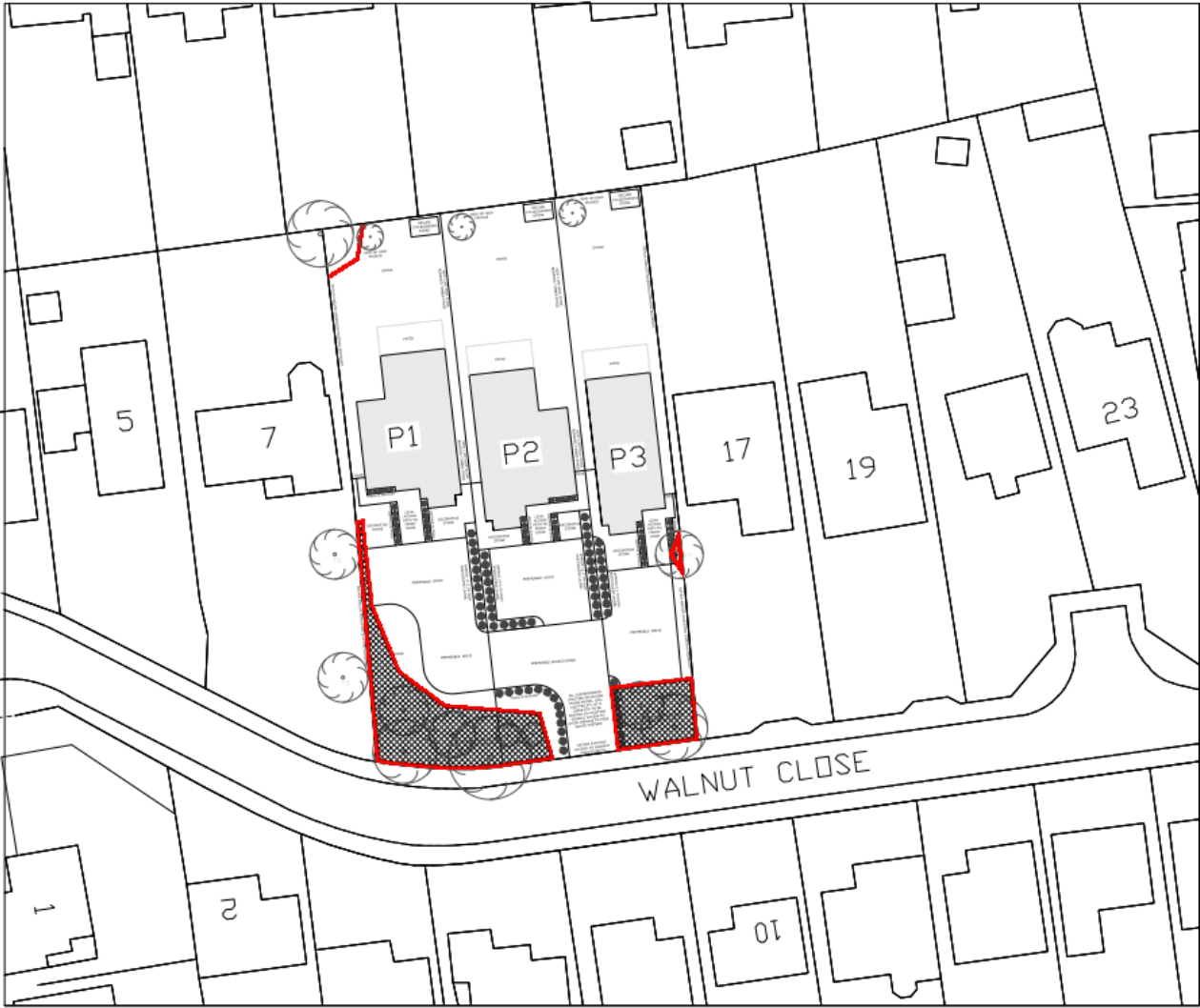


PLOT 3
PROPOSED NORTH ELEVATION



PLOT 3
PROPOSED WEST ELEVATION

Tree protection plan



Key planning matters:

- Principle of re-development
- Design and layout
- Amenity
- Highway safety
- Trees
- Climate change

Summary of recommendation

- The site is sustainably located within the Principal Urban Area, wherein JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site; and policy SD10 also requires new residential development proposals to achieve maximum densities.
- Where housing policies are out-of-date (as is currently the case in Cheltenham as the Council is unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF.
- Officers are satisfied that the design of the dwellings is wholly acceptable in this location; and the buildings have been designed to incorporate renewable energy technologies. In addition, there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority. Adequate protection for the retained TPO'd trees is proposed.
- Moreover, the proposed additional dwellings would make a small but valuable contribution to the borough's housing stock.
- The recommendation therefore is to grant planning permission subject to the conditions set out within the report.

This page is intentionally left blank

Sangria, Ashley Road

22/01101/FUL

Proposed replacement dwelling (revised
scheme following grant of planning
permission ref. 21/02329/FUL)

Site location plan



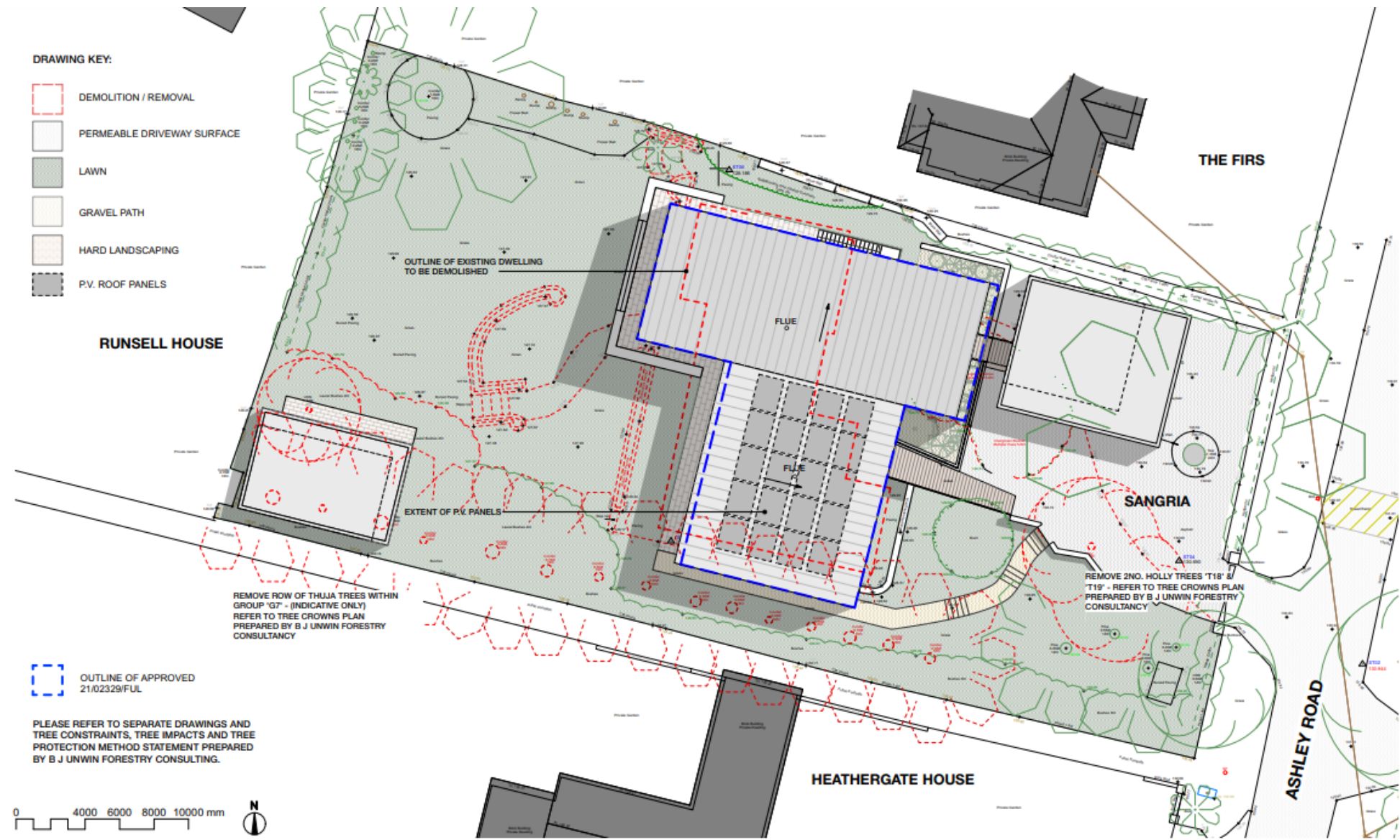
Google earth image



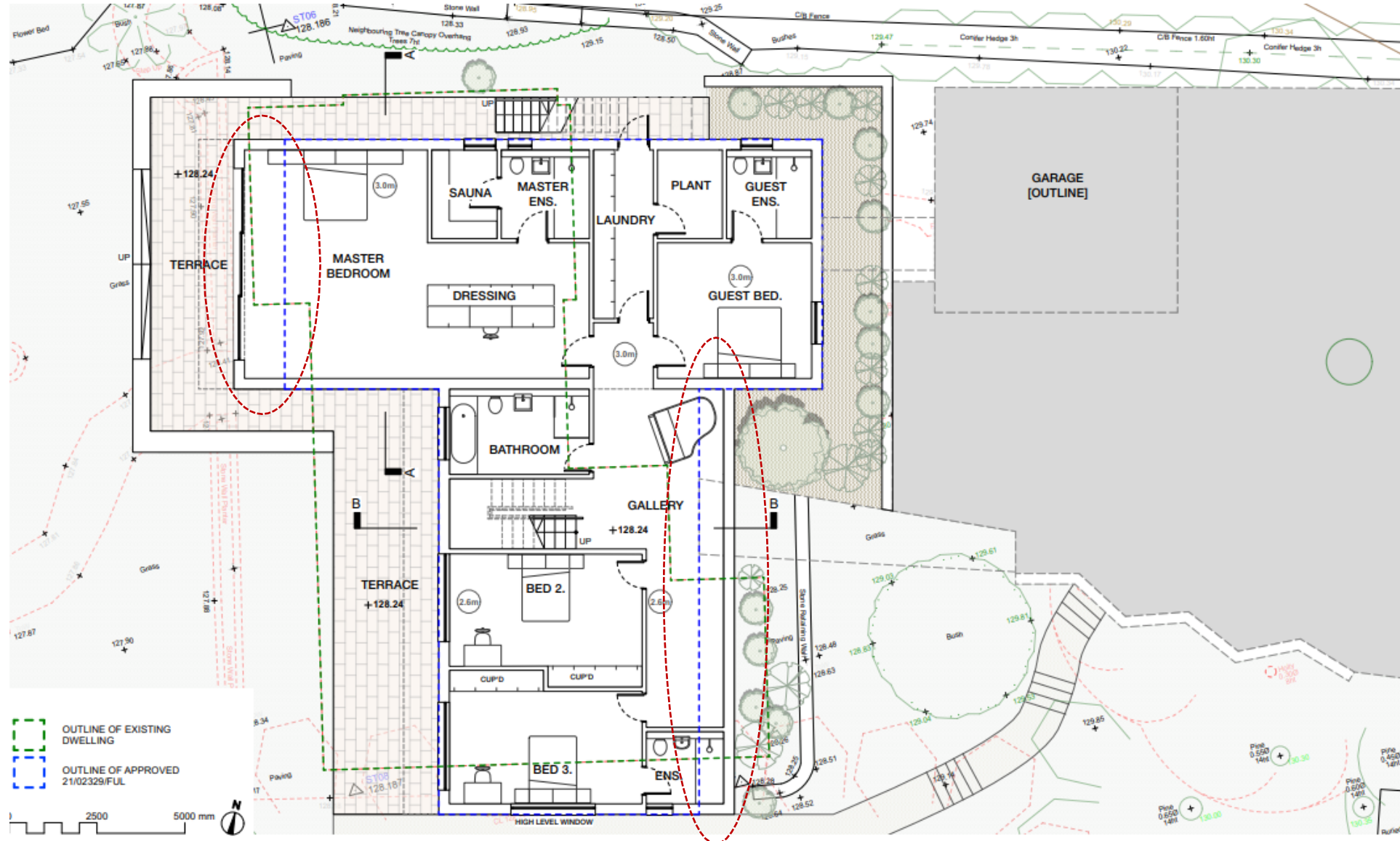
Google earth 3D images



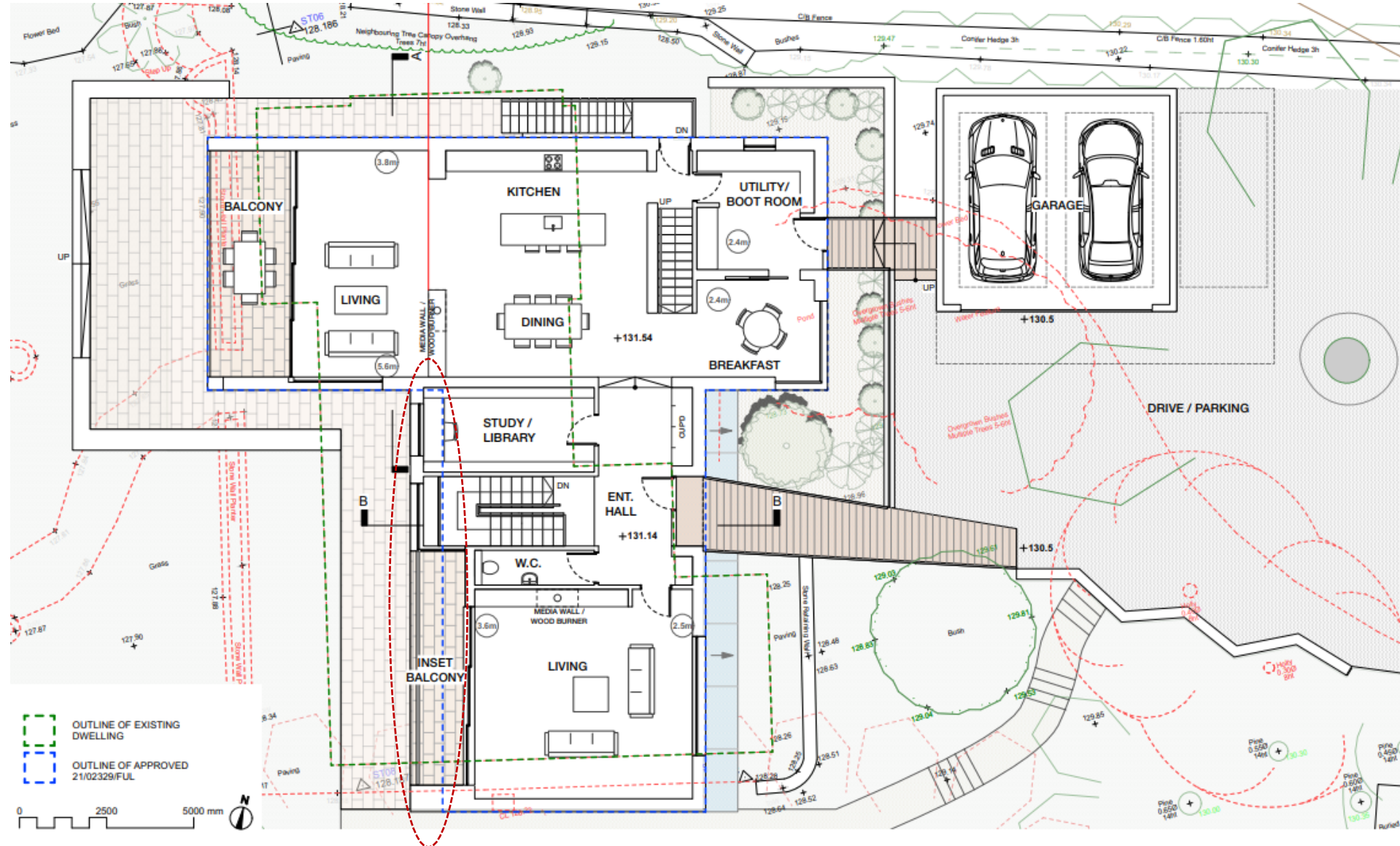
Proposed site plan



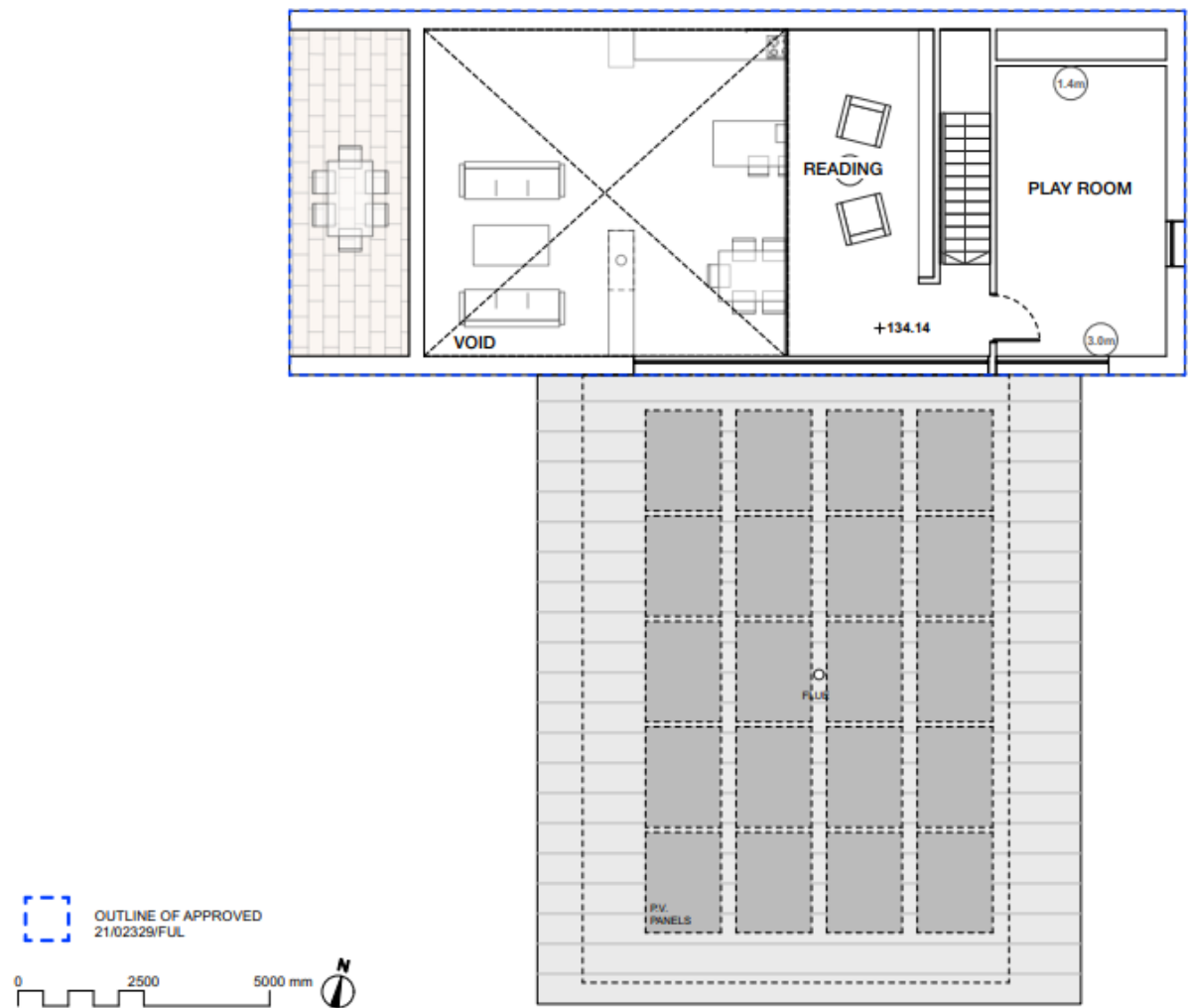
Proposed floor plan – lower ground level



Proposed floor plan – upper ground level



Proposed mezzanine level



Street elevation as existing and proposed

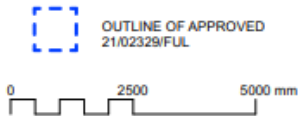


Proposed front elevation from driveway

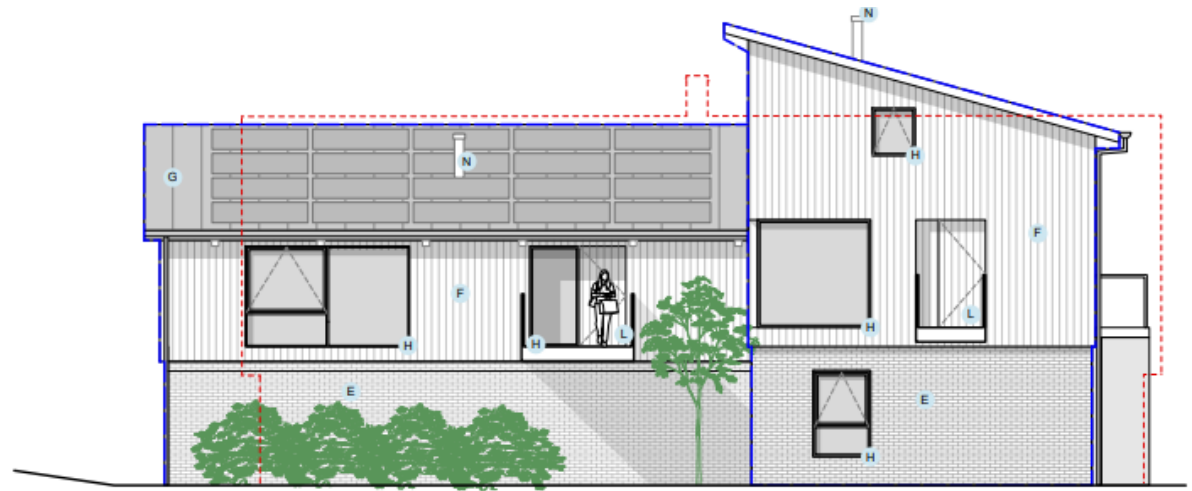
- MATERIAL KEY
- A EXISTING CONCRETE ROOF TILES
 - B EXISTING STONE CLADDING
 - C EXISTING WHITE UPVC DOOR / WINDOW FRAMES
 - D EXISTING UPVC RAINWATER GOODS
 - E PROPOSED FACING BRICKWORK TO APPROVED SAMPLE
 - F PROPOSED TIMBER CLADDING TO APPROVED SAMPLE
 - G PROPOSED STANDING SEAM METAL ROOF SHEETS TO APPROVED SAMPLE
 - H PROPOSED POWDER COATED ALUMINIUM DOORS AND WINDOWS
 - I PROPOSED METAL GUARDING AND BALUSTRADES
 - J PROPOSED CONCRETE RETAINING WALL
 - K PROPOSED POWDER COATED ALUMINIUM RAINWATER GOODS
 - L PROPOSED TIMBER DOOR
 - M PROPOSED POWDER COATED STEEL GARAGE DOOR
 - N PROPOSED STAINLESS STEEL FLUE
- OUTLINE OF EXISTING DWELLING



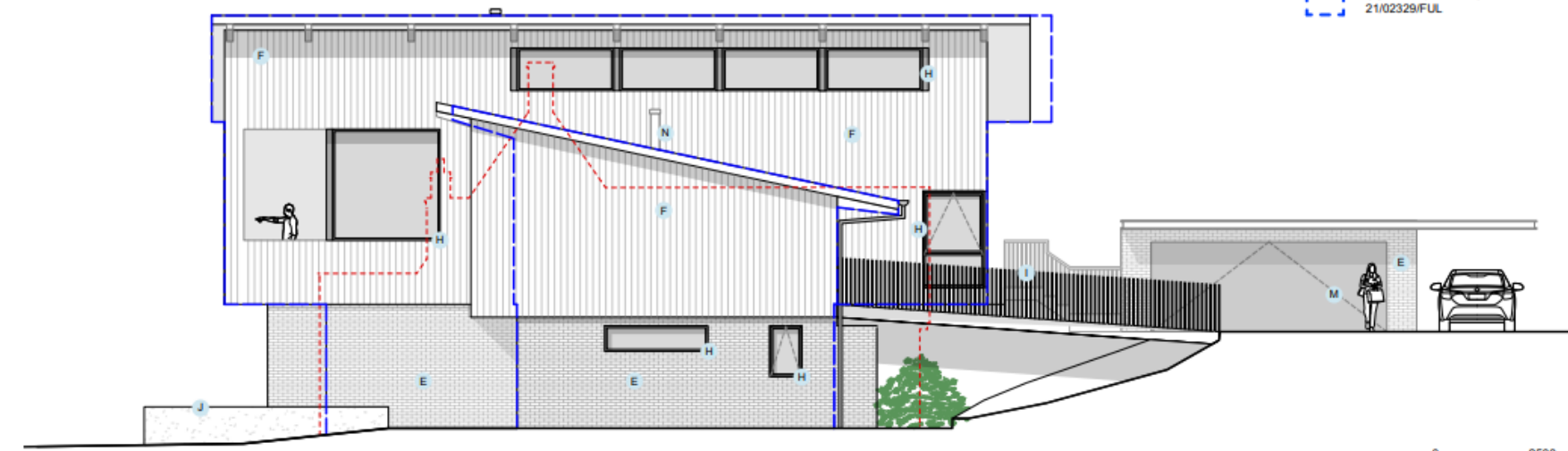
PROPOSED EAST ELEVATION FROM DRIVE & PUBLIC REALM Scale 1:100



Proposed front and side (south) elevation



PROPOSED EAST ELEVATION Scale 1:100



PROPOSED SOUTH ELEVATION Scale 1:100

MATERIAL KEY

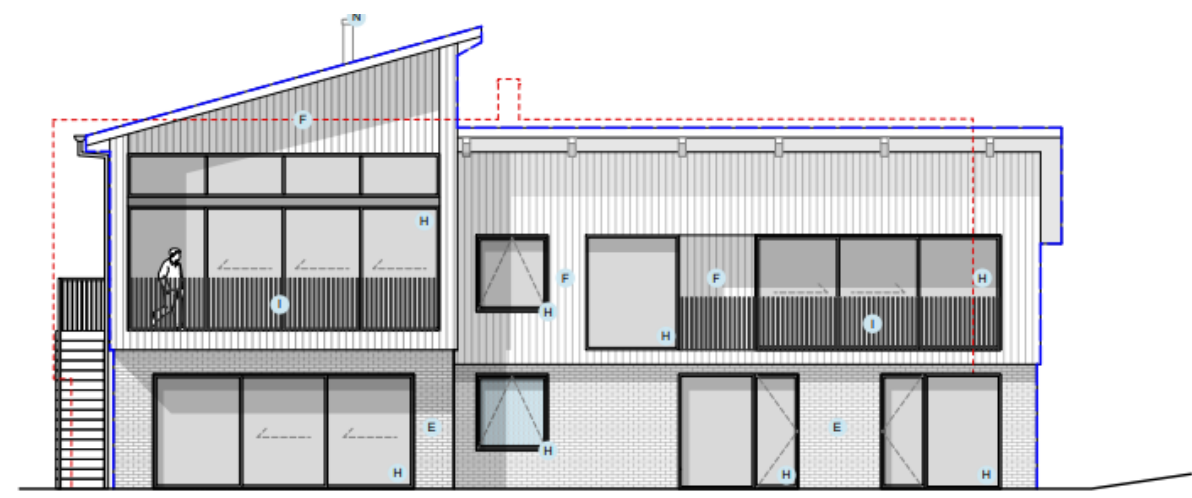
- A EXISTING CONCRETE ROOF TILES
- B EXISTING STONE CLADDING
- C EXISTING WHITE UPVC DOOR / WINDOW FRAMES
- D EXISTING UPVC RAINWATER GOODS
- E PROPOSED FACING BRICKWORK TO APPROVED SAMPLE
- F PROPOSED TIMBER CLADDING TO APPROVED SAMPLE
- G PROPOSED STANDING SEAM METAL ROOF SHEETS TO APPROVED SAMPLE
- H PROPOSED POWDER COATED ALUMINIUM DOORS AND WINDOWS
- I PROPOSED METAL GUARDING AND BALUSTRADES
- J PROPOSED CONCRETE RETAINING WALL
- K PROPOSED POWDER COATED ALUMINIUM RAINWATER GOODS
- L PROPOSED TIMBER DOOR
- M PROPOSED POWDER COATED STEEL GARAGE DOOR
- N PROPOSED STAINLESS STEEL FLUE

--- OUTLINE OF EXISTING DWELLING

--- OUTLINE OF APPROVED 21/02329/FUL

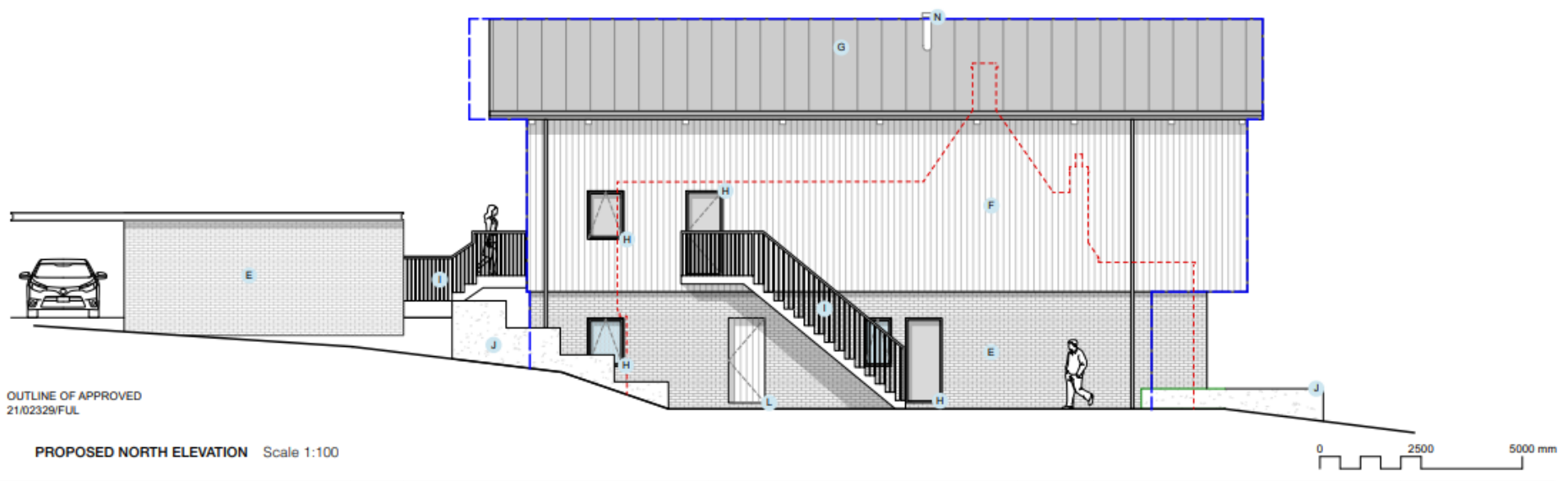
0 2500 5000 mm

Proposed rear and side (north) elevation



PROPOSED WEST ELEVATION Scale 1:100

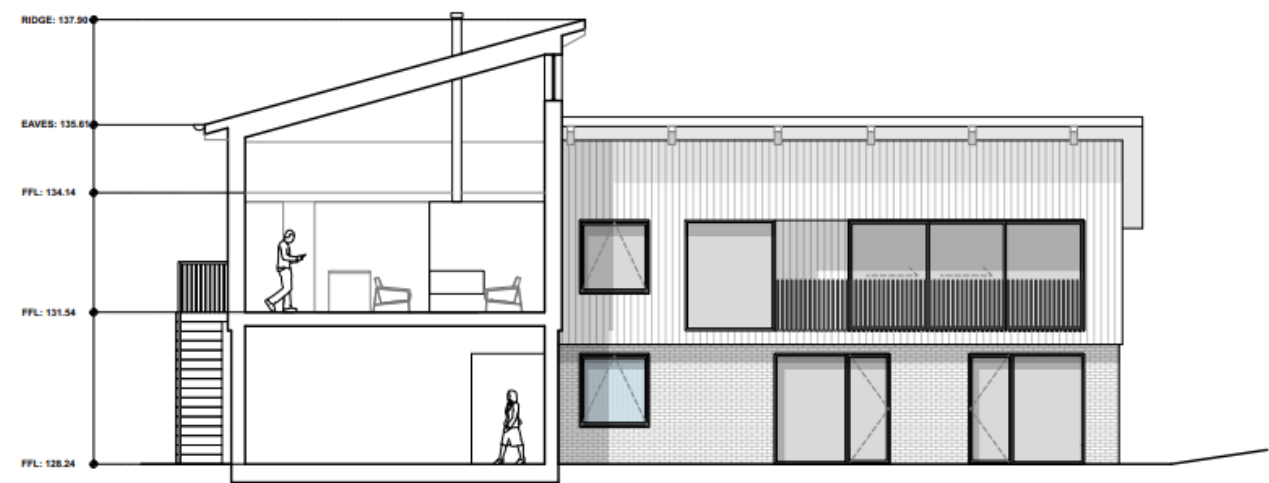
- MATERIAL KEY
- A EXISTING CONCRETE ROOF TILES
 - B EXISTING STONE CLADDING
 - C EXISTING WHITE UPVC DOOR / WINDOW FRAMES
 - D EXISTING UPVC RAINWATER GOODS
 - E PROPOSED FACING BRICKWORK TO APPROVED SAMPLE
 - F PROPOSED TIMBER CLADDING TO APPROVED SAMPLE
 - G PROPOSED STANDING SEAM METAL ROOF SHEETS TO APPROVED SAMPLE
 - H PROPOSED POWDER COATED ALUMINIUM DOORS AND WINDOWS
 - I PROPOSED METAL GUARDING AND BALUSTRADES
 - J PROPOSED CONCRETE RETAINING WALL
 - K PROPOSED POWDER COATED ALUMINIUM RAINWATER GOODS
 - L PROPOSED TIMBER DOOR
 - M PROPOSED POWDER COATED STEEL GARAGE DOOR
 - N PROPOSED STAINLESS STEEL FLUE
- OUTLINE OF EXISTING DWELLING



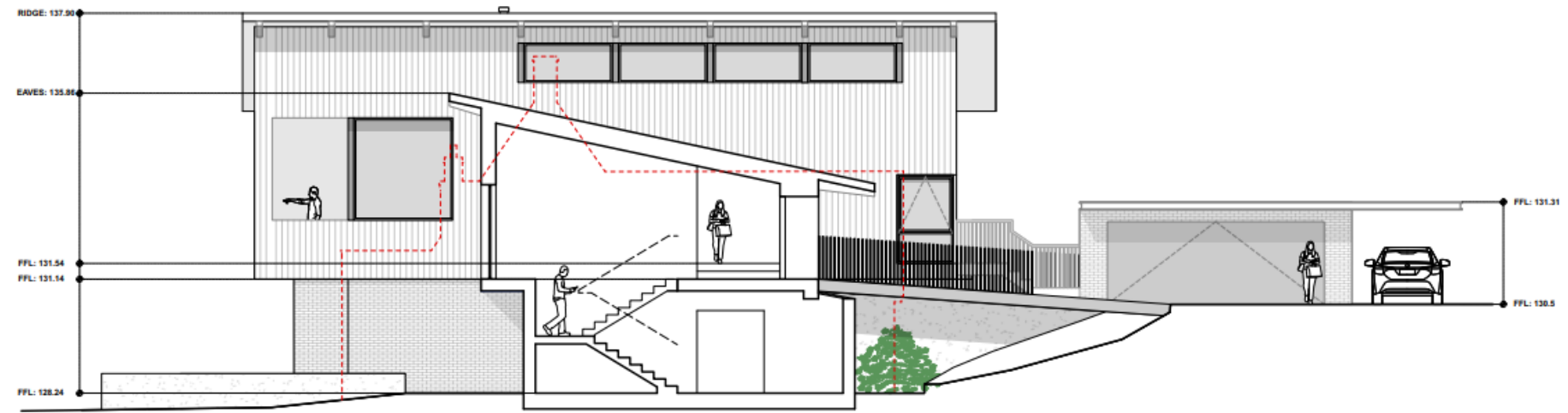
OUTLINE OF APPROVED
21/02329/FUL

PROPOSED NORTH ELEVATION Scale 1:100

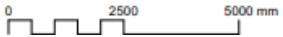
Proposed sections



PROPOSED SECTION AA Scale 1:100



PROPOSED SECTION BB Scale 1:100



Proposed artists impressions

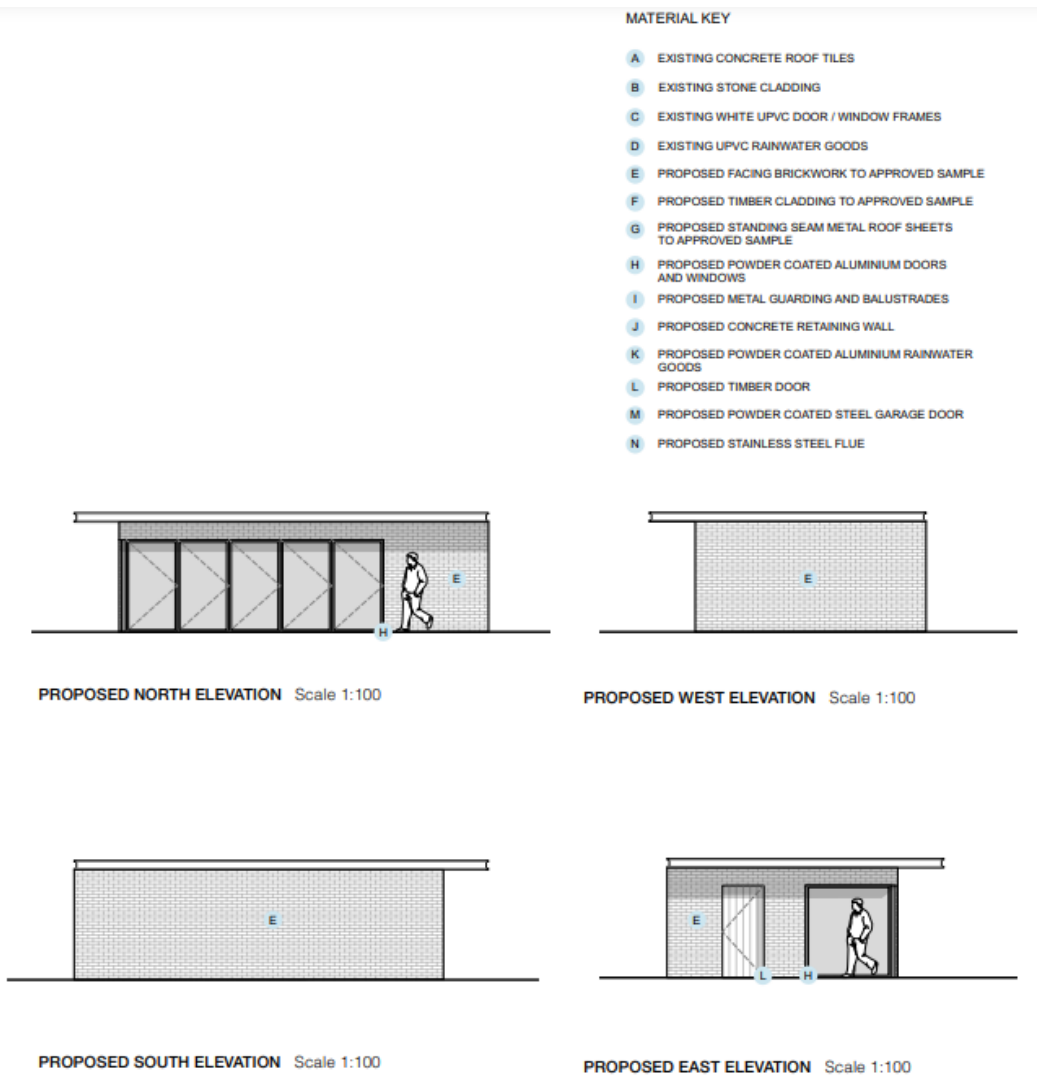
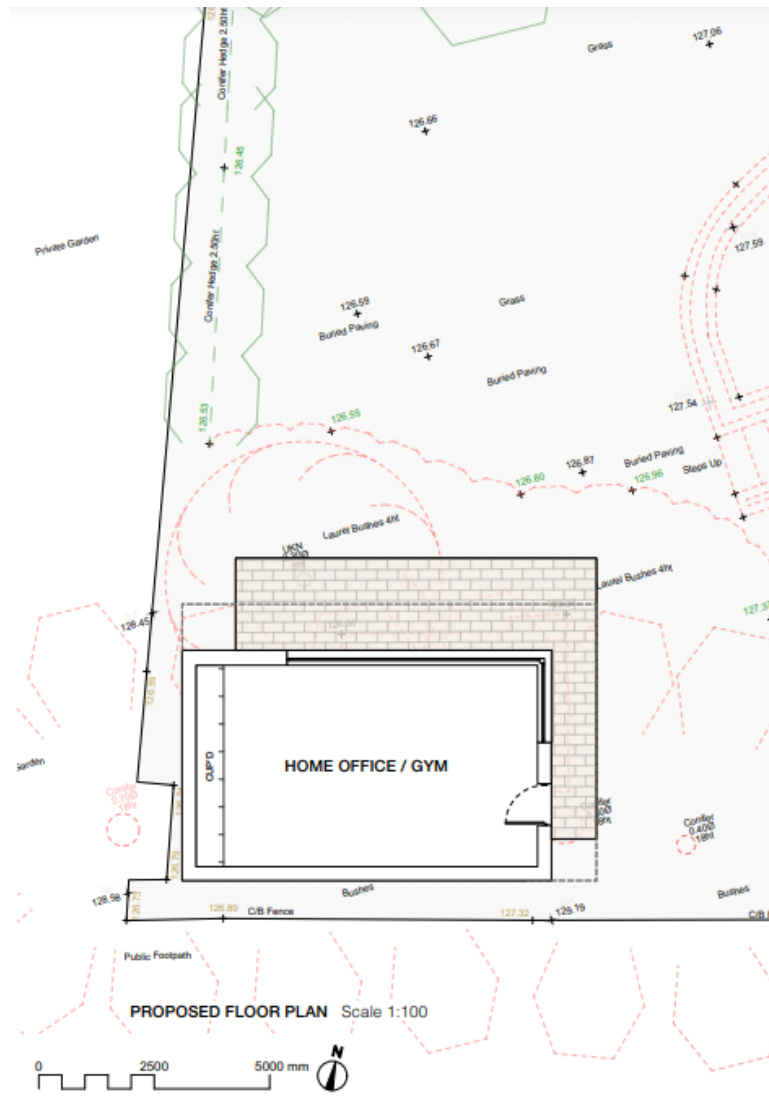


PROPOSED FRONT VIEW

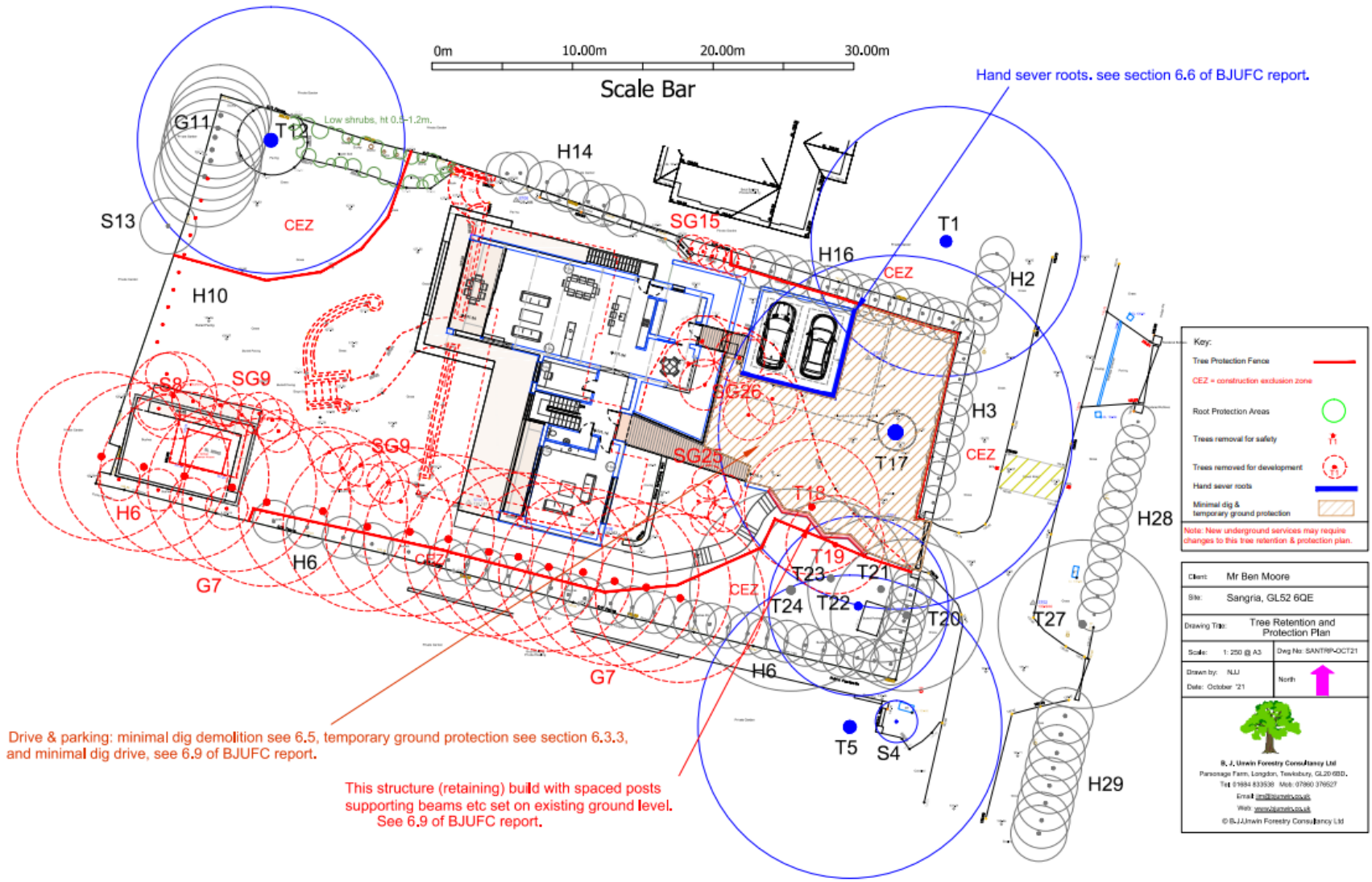


PROPOSED REAR VIEW

Proposed outbuilding



Tree removal and protection plan



Key planning matters:

- Principle
- Design and layout
- Amenity
- Trees
- Highway safety
- Climate change

Summary of recommendation

- The principle of erecting a replacement dwelling on this site has been firmly established by the recent grant of planning permission ref. 21/02329/FUL, which remains extant.
- The modern design approach, the positioning of the dwelling within the plot, and the overall height and scale of the proposed dwelling is unchanged from that previously approved and has previously been found to be acceptable. The proposal has also been found to be acceptable in terms of highway safety and tree removal.
- In considering the revised scheme, due to the relatively minor nature of the proposed changes, officers continue to be satisfied that no significant harm will be caused to neighbouring residents in terms of privacy, outlook or daylight; particularly given that most of the additional floor space is proposed as lower ground floor level. The design and extent of external terracing is unchanged, and will still be some distance from the rear boundary.
- The recommendation therefore is to grant planning permission subject to the conditions set out within the report.

This page is intentionally left blank