

APPLICATION NO: 25/01260/CONDIT & 25/01281/CONDIT		OFFICER: Mrs Lucy White
DATE REGISTERED: 12th August 2025		DATE OF EXPIRY: 11th November 2025
WARD: Battledown		PARISH: Charlton Kings
APPLICANT:	Mr And Mrs Bunner	
AGENT:	Mr Nathan Halloran	
LOCATION:	Glenfall House Mill Lane Charlton Kings	
PROPOSAL:	<p><u>25/01260/CONDIT</u></p> <p>Removal of condition 9 and the variation of conditions 5, 6, 8, 10, 12, 17, 20, 26 and 28 of planning permission 23/01424/FUL - approval sought for the removal of the holiday accommodation use restriction, enabling the outbuildings to be used as independent, self-contained dwellings</p> <p><u>25/01281/CONDIT</u></p> <p>Variation of condition 9 of listed building consent 23/01424/LBC - approval sought for the removal of the holiday accommodation use restriction, enabling the outbuildings to be used as independent, self-contained dwellings</p>	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Members are advised that an additional reason for refusal has been added in relation to application 25/01260/CONDIT. The wording is similar to the reason for refusal associated with application 25/01281/CONDIT (listed building), but is considered equally relevant to the planning related issues discussed within the officer report.
- 1.2. Minor amendments to the reasons for refusal for both applications are also recommended.
- 1.3. The additional and amended reasons for refusal are set out below, with the changes underlined for clarity.

25/01260/CONDIT

1. The application seeks planning permission for the provision of five new self-contained residential units with unrestricted occupancy, three of which would be new build dwellings. The site lies outside the existing built up area of the Principal Urban Area (PUA) of Cheltenham, is not allocated for housing, and does not qualify as a rural exception site providing affordable homes or a community led project. Furthermore, the proposed development is not considered to be of exceptional design quality that reflects the highest standards in architecture. The applicant has not provided substantial evidence to demonstrate that the proposals represent the optimal viable use of a heritage asset or

constitute appropriate enabling development to secure the future of designated heritage assets.

By virtue of the overall layout of the development, the size and positioning of the proposed extension, and its physical and functional relationship with the host Grade II listed building (Glenfall House), the application site is not considered suitable for sub-division into five separate, independent dwellinghouses. The proposed sub-division and layout would also result in inadequate, private external amenity space for future occupiers. Furthermore, there is insufficient information on parking provision and the potential for future occupiers to access the wider site and its recreational facilities. Consequently, the proposals would cause unacceptable harm to the living conditions of future residents.

Accordingly, the proposals conflict with Section 5 of the NPPF, and Policy SD10 of the adopted Joint Core Strategy (2017) which, other than encouraging the sensitive, adaptive re-use of vacant or redundant buildings, does not support new housing development outside of the PUA. The proposals also conflict with Section 12 of the NPPF, policies D1 and SL1 of the adopted Cheltenham Plan (2020) and Policies SD4 and SD14 of the Joint Core Strategy (2017), which seek to prevent development that would harm the character and appearance of the site, impact human health and well-being, and cause unacceptable harm to the living conditions of future occupiers.

2. The proposed development and subdivision of the application site to provide five separate, independent dwellinghouses would result in the incremental erosion of the site's character and visual coherence. This would cause harm to the significance, particularly the setting, of designated heritage assets, namely the Grade II listed Glenfall House and the registered Park and Garden.

Accordingly, the proposals conflict with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and Policy SD8 of the adopted Joint Core Strategy (2017) which seek to conserve and enhance the significance of heritage assets and their settings.

25/01281/CONDIT

The proposed development and subdivision of the application site to provide five separate, independent dwellinghouses would result in the incremental erosion of the site's character and visual coherence. This would cause harm to the significance, particularly the setting, of designated heritage assets, namely the Grade II listed Glenfall House and the registered Park and Garden.

Accordingly, the proposals are in conflict with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and Policy SD8 of the adopted Joint Core Strategy (2017) which seek to conserve and enhance the significance of heritage assets and their settings.

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