

24/01868/FUL

LOCATION: 151 Prestbury Road Cheltenham
Gloucestershire

PROPOSAL: Erection of 1no. dwelling with associated works
and landscaping.

RECOMMENDATION: Permit

Site Location

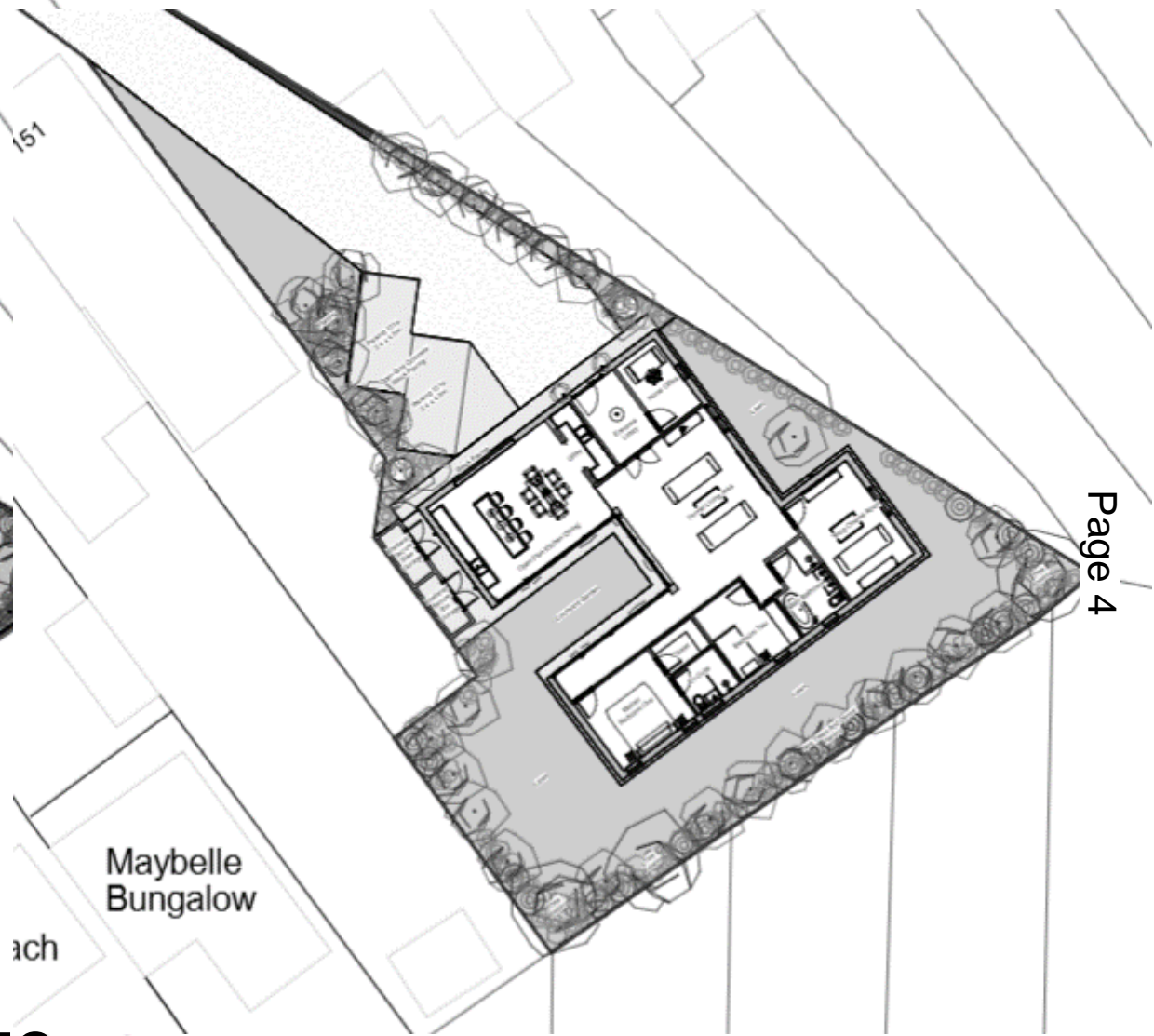


Proposed
Site Plan

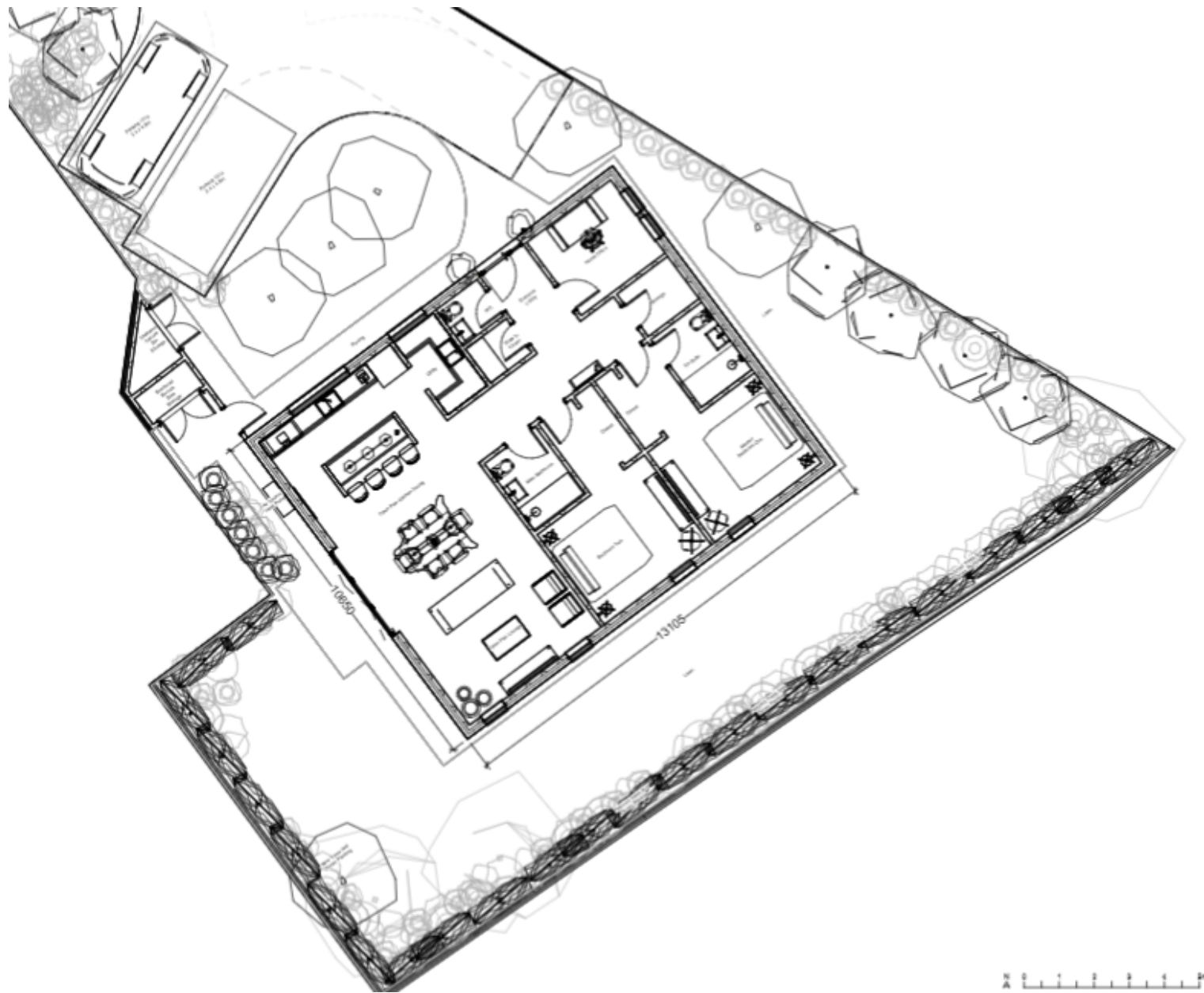




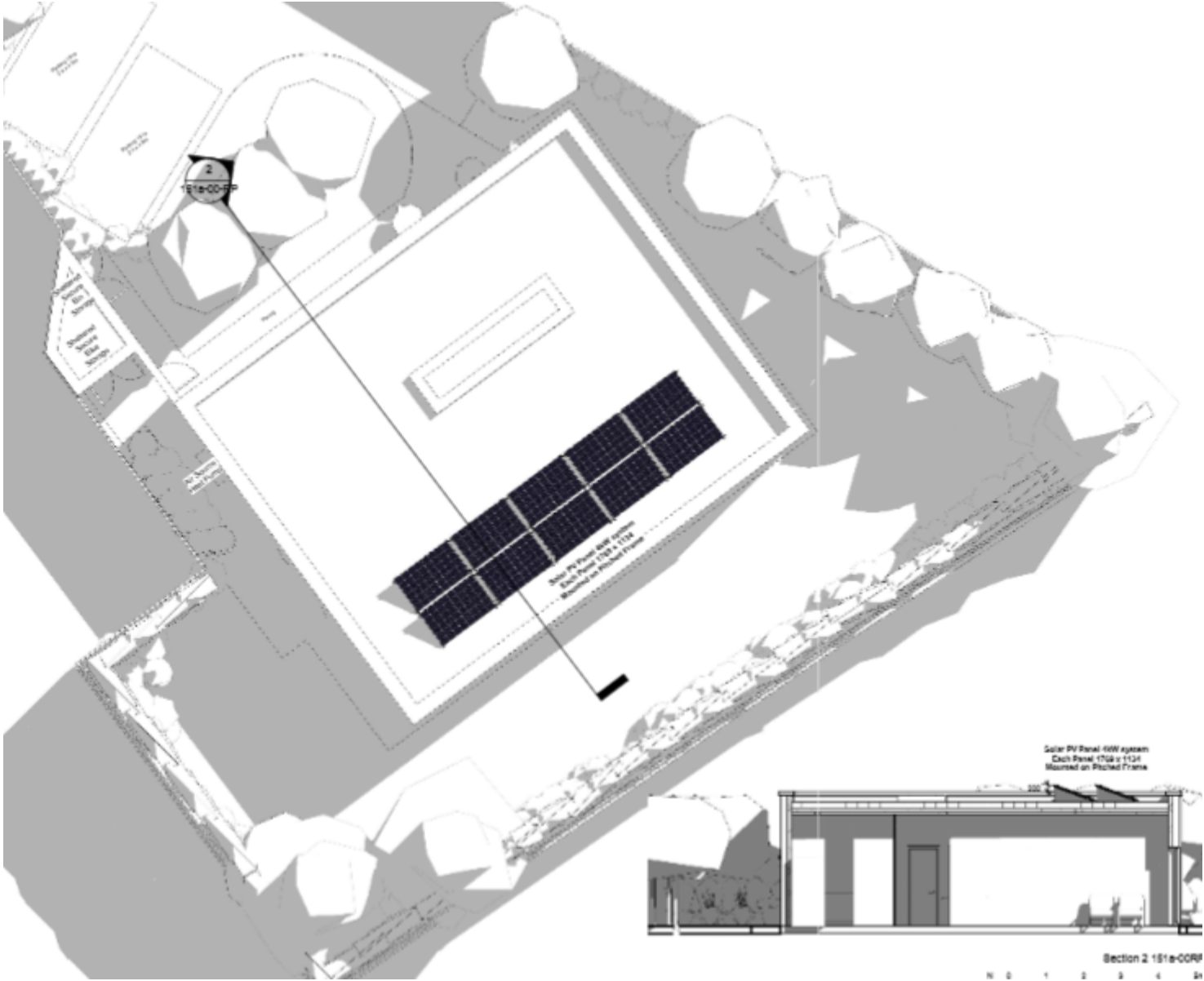
Reduced size



Proposed
Floor Plan



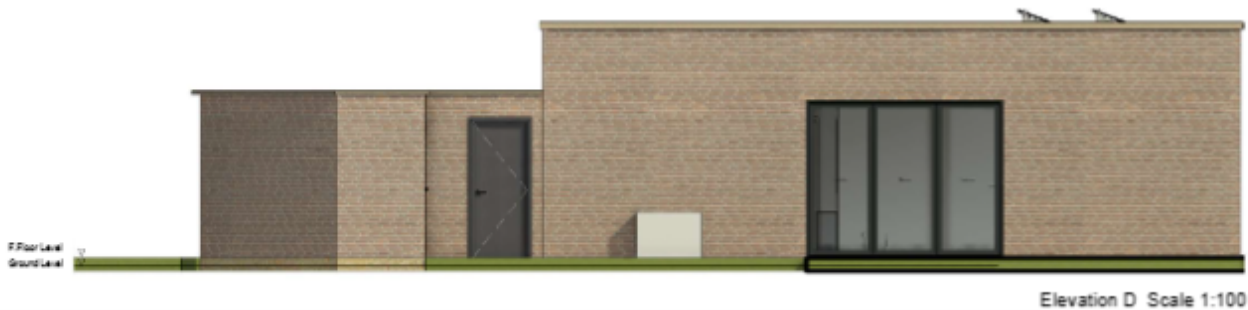
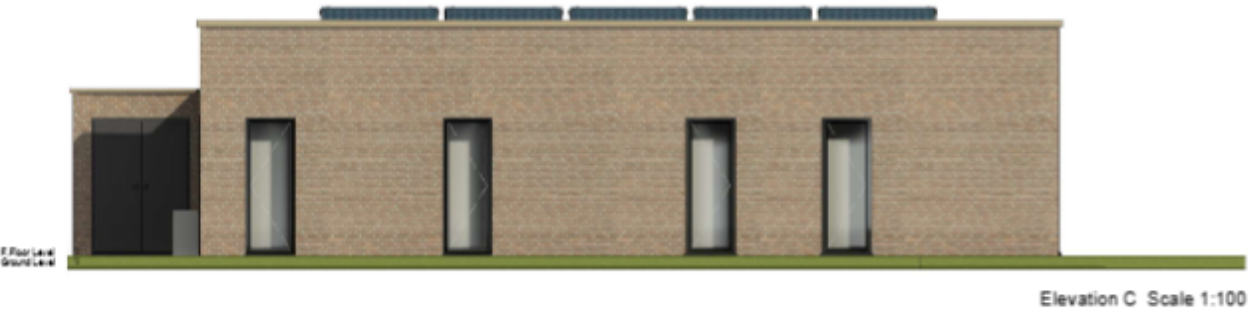
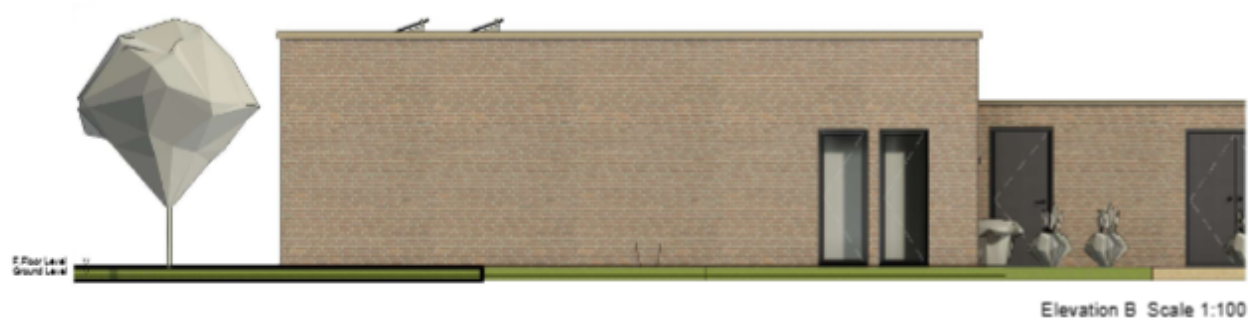
Roof Plan



Landscape
Plan *but will be
conditioned for
further detail



Elevations



Key issues:

- Principle of development,
- Design and layout,
- Neighbouring amenity,
- Parking and highway safety,
- Sustainability

Recommendation: Permit subject to conditions;

1. Three years
2. Plans
3. Ecological Mitigation & Enhancement Strategy
4. Sustainable drainage system
5. Material samples
6. Further landscape details
7. Implement the parking before occupation
8. Air source heat pump and solar panel details

24/02082/FUL– The Garden House

Proposed works:

Forming new plot from garden of the Garden House for construction of new house,
with vehicle access from Wellington Lane.

The application is at planning committee at the request of Councillor Tooke due to
the level of local interest/concern.

Location

1:1250





View of application site from West Drive/Wellington Square

Site Photos





Pedestrian Entrance to Rosehill House from West Drive

EastHolme

Side/rear of the Garden House –
view from West Drive





View of the site (existing garden of The Garden House)

Site Photos





View of application site from Wellington Lane

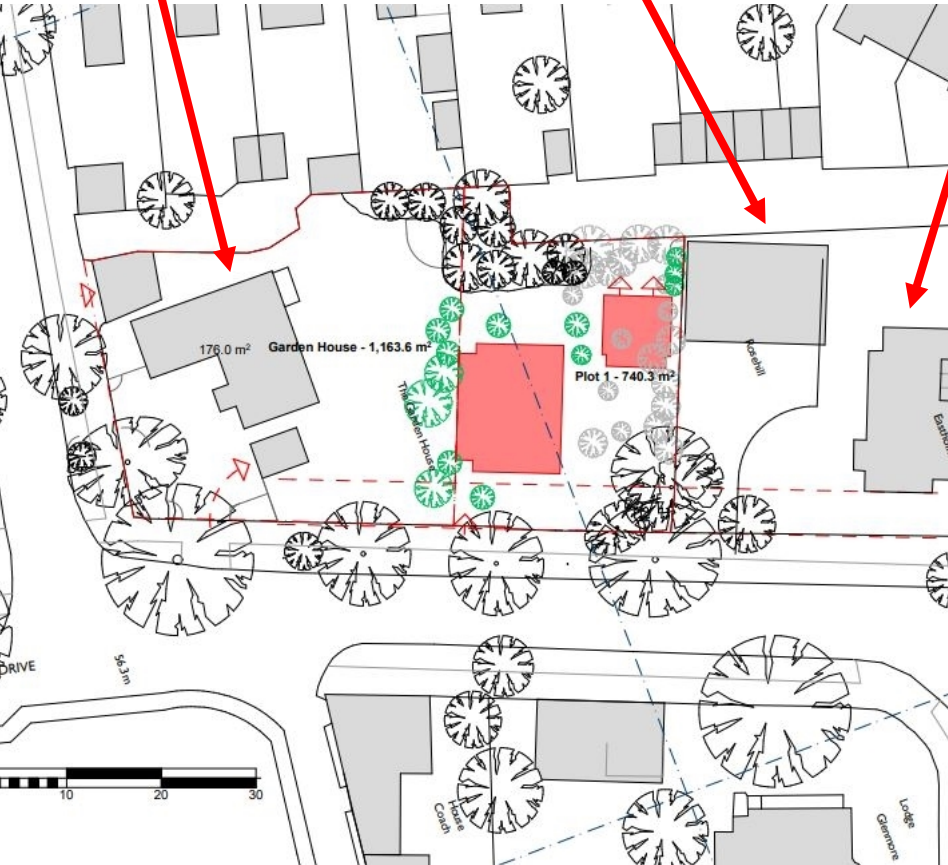
View of Rosehill House from Wellington Lane



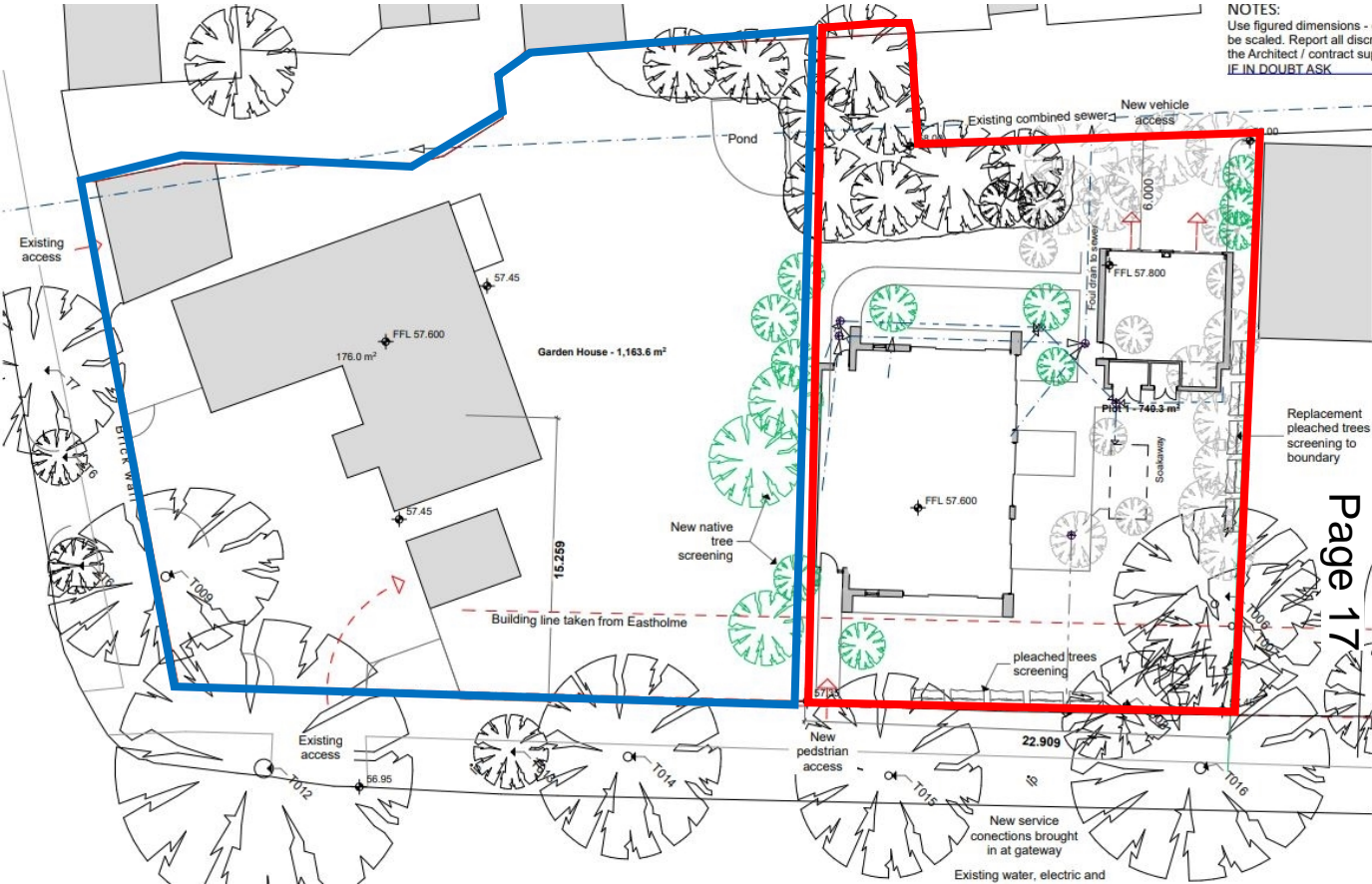
The Garden House

Rosehill House

Eastholme

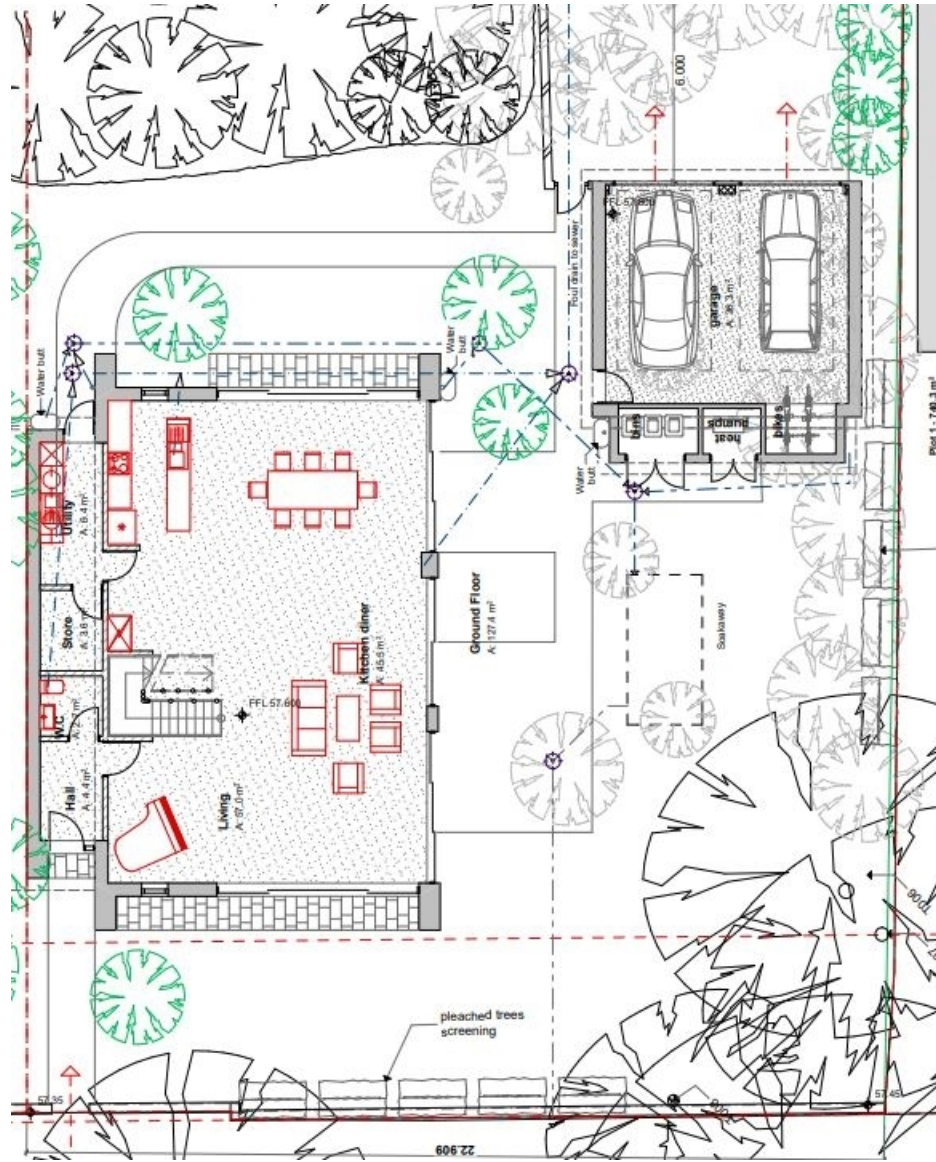


Proposed Block Plan

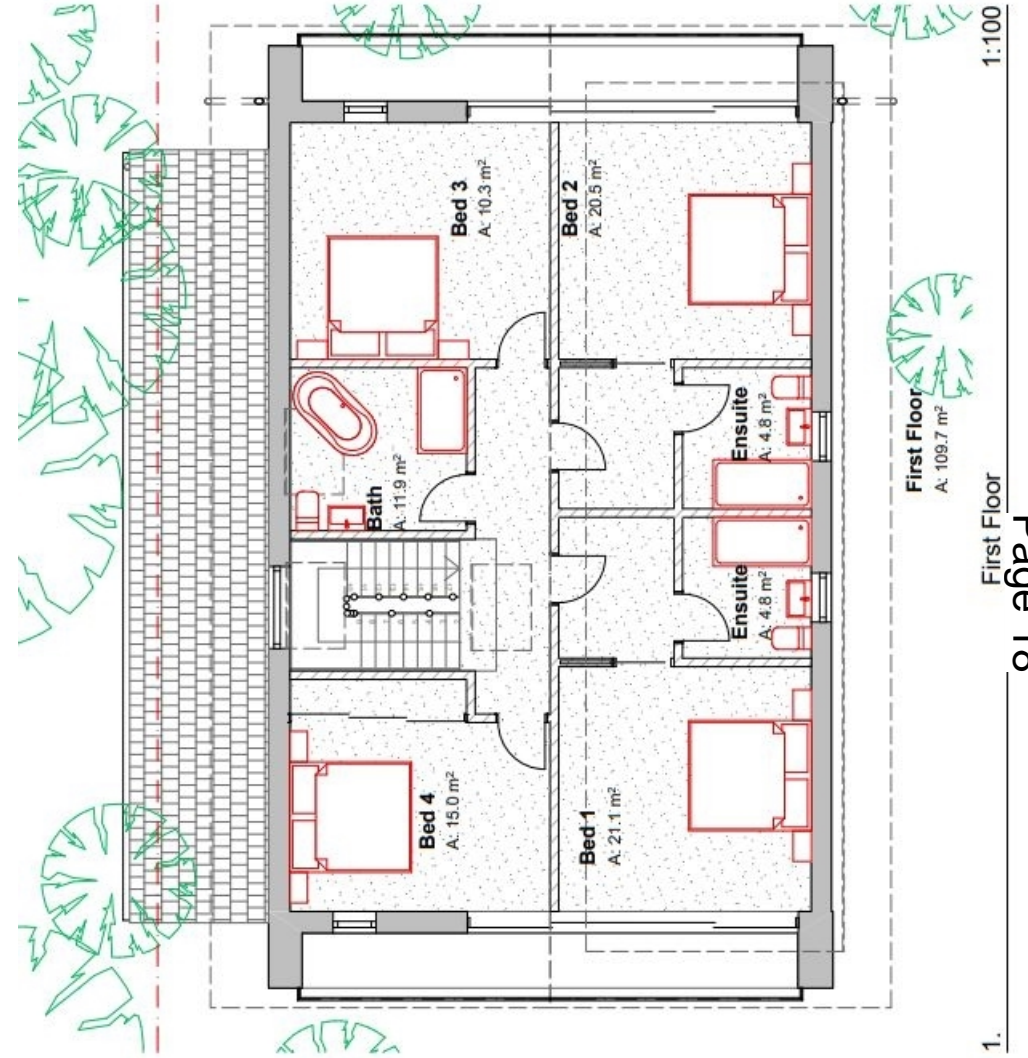


Proposed Site Layout Plan

NOTES:
Use figured dimensions - drawing not to be scaled. Report all discrepancies to the Architect / contract supervisor.
IF IN DOUBT ASK

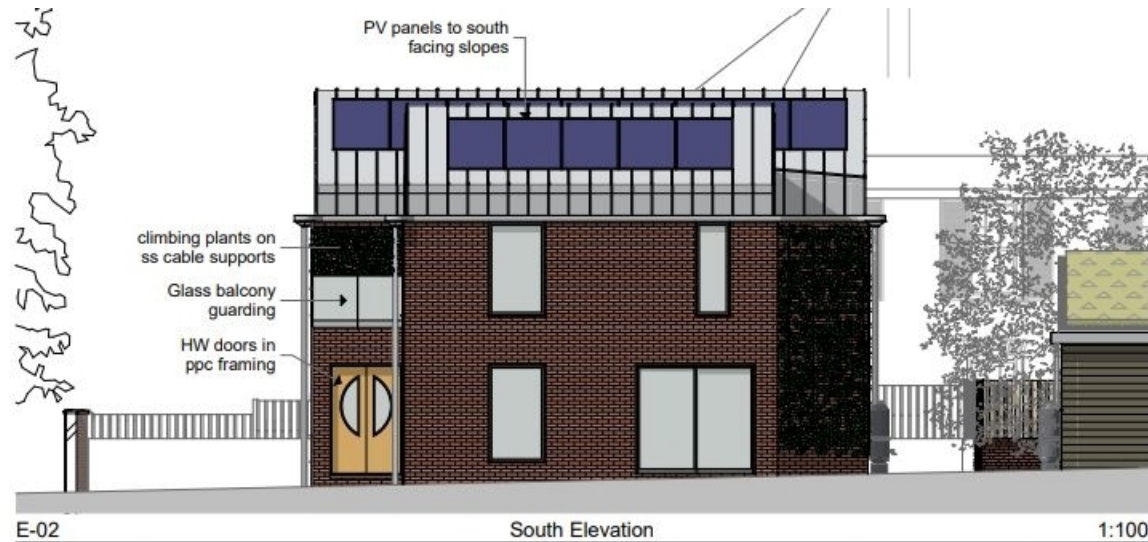


Proposed Ground Floor plan



Proposed First Floor plan

As originally submitted - Proposed House Elevations



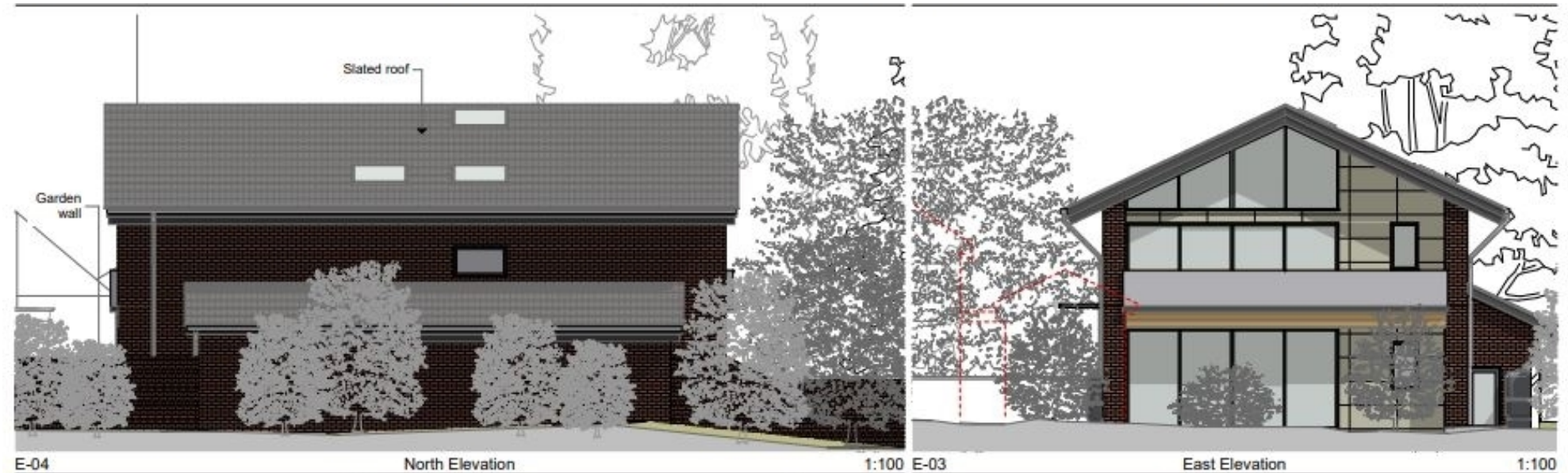
Revised Proposed House Elevations

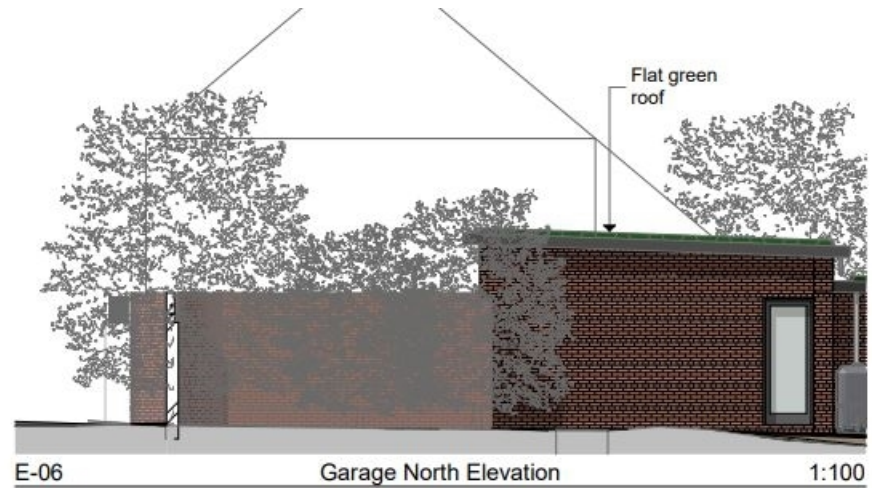


As originally submitted - Proposed House Elevations



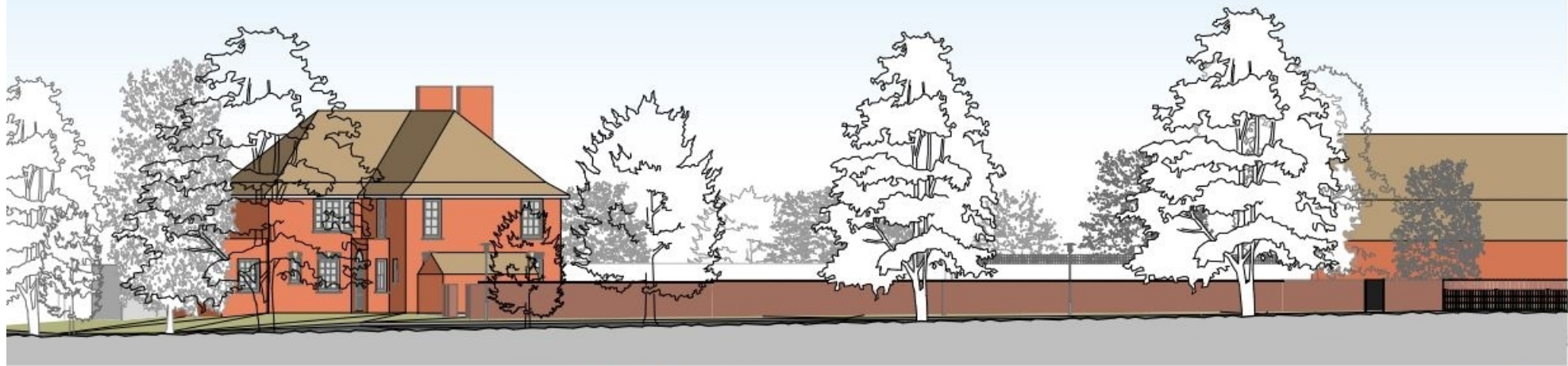
Revised Proposed House Elevations





Proposed Garage Elevations

Existing and Proposed Street Scene



Elevation along West Drive

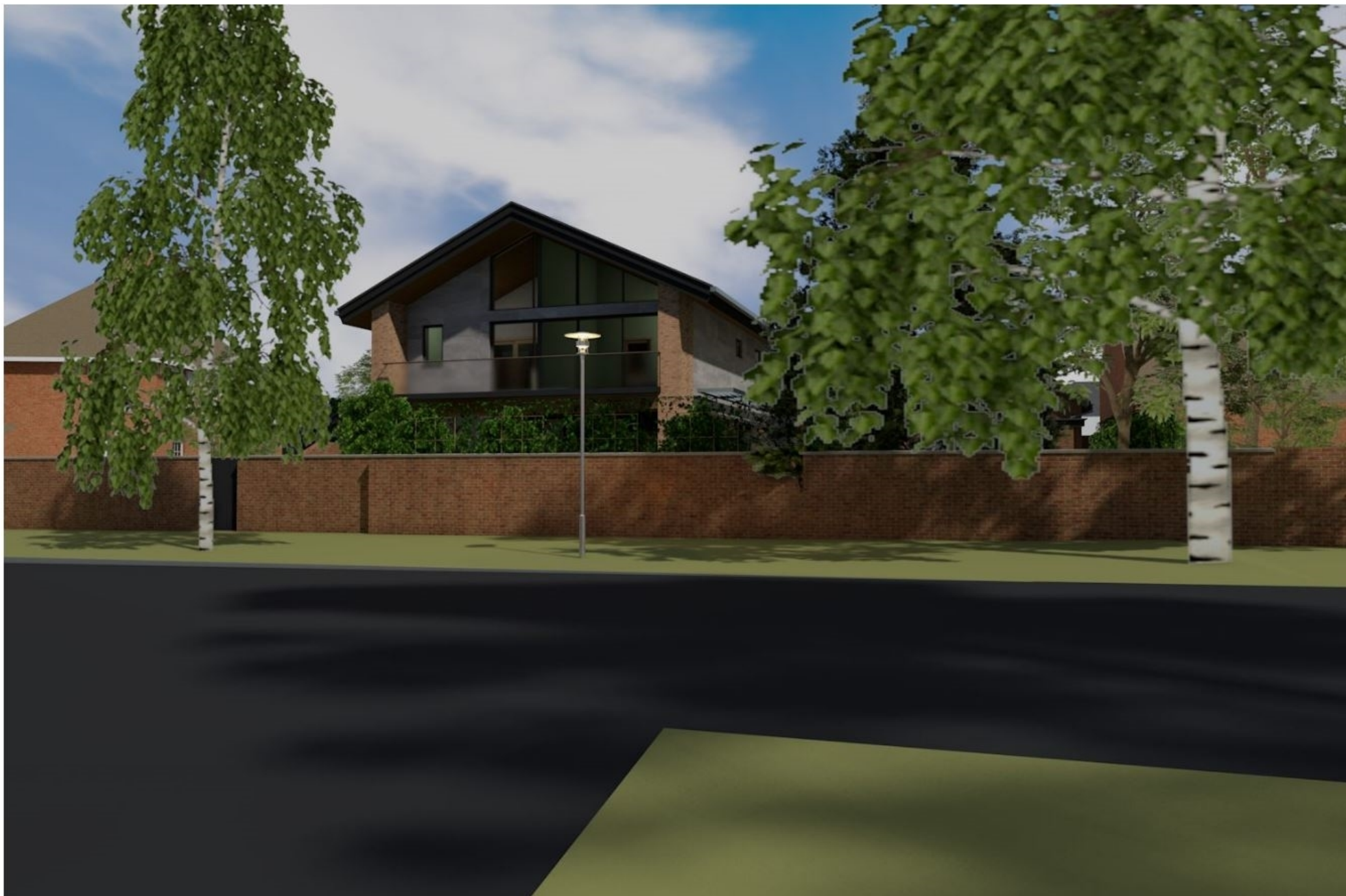
1:250



New close boarded gate to street

Elevation - as Proposed

1:250



CGI – Front Elevation/Street Scene



CGI – Front Elevation/Street Scene



CGI – Southern Elevation – view from Garden of Rosehill House



CGI – Northern Elevation – view from Garden of The Garden House



CGI – View from Wellington Lane

Key Planning Matters

- Principle
- Site layout and design
- Impact on designated heritage assets
- Impact on neighbouring amenity
- Parking and highway safety
- Drainage
- Sustainability
- Impact on trees
- Impact on Beechwoods SAC
- Biodiversity Net Gain and Ecology

Summary of recommendation:

- The Council cannot currently demonstrate a 5-year housing land supply, as such there is a presumption in favour of development
- The main benefit of the scheme is the contribution of an additional dwelling to Cheltenham's housing stock
- In its revised form, the site layout, scale, form and design of the development is considered to be acceptable.
- The application is also considered to be acceptable in terms of impact on neighbouring amenity, BNG, ecology, impact on trees, drainage, access and highway safety.
- Harm to designated heritage assets (conservation area or setting of listed buildings) has not been identified and therefore a 'strong reason' for refusal is not identified, meaning the proposal complies with para 11 d) i) of the NPPF.
- No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the scheme, therefore the proposal also complies with NPPF para 11 d) ii).

Recommendation: Given the above, officer recommendation is to permit the application subject to conditions and a S.106 agreement (SAC Mitigation)

Recommended conditions:

- Time
- Approved plans
- Submission of materials
- Submission of SUD's Scheme
- Submission of landscaping details
- Submission of Ecological Mitigation and Enhancement Strategy
- Provision of refuse and recycle storage facilities
- Provision of bike storage
- Submission of ASHP details
- Submission of Construction Management Plan
- Restriction on windows – obscure glazing and high level
- Restriction on windows – no further openings in side elevations
- Removal of PD rights for extensions/structures
- Compliance with tree protection plan
- Highways – provision of pedestrian visibility splays
- BNG Gains

Castle Dream Stud, Mill Lane,
Charlton Kings

25/00446/CONDIT

Application to vary conditions 1 (approved plans) and 3 (occupancy) of planning permission ref. 22/01935/FUL to allow for additional occupancy; condition 3 to be amended to read 'No more than 2 pitches comprising 4 mobile homes and 2 touring caravans shall be occupied on the site, and no more than 2 touring caravans for travelling shall be stored on the site, at any time'

Recommendation: Permit

Site location plan



Google earth image

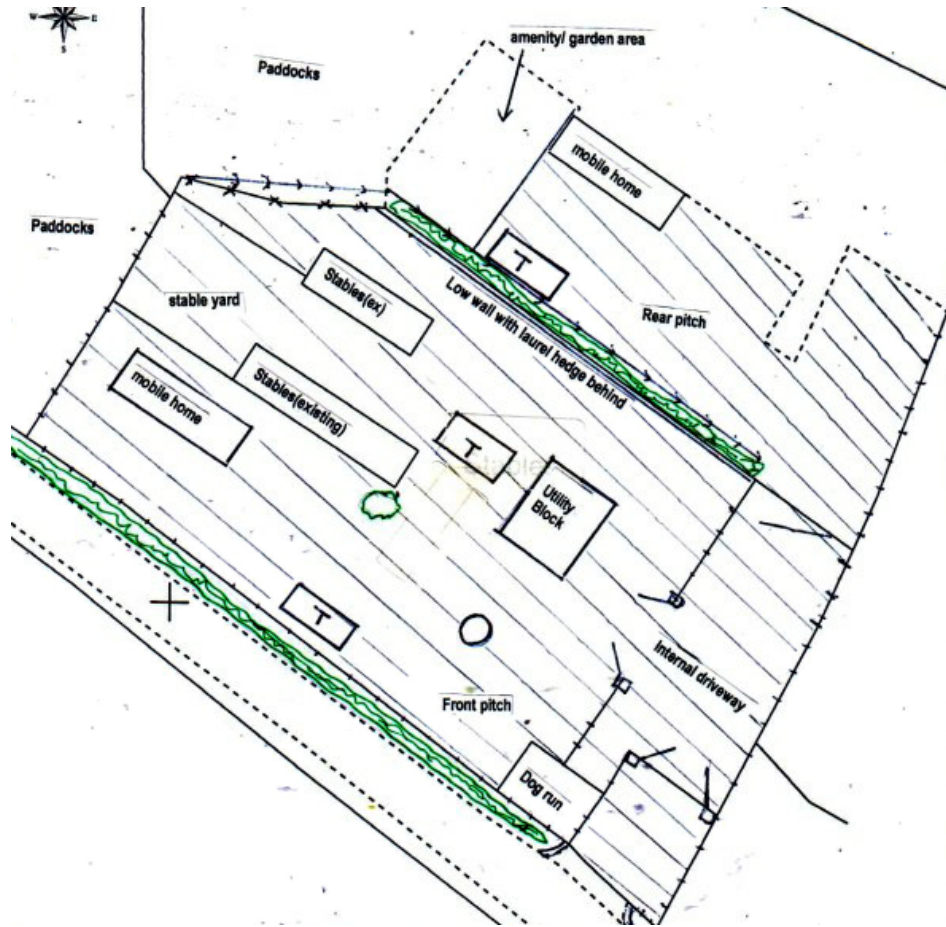


Google earth image

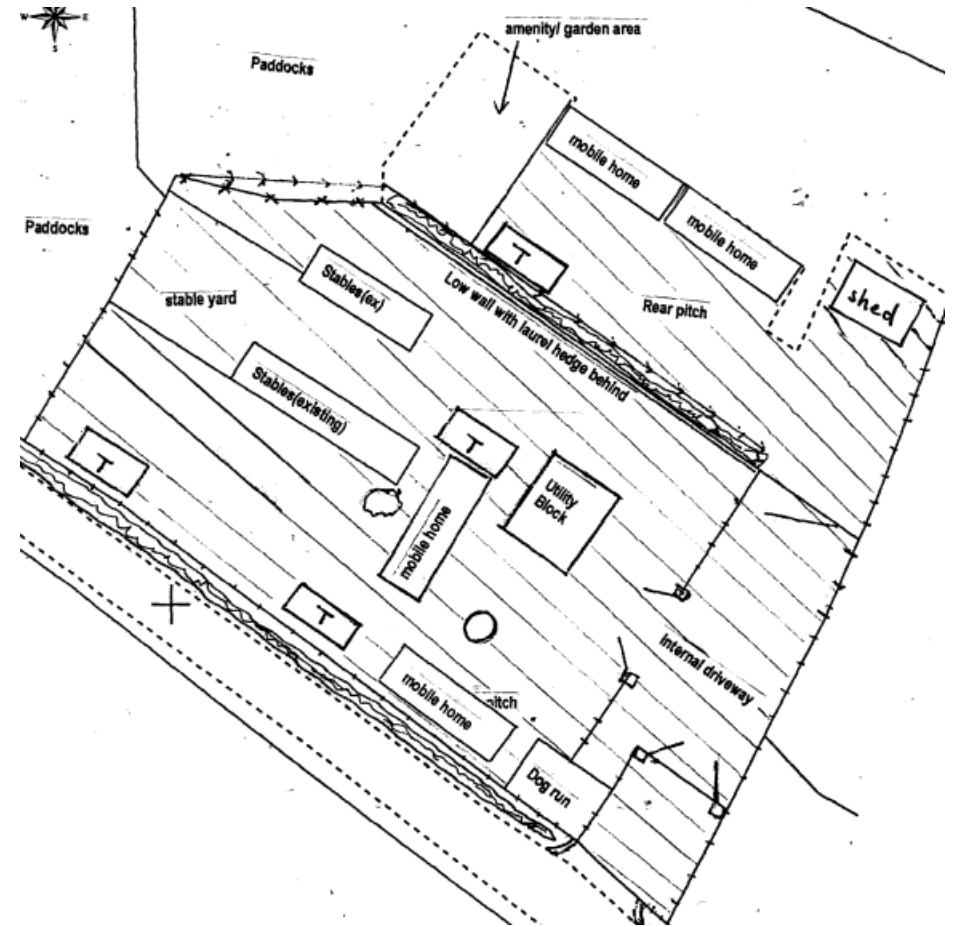


Application site
Page 33

Layout as approved



Layout proposed



Site Photos



View of existing mobile home on rear pitch



Location of proposed additional mobile home on rear pitch



New mobile home installed on front pitch



Re-orientated mobile home on front pitch



Additional view of rear pitch

Summary of recommendation

- The site now benefits from a permanent grant of planning permission and provides for two pitches which contribute towards the accommodation needs identified within the Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) 2022.
- Any additional harm arising from the installation of additional mobile homes / touring caravans on the site, for occupation by members of the applicant's family, is outweighed by the ongoing unmet need for gypsy and traveller accommodation within the borough. There is currently no alternative provision.
- The officer recommendation is to grant planning permission subject to an amended schedule of conditions.

Amended schedule of conditions

- 1 The planning permission hereby granted relates to the approved plans listed in Schedule 1 of this decision notice.
- 2 The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 3 No more than 2 pitches comprising 4 mobile homes and 2 touring caravans shall be occupied on the site, and no more than 2 touring caravans for travelling shall be stored on the site, at any time, in accordance with Drawing No. 00446.02: Proposed Site Layout Plan.
- 4 No additional external lighting shall be installed on site unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. All lighting shall be limited to low-level, down-facing lights to minimise overspill and light pollution.

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18 Bournside Road

25/00520/FUL

Proposed works:

The applicant is seeking planning permission for a two-storey side and rear extension, single-storey rear extension, extension and conversion of the existing side garage, and extension of the existing roof. The dwelling will be modernised with new windows and doors, and the existing brickwork will be clad in white/cream render and neutral/cream composite weatherboard, a new dropped kerb is proposed to allow a double access driveway with extended gravel driveway.

The application is at planning committee at Councillor Chelin's request.



Site location plan







A Bolts



Proposed Block Plan



Existing front elevation



**Proposed front
elevation**



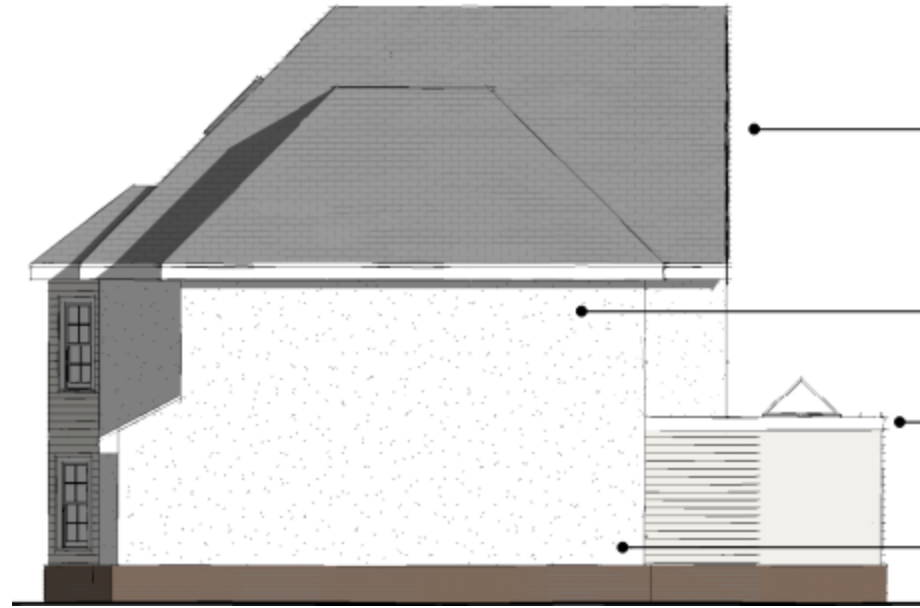
Existing rear elevation



Proposed rear elevation



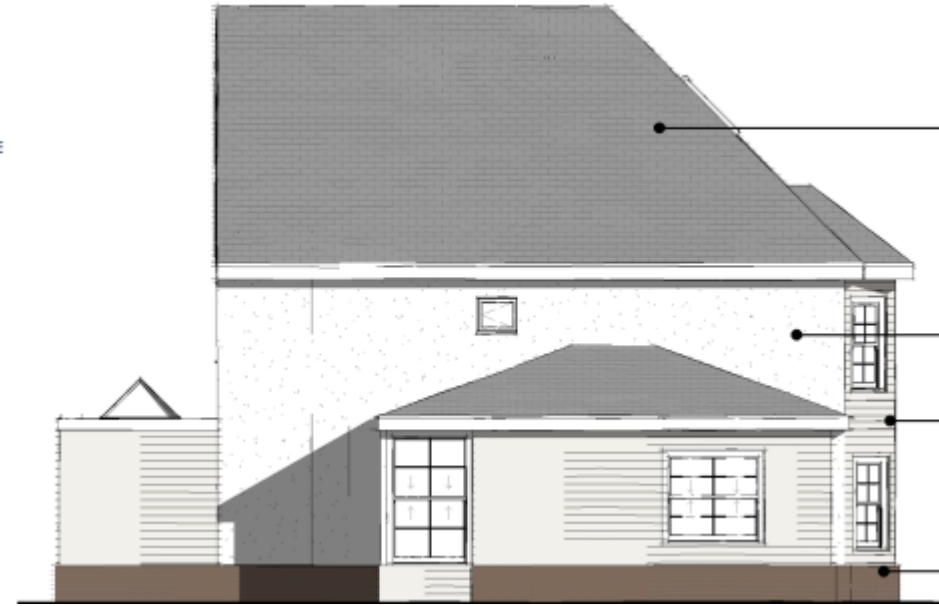
**Existing side west
elevation**



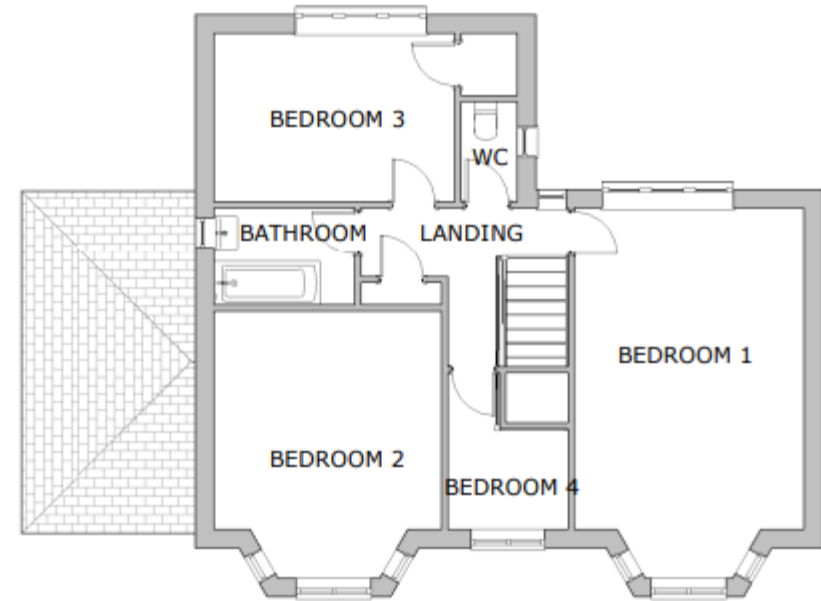
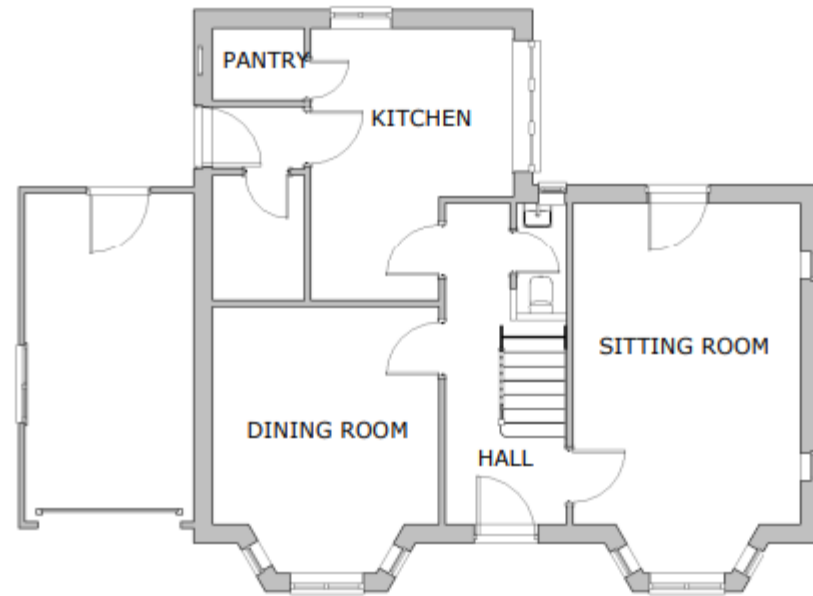
Proposed side west elevation



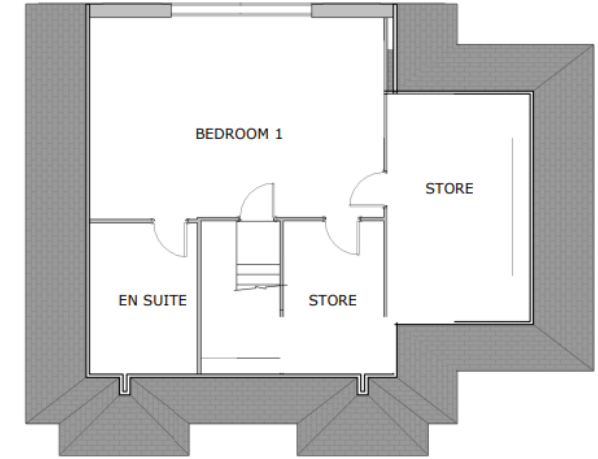
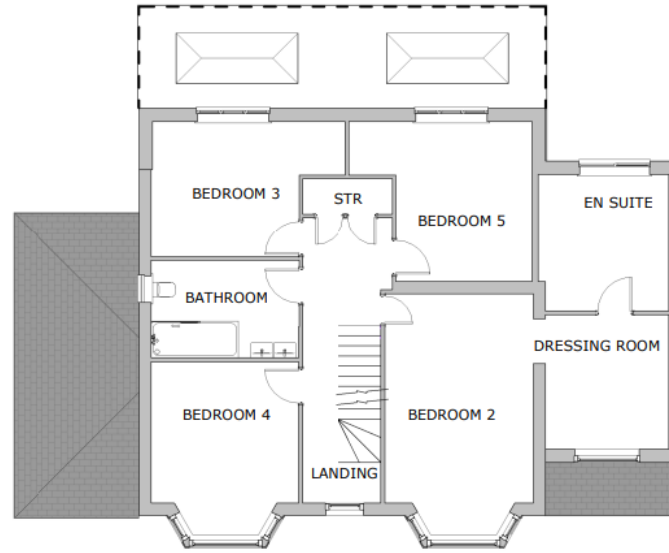
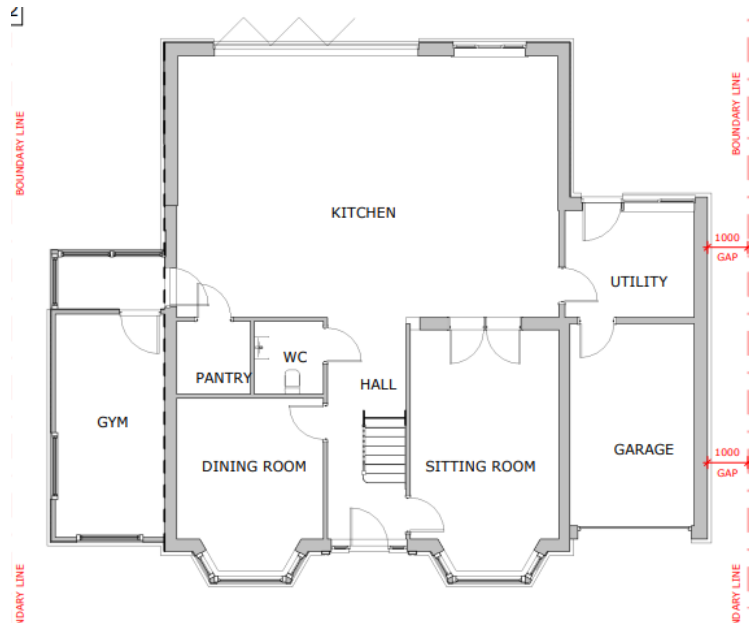
**Existing side east
elevation**



**Proposed side east
elevation**



Existing floor plans



Proposed ground floor plans

Existing and proposed street scene



Proposed material examples



**Brick
plinth
(exact
colour &
finish)**



**Neutral
toned
render**



**Composite
weatherboard
cladding in
neutral tone
(exact colour &
finish)**



**UPVC White
Woodgrain
Finish Vertical
Sash Windows**



Examples of large windows/doors
at first and second floor

Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability

Recommendation-Permit

- Recommended conditions:
- Time
- Approved plans
- Submission of materials

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