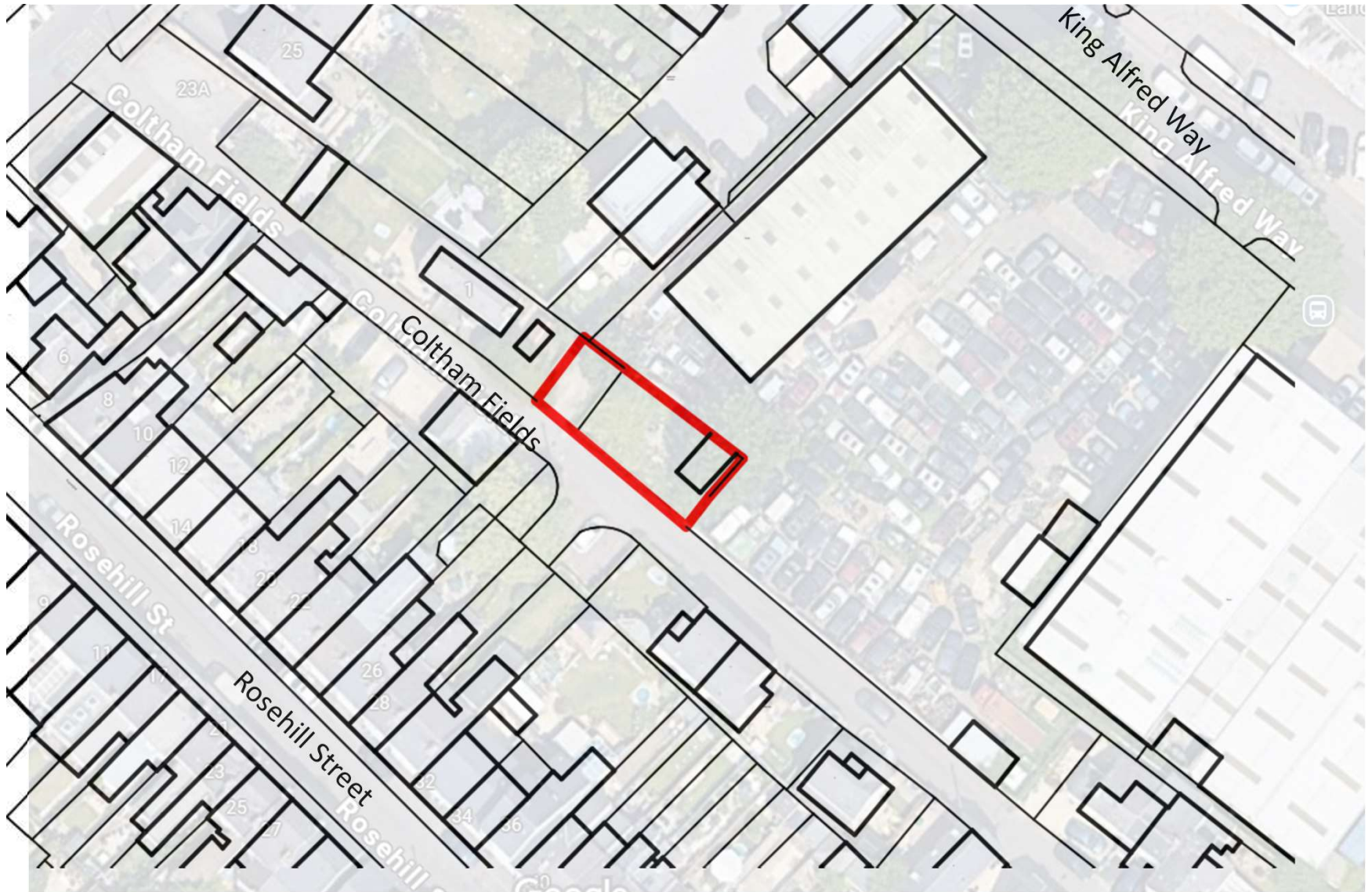


1 Coltham Fields 24/01730/FUL

Erection of 1no. two storey self-build dwelling

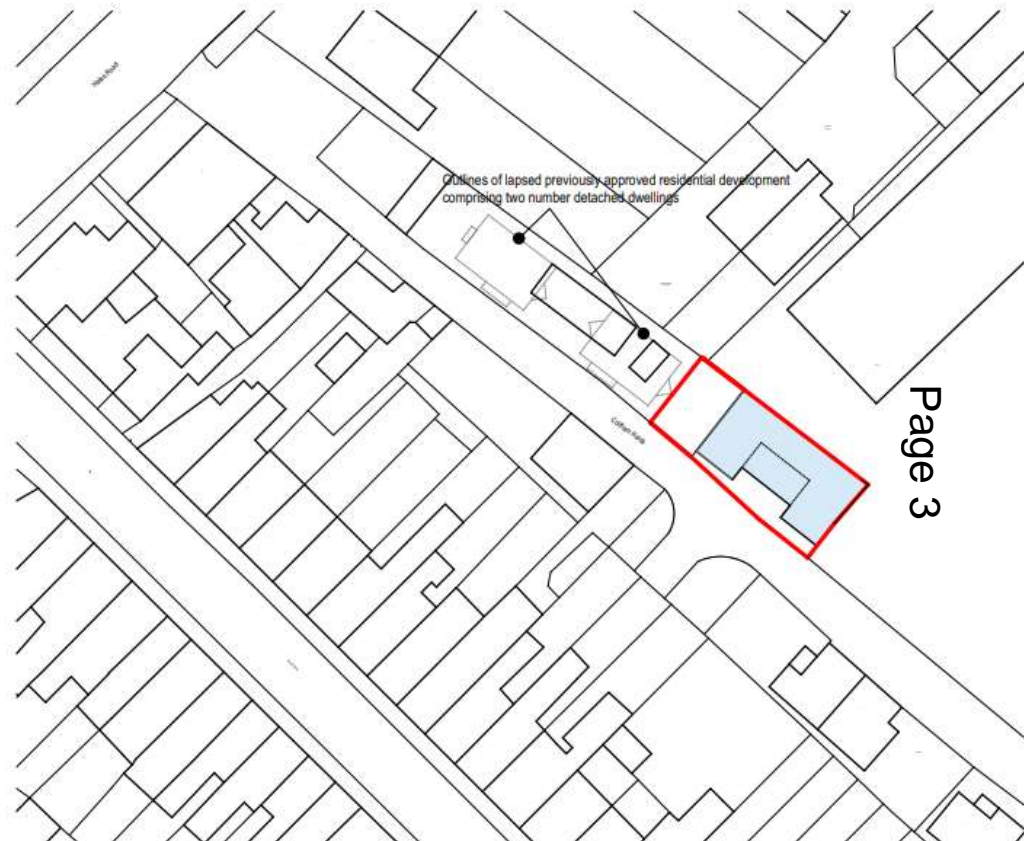
Recommendation: Refuse

Site
Location

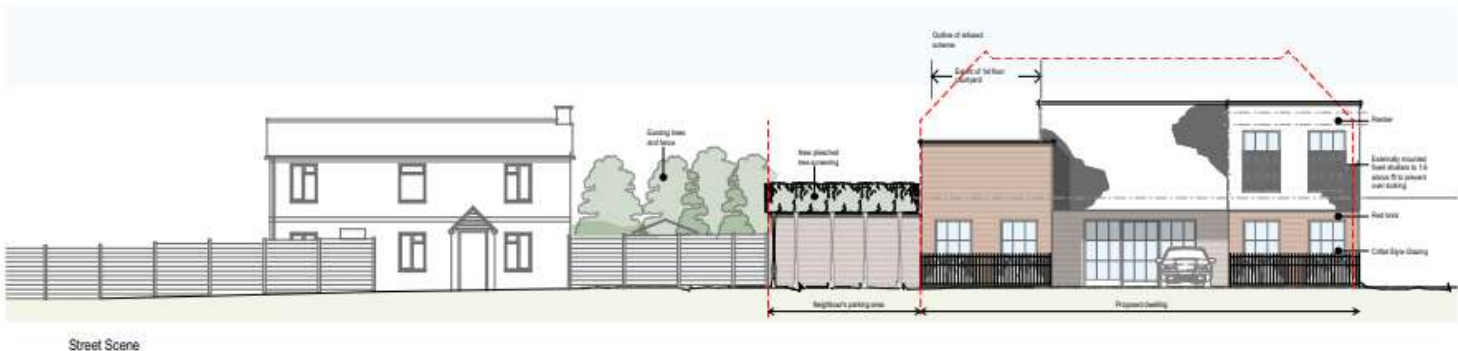
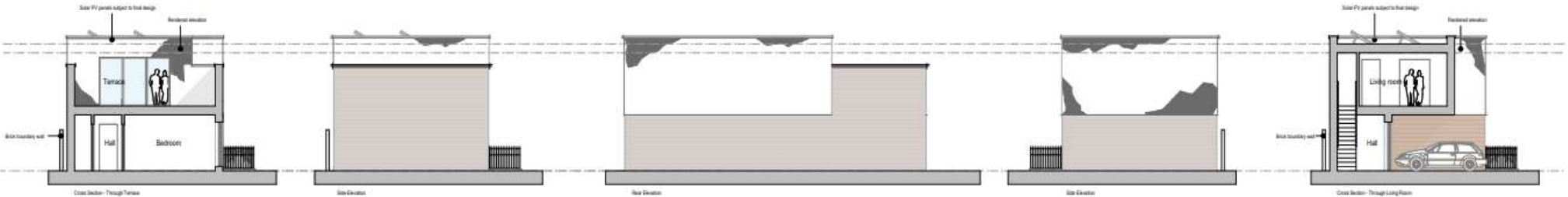




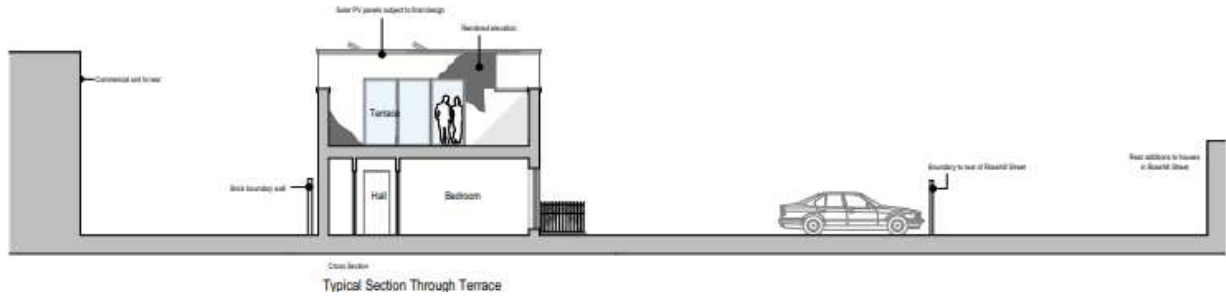
Existing Block Plan



Proposed Block Plan

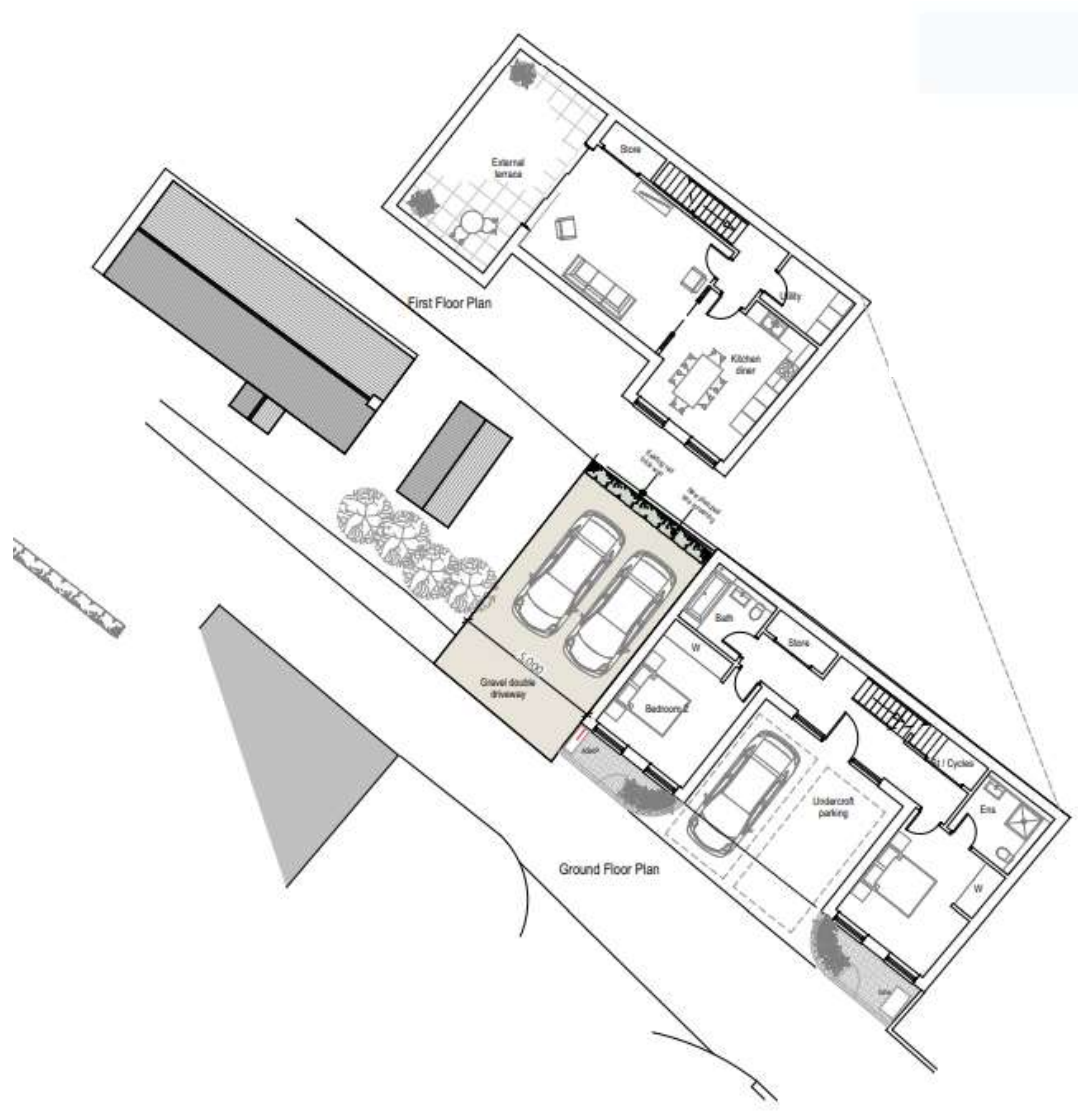


Proposed Elevations





3D Image



Proposed floor plans

Key Planning Matters

- Principle of residential development
- Design, scale and layout of proposals
- Residential amenity
- Parking and highway safety
- Sustainability/Climate Change

Summary of recommendation

- Whilst officers feel they have overcome harm to neighbouring amenity the design is still inappropriate in this context and design of the balcony offers poor residential amenity for the future occupiers.
- Officers advise the revised scheme does not address the previous concerns raised by the Planning Inspector and Officers, notably “6. However, the proposed dwelling would span the entire width of the plot. It would be taller and bulkier than the properties in Coltham Fields and the combination of the excessive width and height of the dwelling would result in a building which would appear bulky and prominent within the street scene. The siting of the dwelling flush with the site boundaries on 3 sides would result in an unduly cramped appearance which would detract from the modest proportions of dwellings in the surrounding area. The provision of the amenity space within the first floor terrace, in addition to the incorporation of obscure glazing to windows in the first floor front elevation, would emphasise that the plot is of insufficient size to satisfactorily accommodate a building of the size proposed.” The scheme before members today still has these issues.
- Whilst the addition of a dwelling in the PUA is a benefit, there exists an extant permission that could be implemented by the applicant (23/00596/FUL). The previous Inspector found there would seem a greater than just theoretical possibility that this alternative would take place. The proposed dwelling would be wider, taller and bulkier than the approved dwelling. Given this, if the fallback scheme were implemented, it would be less harmful to the character and appearance of the area, but would still bring the same benefits.

Welch Road

24/01859/FUL

Installation of external wall insulation to 49 properties in Welch Road (nos. 16-18, 30-36, 46-60 and 64-70 (even) and 9-11, 15-31, 35-57, 63, 67-77 (odd))

Recommendation: Permit subject to conditions

Site location plan

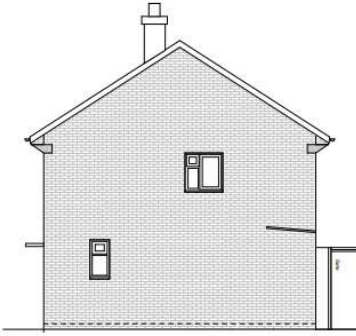


Typical elevations as existing and proposed

Existing



Front Elevation

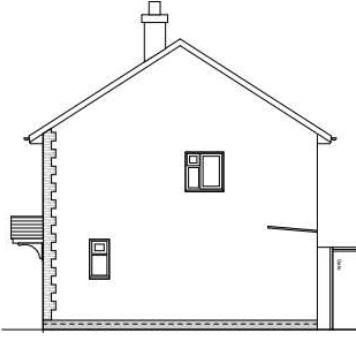


Side Elevation



Rear Elevation

Proposed



Google street view images of similar works already carried out (Dinas Road)



Before



Before



After



After

Key planning matters

- Design
- Climate change

Summary of officer recommendation

- Although the character and appearance of the properties will undoubtedly be altered as a result of the works; the general form and proportions of the dwellings will be unchanged. There is already some variation in house types and styles within the street, and there are a small number of properties that are already rendered. As such, the changes to the street scene are not considered to be harmful.
- The proposals align with the Climate Change SPD and are a welcome and suitable intervention that will greatly improve the thermal performance of the properties.
- The recommendation therefore is to grant planning permission subject to the standard conditions set out within the officer report; namely:
 - time limit (3 years); and
 - approved plans.

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East Gloucestershire Club

24/01435/FUL

New fabric canopy over existing 3no. padel courts, construction of 4no. new outdoor padel courts inclusive of floodlighting in place of 1no. grass tennis court, and associated circulation space.

Recommendation: Permit subject to conditions

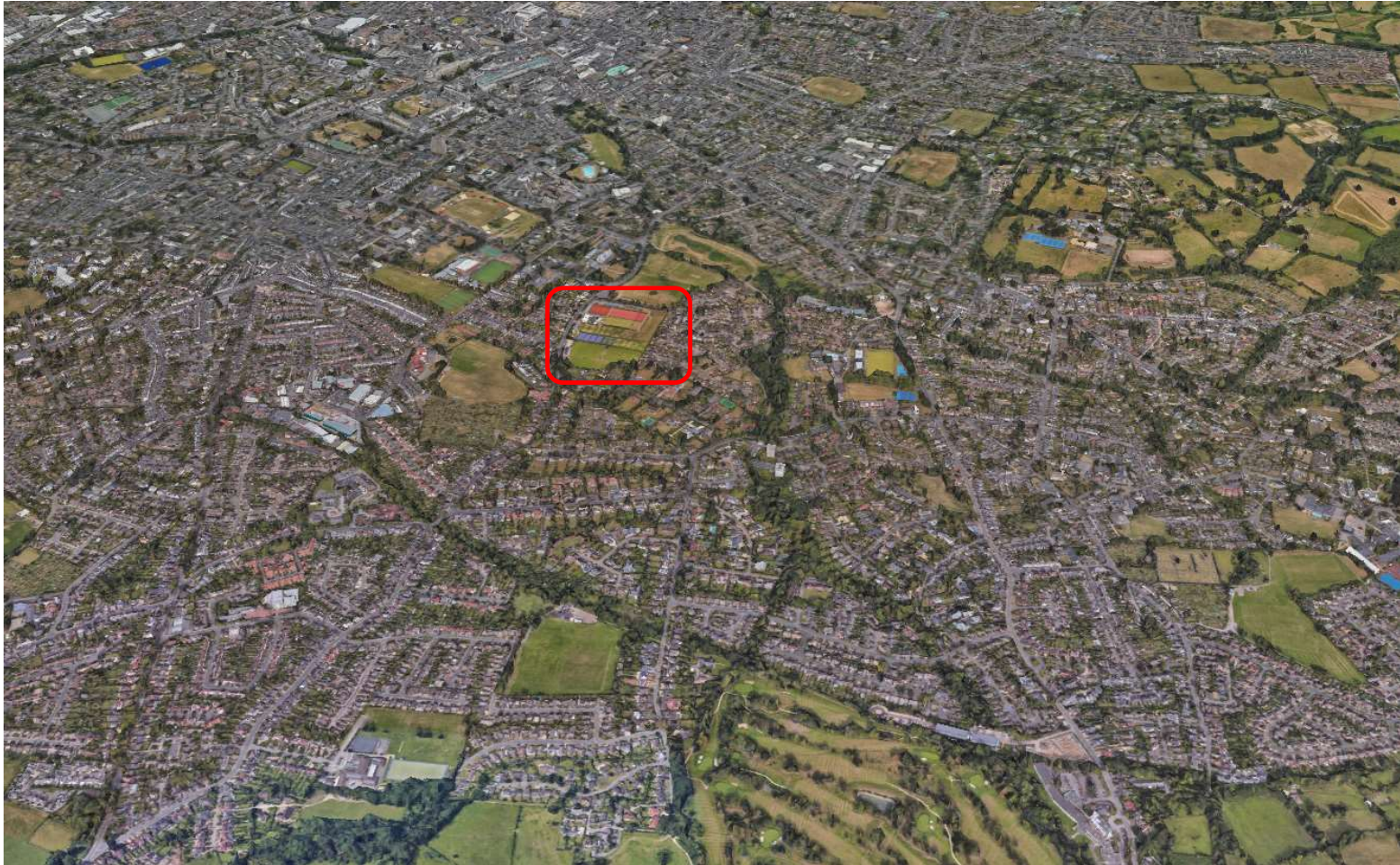
Site location plan



Google earth image



Google 3D image



Google 3D images



Page 18

Existing padel courts

Photos taken from neighbouring Croquet Club



Existing padel courts

Existing and proposed site/roof plan



Existing



Proposed

Proposed canopy elevations



1 Elevation North - Option 1



2 Elevation East - Option 1

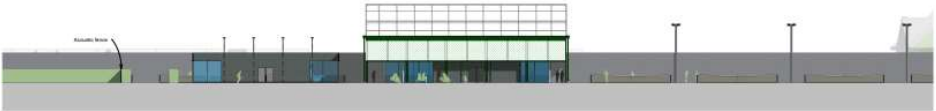


3 Elevation South - Option 1



4 Elevation West - Option 1

Comparative canopy elevations



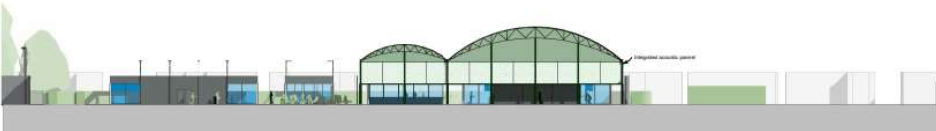
1 Elevation North - Option 1



2 Elevation East - Option 1



3 Elevation South - Option 1



4 Elevation West - Option 1

As originally submitted



1 Elevation North - Option 1



2 Elevation East - Option 1



3 Elevation South - Option 1



4 Elevation West - Option 1

As revised

Proposed 3D views



Proposed eye level views



Precedent images



Key planning matters

- Design and impact on the historic environment (including climate change)
- Amenity impacts
- Highway impacts
- Biodiversity Net Gain

Summary of officer recommendation

- Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- In the case, the policies that are 'most important' in determining the application are up-to-date and, for the reasons set out within the officer report, officers are satisfied that the proposals are in accordance with the development plan; there are no clear reasons for refusing the application. In such circumstances, in accordance with NPPF paragraph 11c), the development should be approved without delay.
- All of the key planning matters have been appropriately considered, and all responses received from specialist consultees have been taken into account in the officer recommendation to grant planning permission subject to conditions.
- Whilst the level of objection to the proposals has been duly noted, officers are satisfied that, on balance, the application is one that should be supported.
- The suggested conditions are:
 - time limit (3 years);
 - approved plans;
 - electric vehicle charging points; and
 - the mandatory pre-commencement Biodiversity Gain Plan condition.

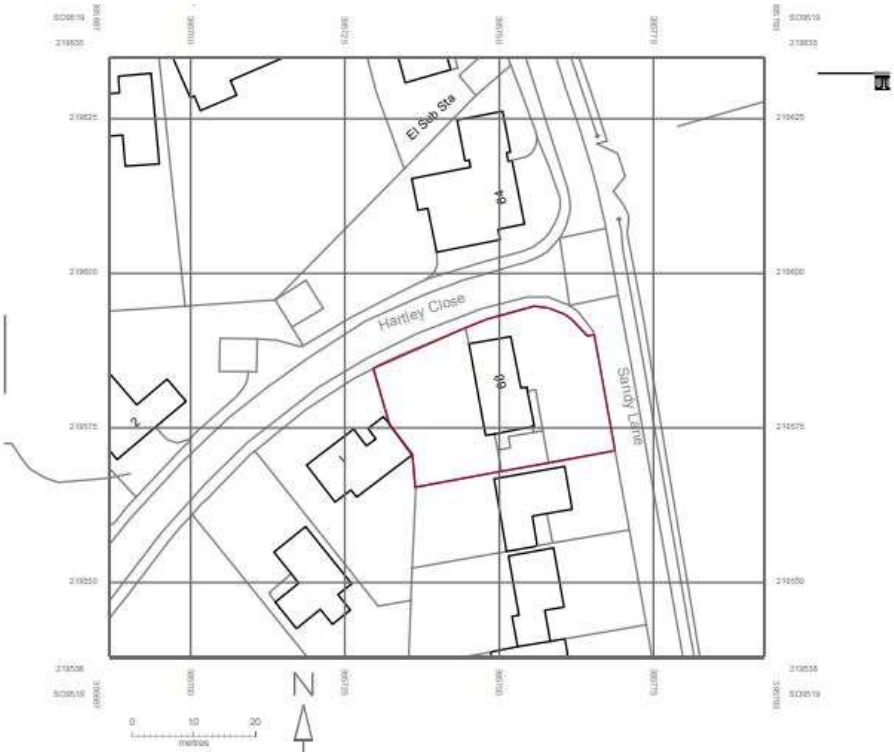
24/01670/FUL– 68 Sandy Lane

Proposed works:

Alterations to exterior and replacement roof, including amended balcony.

The application is at planning committee at the request of Councillor Baker, who raises concerns regarding impact on neighbouring amenity as a result of the proposed changes to the rear balcony, as well as concerns regarding the scale and dominance of the dwelling as a result of the proposed roof alterations.

Site Location Plan





Site photos





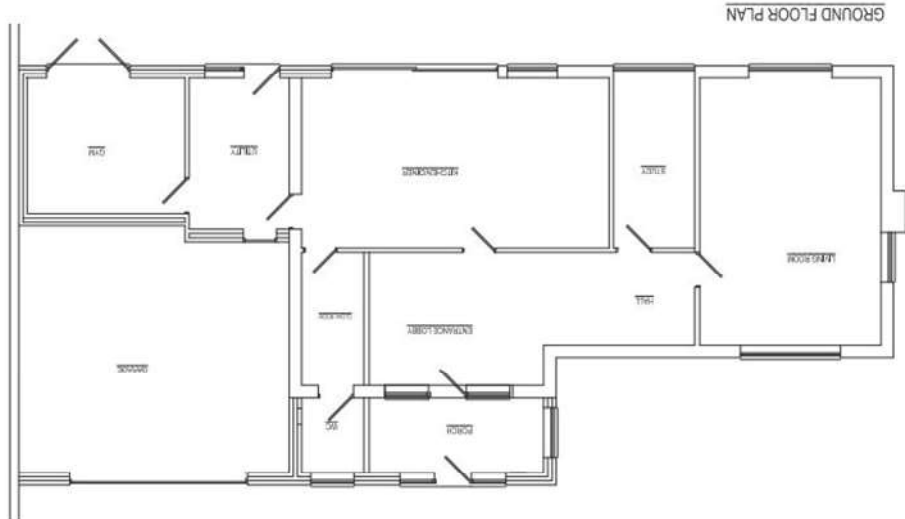
Site photos



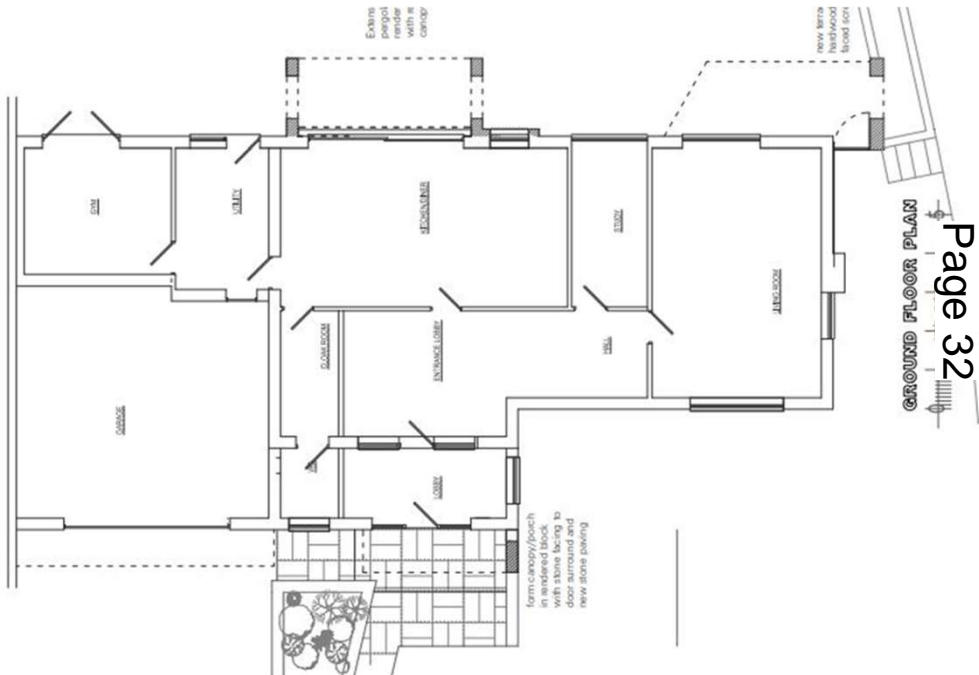
Site photos



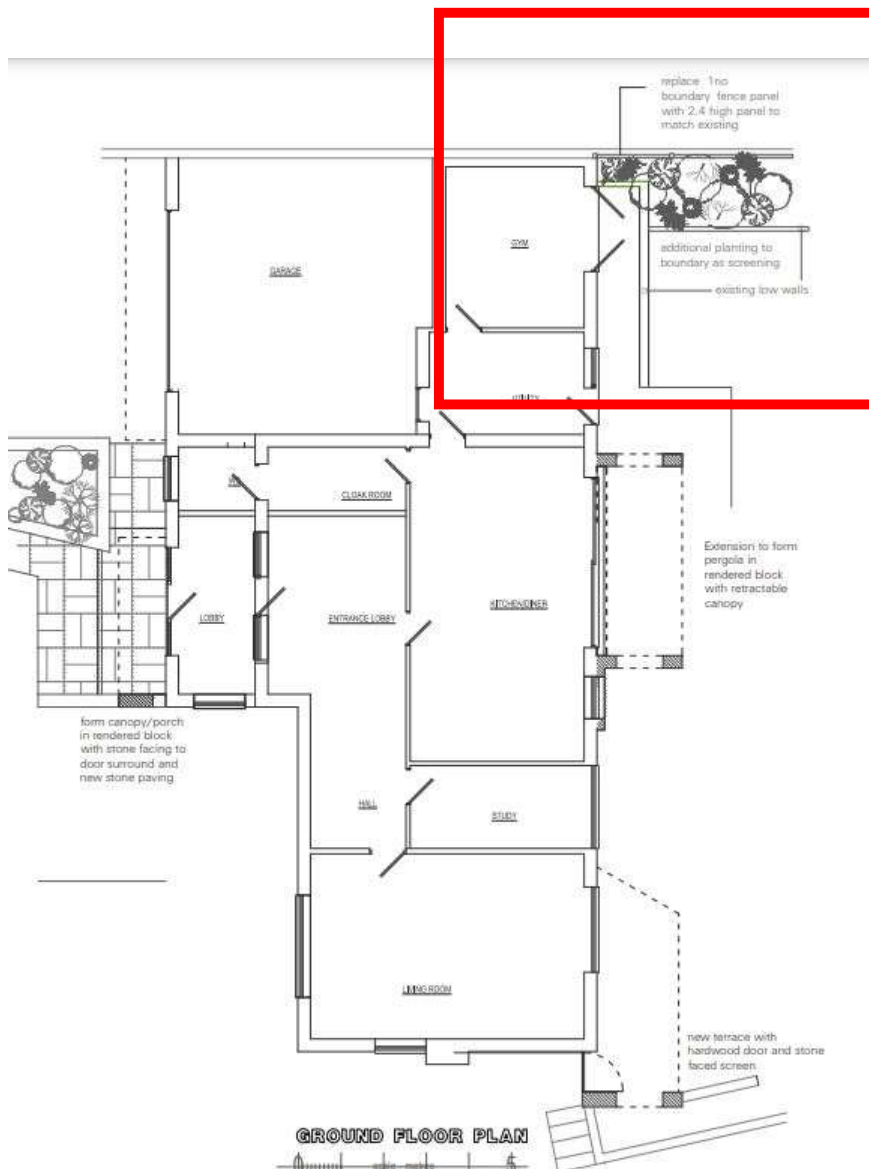
Existing and proposed ground floor plan



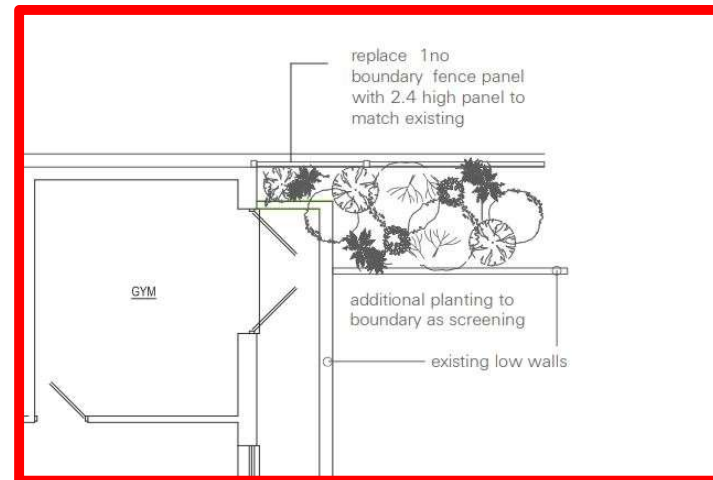
Existing



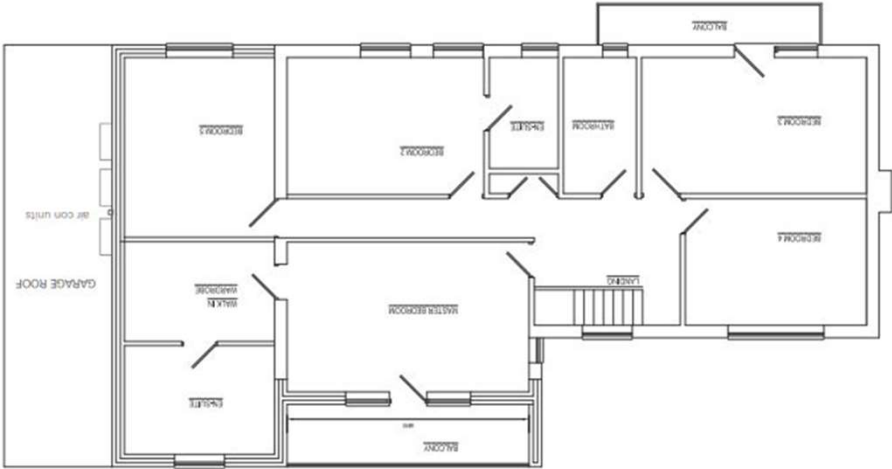
Proposed



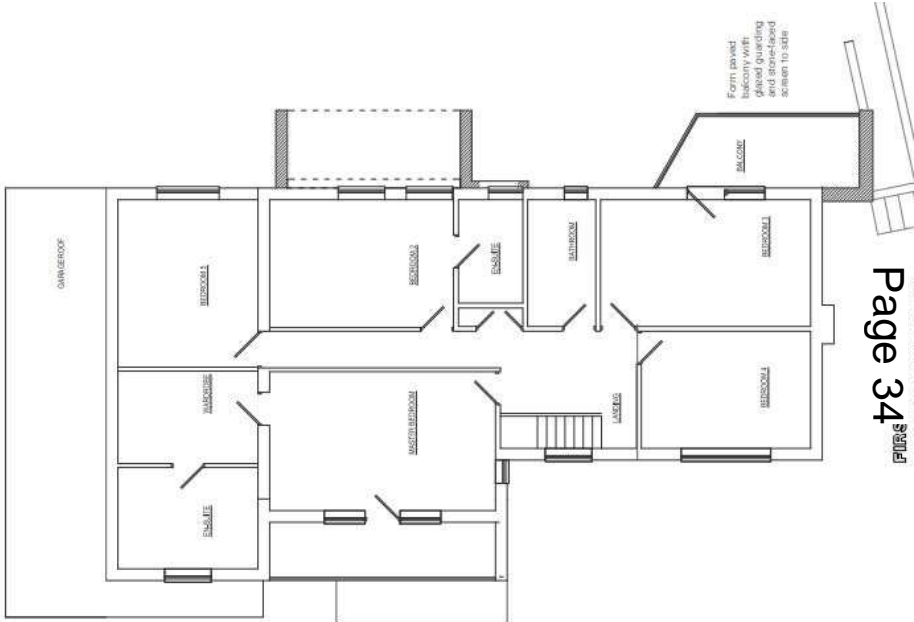
The applicant proposes to increase soft landscaping on the shared boundary with number 70 Sandy Lane



Existing and proposed first floor plan



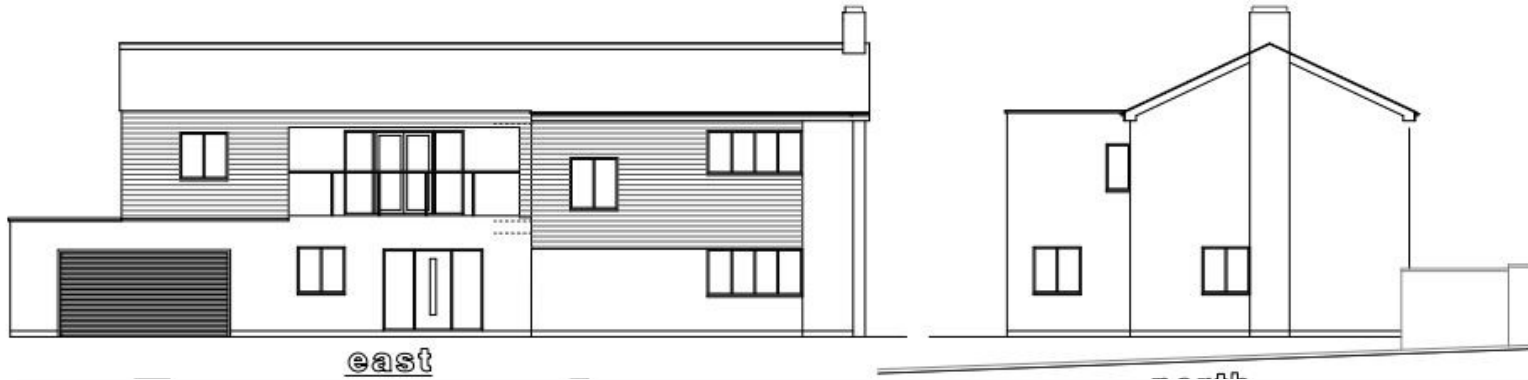
Existing



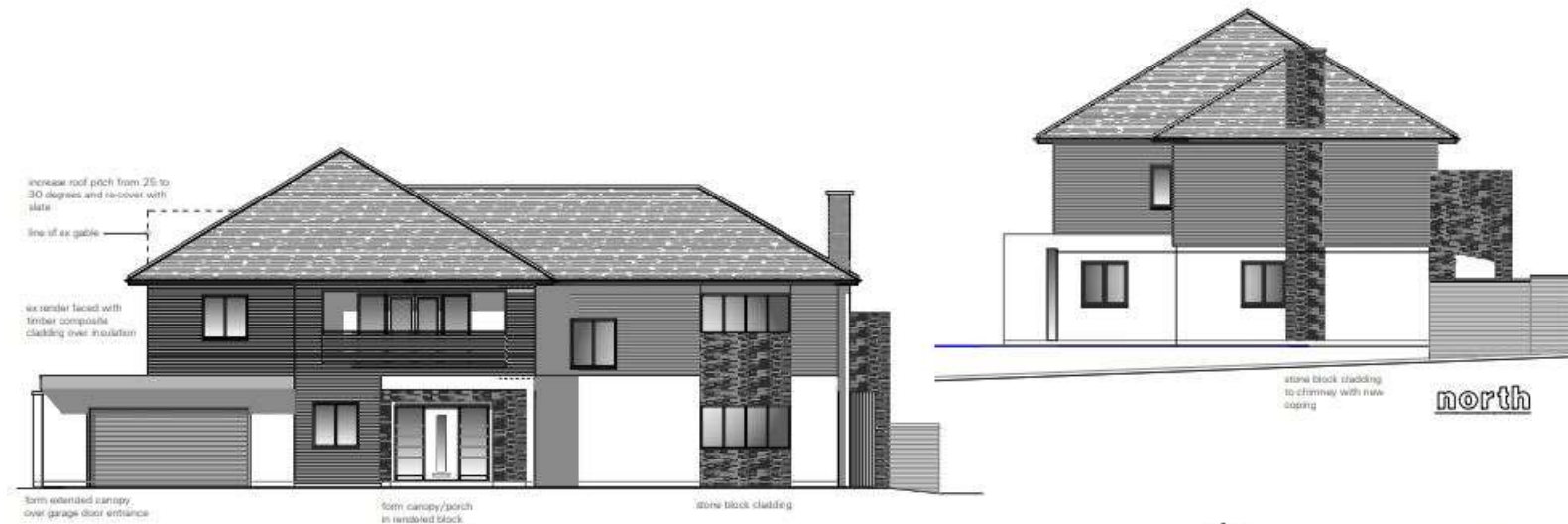
Proposed

Existing and proposed front and side elevations

Existing



Proposed

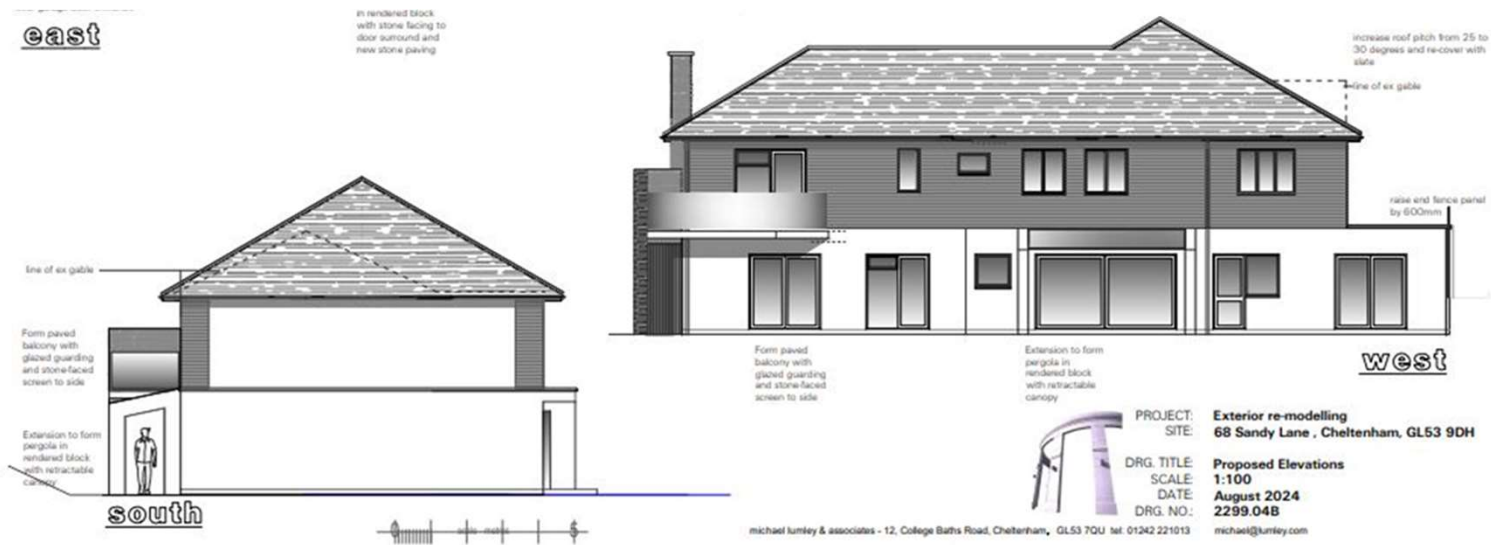


Existing and proposed rear and side elevations

Existing



Proposed



michael lumley & associates - 12, College Baths Road, Cheltenham, GL53 7OU tel. 01242 221013 michael@lumley.com

PROJECT: Exterior re-modelling
 SITE: 68 Sandy Lane, Cheltenham, GL53 9DH
 DRG. TITLE: Proposed Elevations
 SCALE: 1:100
 DATE: August 2024
 DRG. NO.: 2299.04B



Proposed 3D views





Proposed 3D views





Existing and Proposed
3D Street View

Key Planning Matters

- Design
- Impact on neighbouring amenity

Recommendation – Permit subject to conditions

Conditions:

- Time
- Approved plans
- Submission of facing materials
- Removal of PD rights for additional windows/doors/openings (incl dormers) within the roof

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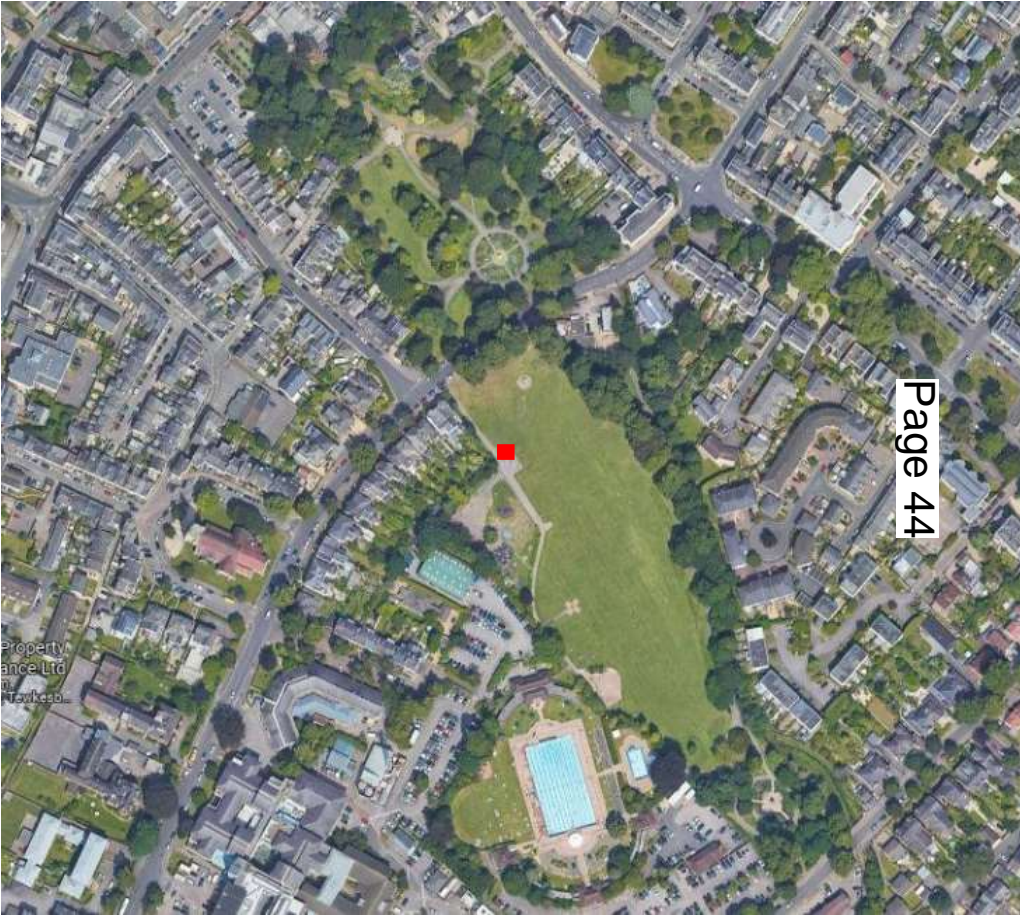
24/01650/FUL
Sandford Park
College Road

Installation of a ground mounted flagpole within Sandford Park.

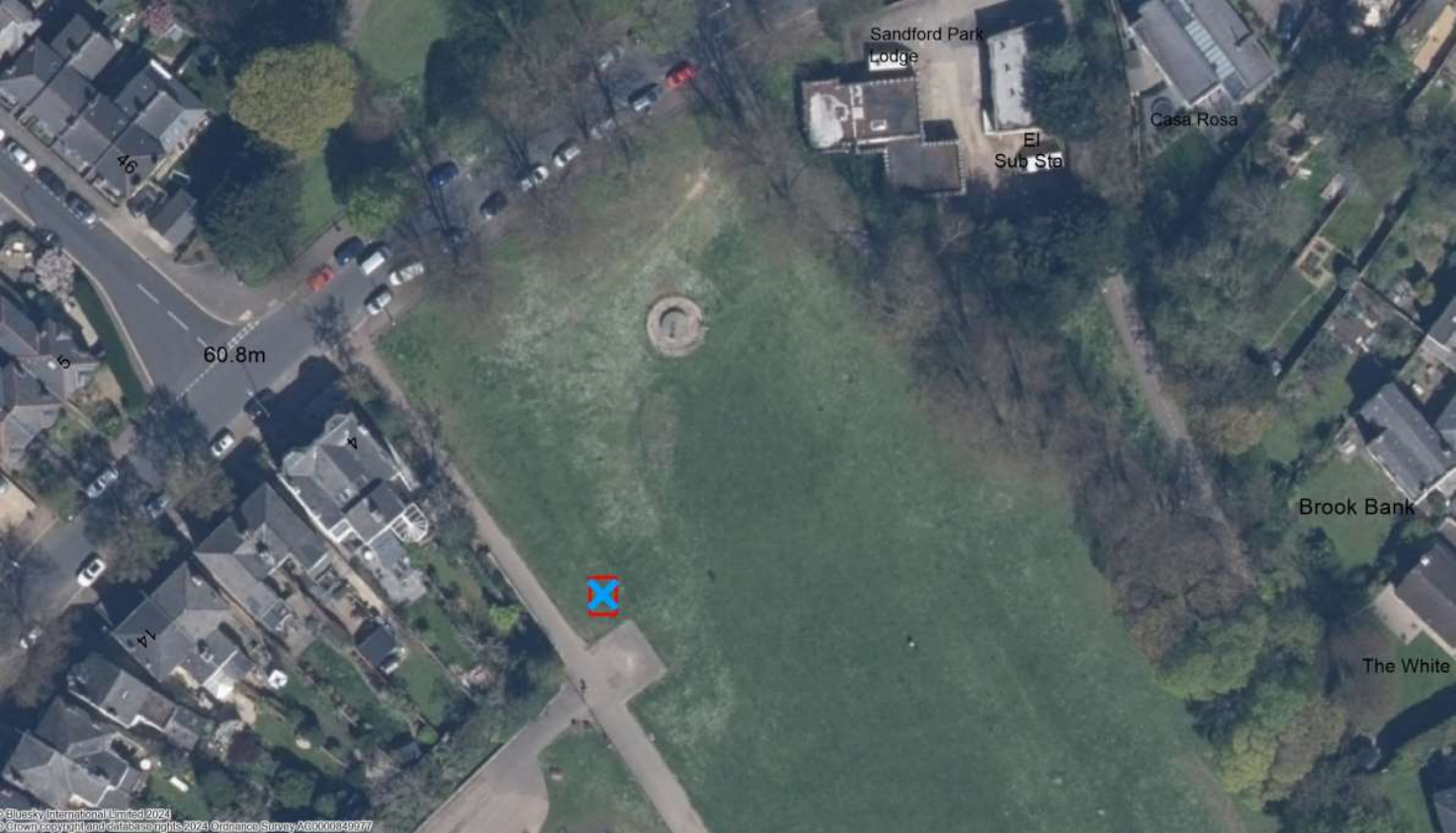
The application is at planning committee as the applicant is Cheltenham
Borough Council.

The recommendation is to permit.

Site location plan



Block plan



Flag mock ups



Architectural Flagpole specification

Pole Length (m)	Construction (parts)	Diameter Bottom/Top (mm)	Weight (kg)	Maximum Recommended Flag Size m2	Foundation Dimensions (DxWxL) (mm)
8	1	114/60	18	3.5	1000x800x800

Google street view & Google 3D views



Key Considerations

- Principle,
- Impact on character and setting of the conservation area,
- Impact on neighbouring amenity.

Recommendation

- The flag pole is proposed to allow for the recently awarded Green Flag to be displayed; the pole would be 8 metres in height and sited appropriately within the park to minimise any impact on the setting of the park or wider conservation area.
- No concerns are raised with regards to an impact on neighbouring amenity as a result of the siting of the flag pole and flag.

Officers recommendation is to therefore permit subject to the following suggested conditions:

- Standard 3 year time,
- In accordance with approved plans.

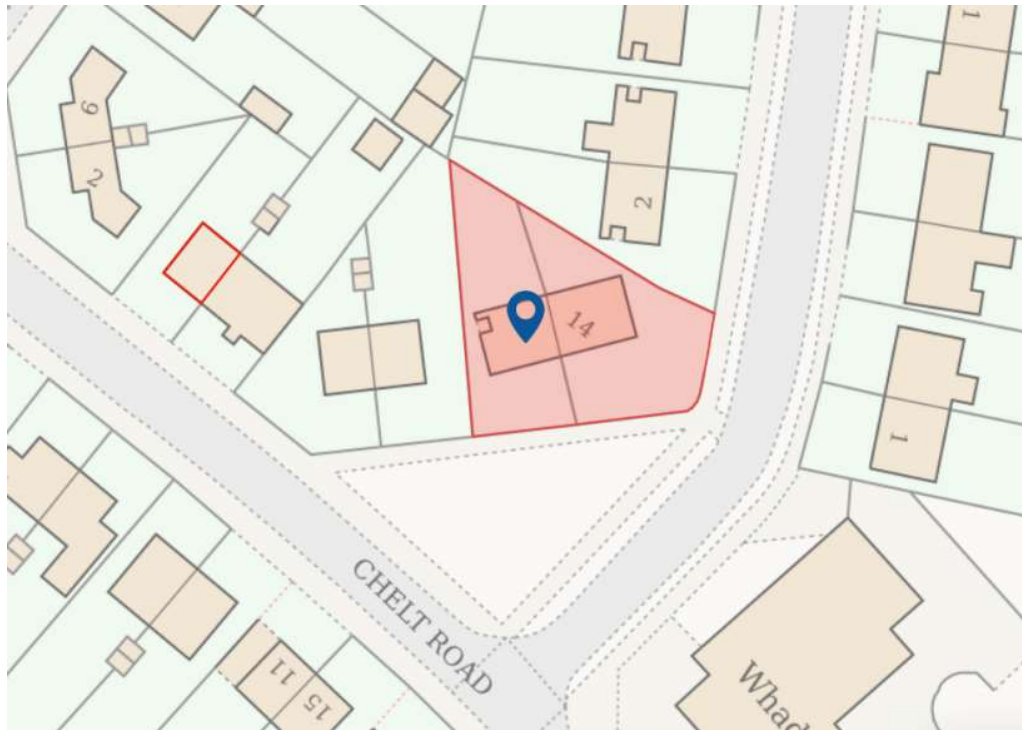
24/01697/FUL 12 Chelt Road

Retrofit works to improve energy efficiency including external insulation and smooth white render to all walls and replacement of roof finish to No. 12 and 14 Chelt Road.

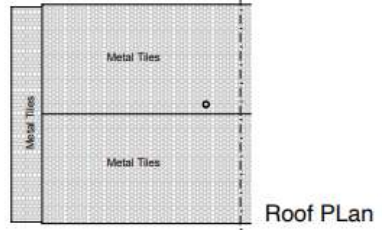
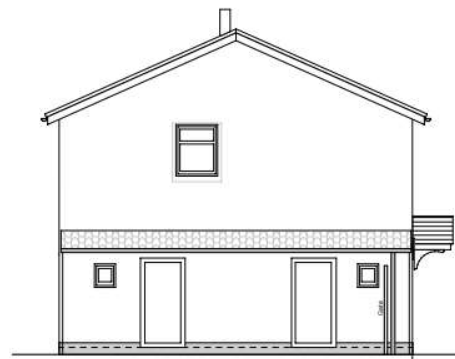
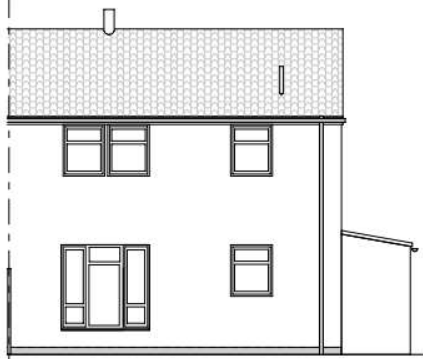
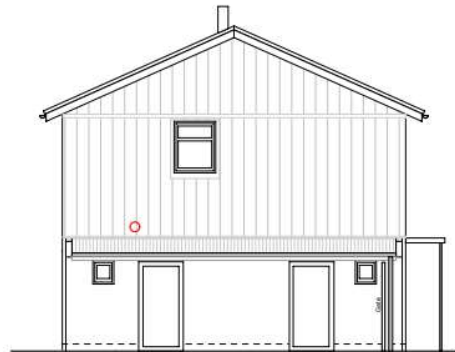
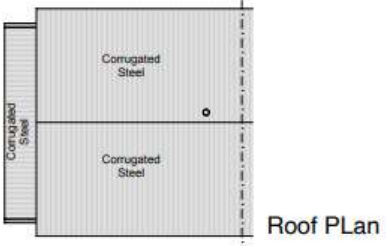
The application is at planning committee as the applicant is Cheltenham Borough Council.

Recommendation is to permit.

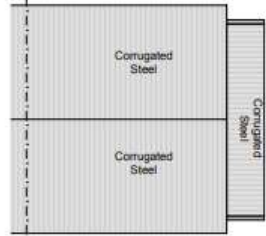
Site location



No. 12 – existing and proposed



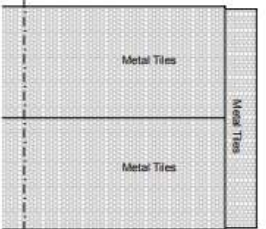
No. 14 – existing and proposed



Roof Plan



First Floor



Roof Plan



First Floor



Front Elevation



Side Elevation



Rear Elevation



Front Elevation



Side Elevation



Rear Elevation

Google Street View photos



Page 53



24/01697/FUL



24/01697/FUL

Key Considerations

- Design,
- Impact on the street scene, and
- Sustainable development & climate change

Recommendation

- The insulation would have a white render finish; the use of render would not be out of character with its surroundings as there is a mix of materials in the vicinity of the site. Furthermore, the properties as existing have a white clad finish and therefore the visual appearance of the properties would not be significantly altered.
- The external insulation will improve the thermal efficiency of the dwellings and would meet the aims of the Council following the declaration of a climate emergency and targeting net carbon zero by 2030 and complying with the climate change SPD.

Officers recommendation is to permit subject to the following suggested conditions:

- Standard 3 years
- In accordance with approved plans.

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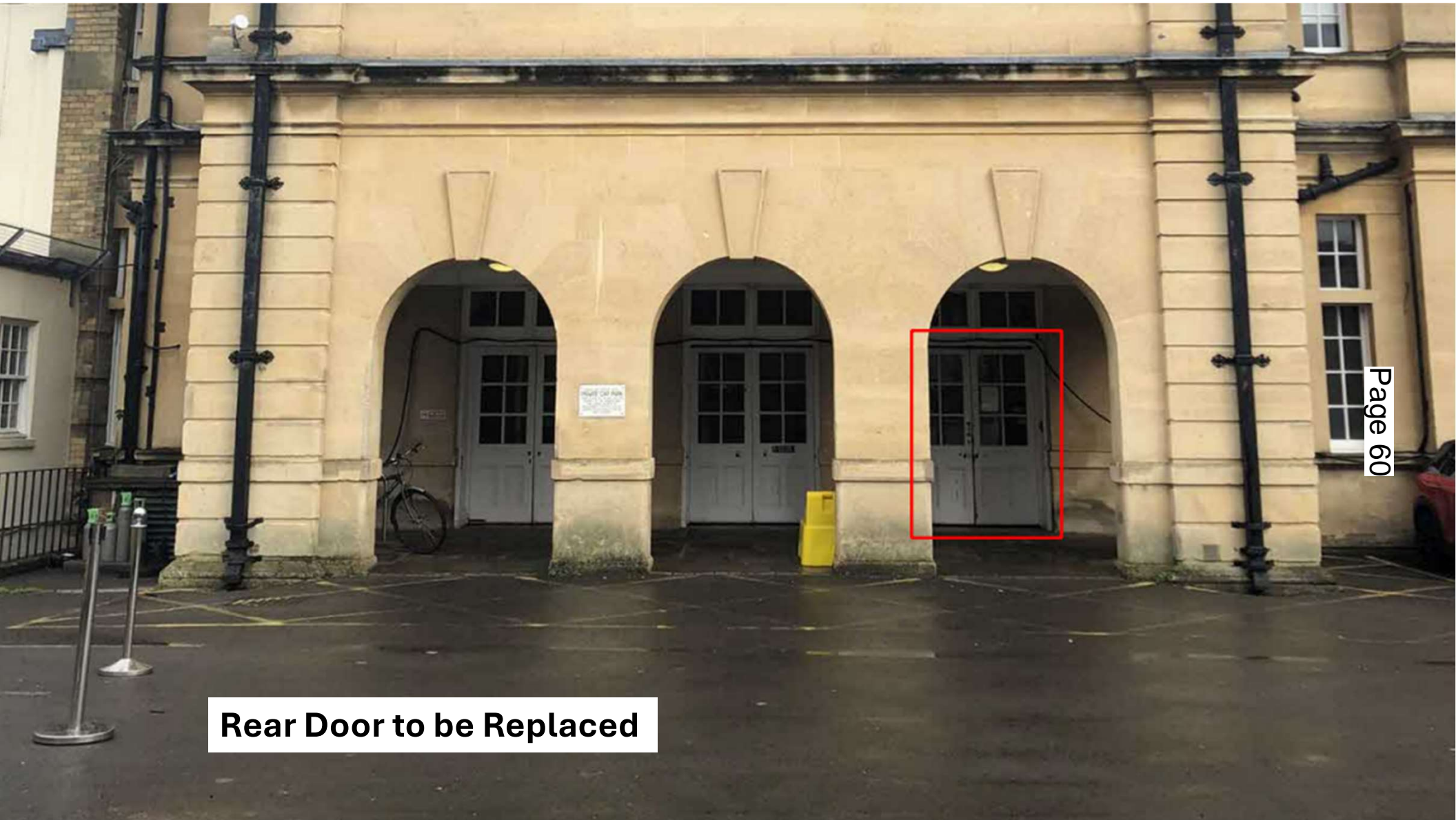
Cheltenham Town Hall

24/00667/LBC

1. Replacement of rear double door and two sets of floor spring mechanism
2. Replacement of two spring floor mechanisms on one of the internal front doors

Recommendation: Approve





Rear Door to be Replaced

Rear Door to be Replaced





Rear Door to be Replaced



Front Door Floor Springs
to be Replaced



**Front Door Floor Springs
to be Replaced**



**Front Door Floor Springs
to be Replaced**

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