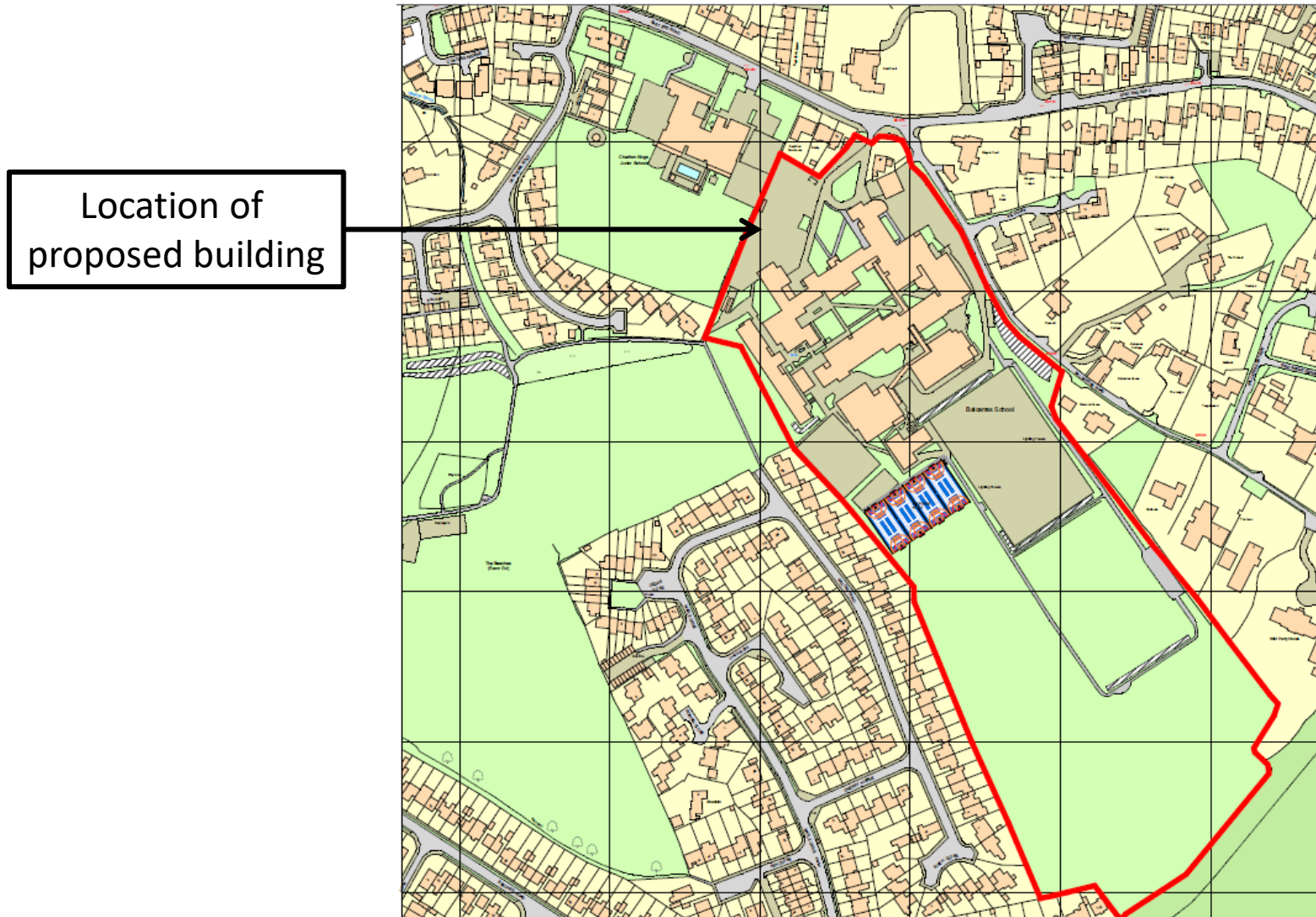


Balcarras School, East End Road

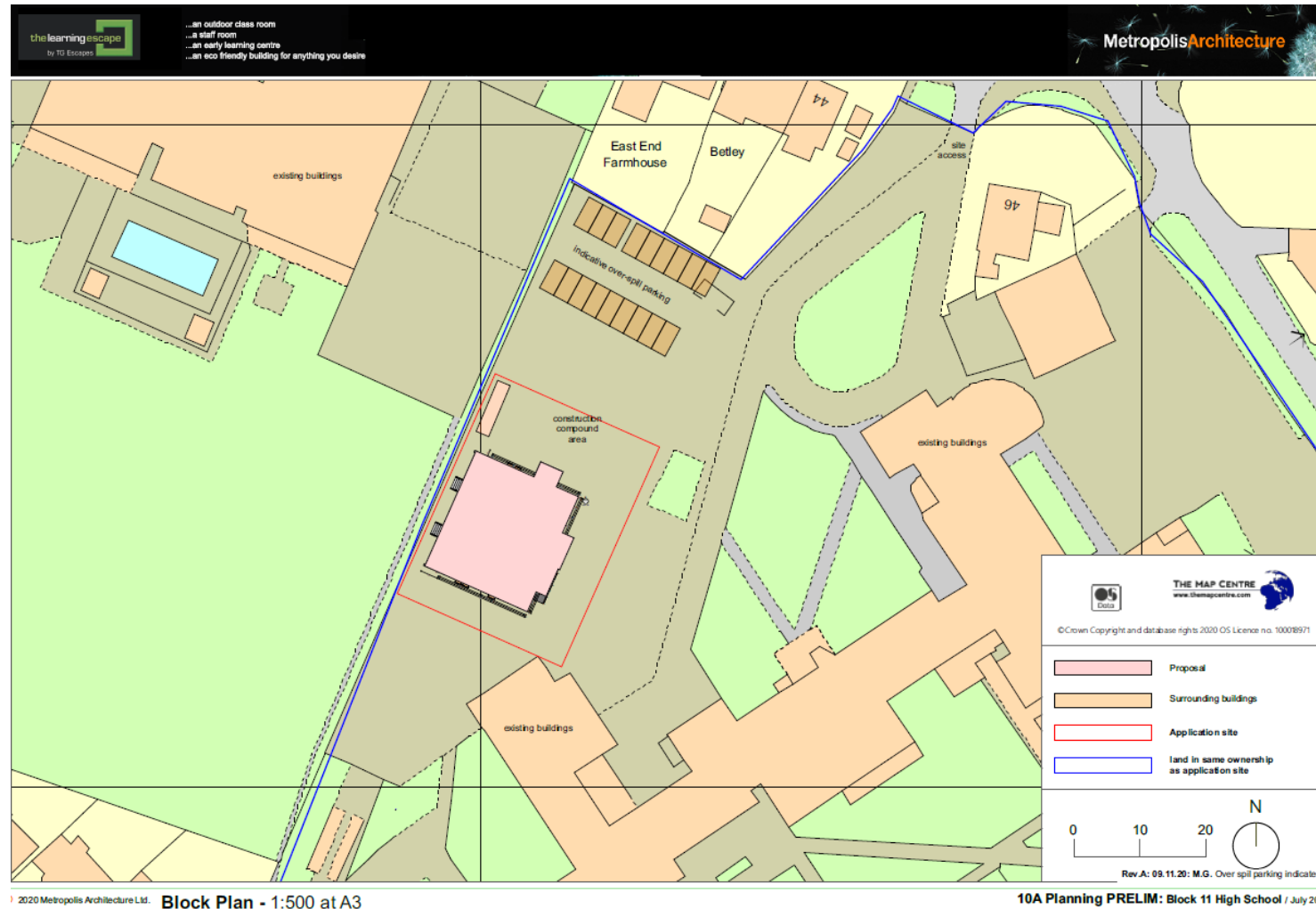
20/01370/FUL

Construction of new modular building to accommodate up to 120 year seven pupils from September 2021 - Summer 2022 following which the proposed building is to be repurposed for educational use by Balcarras Academy Trust

Site location plan



Block plan



The application site

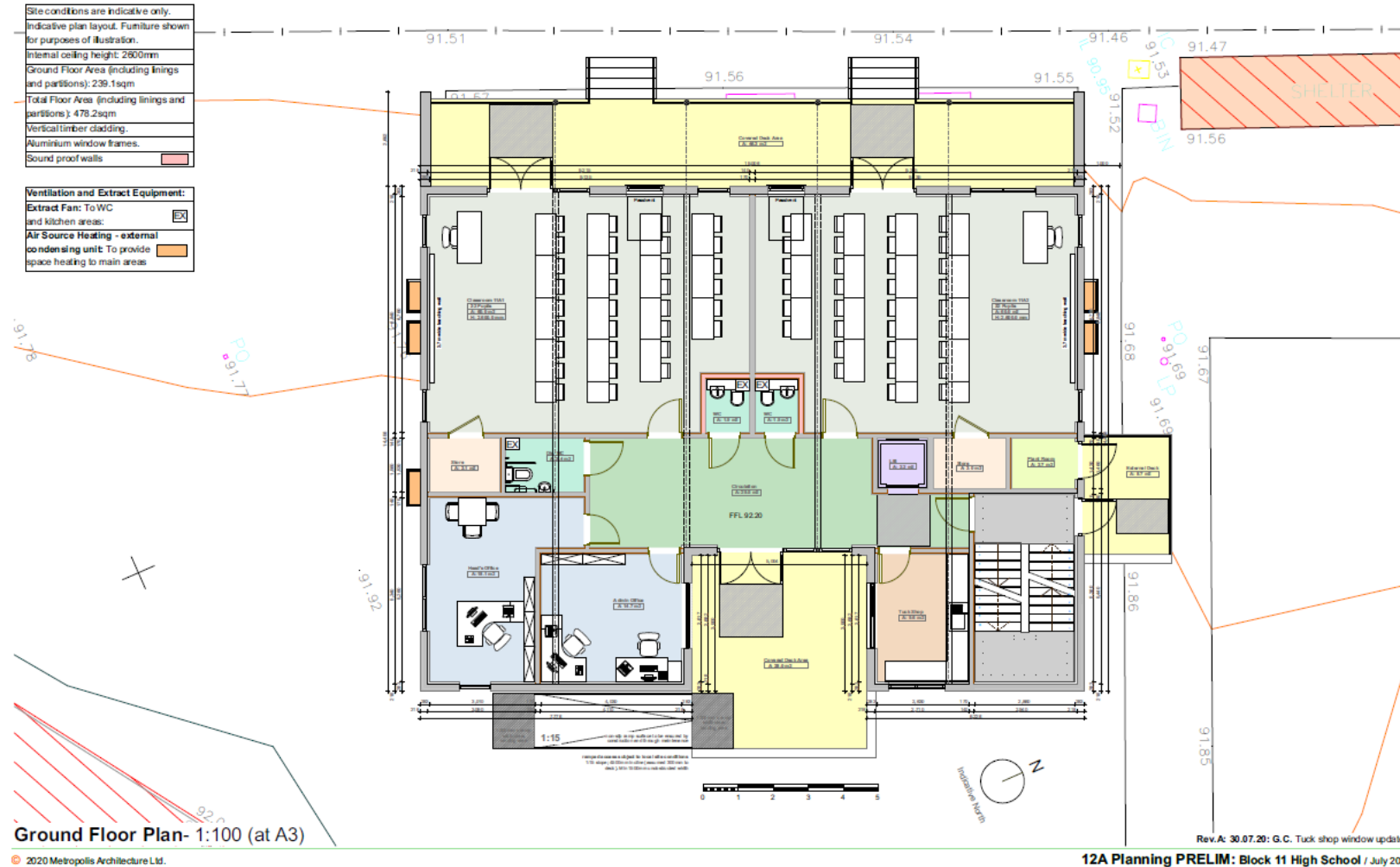
Location of proposed building



The application site





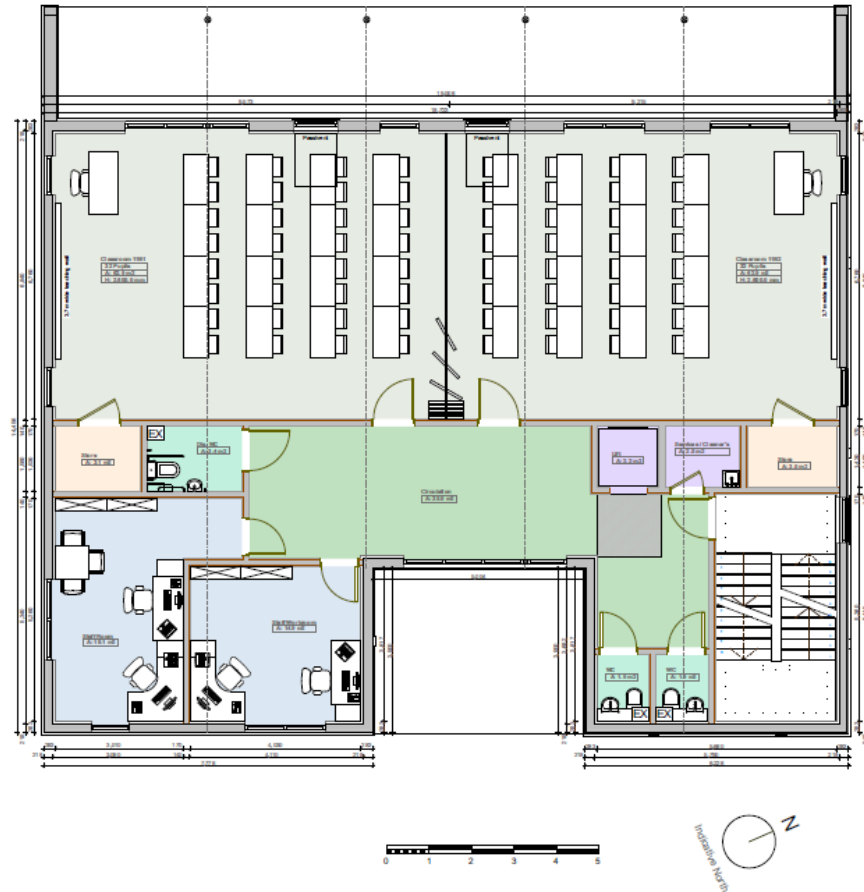
Ground floor plan



First floor plan

Site conditions are indicative only.
Indicative plan layout. Furniture shown for purposes of illustration.
Internal ceiling height: 2600mm
First Floor Area (including linings and partitions): 239.1sqm
Total Floor Area (including linings and partitions): 478.2sqm
Vertical timber cladding.
Aluminium window frames.

Ventilation and Extract Equipment:
Extract Fan: To WC and Kitchen areas: 
Air Source Heating - external condensing unit: To provide space heating to main areas: 



First Floor Plan- 1:100 (at A3)

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13 Planning PRELIM: Block 11 High School / July 2020

Application No: 20/01370/FUL

Elevations and section



Visuals



Visualisations II- NTS (at A3)

Cutaway Ground Floor

Cutaway First Floor

Rev.A: 30.07.20: G.C. Tuck shop window updated

17A Planning PRELIM: Block 11 High School / July 2020

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Visualisations- NTS (at A3)

Rev.A: 30.07.20: G.C. Tuck shop window updated

16A Planning PRELIM: Block 11 High School / July 2020

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Key Planning Matters

- Design and siting
- Traffic and highway safety
- Neighbouring amenity

Summary of recommendation

The recommendation is to grant planning permission subject to the schedule of conditions set out in the officer report.

The proposed development will provide much needed temporary accommodation for up to 120 year 7 pupils whilst the new High School in Leckhampton is completed. The subsequent retention and repurposing of the building for use as teaching space for the Balcarras Business Studies Department will enhance the facilities currently offered by the school.

The proposed building is highly sustainable in its design, will be visually attractive, and will sit comfortably within its context.

The school has carried out an assessment of their needs in relation to external recreation space for informal gathering and play, and are satisfied that more than adequate space will remain available following the construction of the building.

The application has been thoroughly assessed by the Local Highway Authority (LHA) who raise no objection.

December Planning Committee

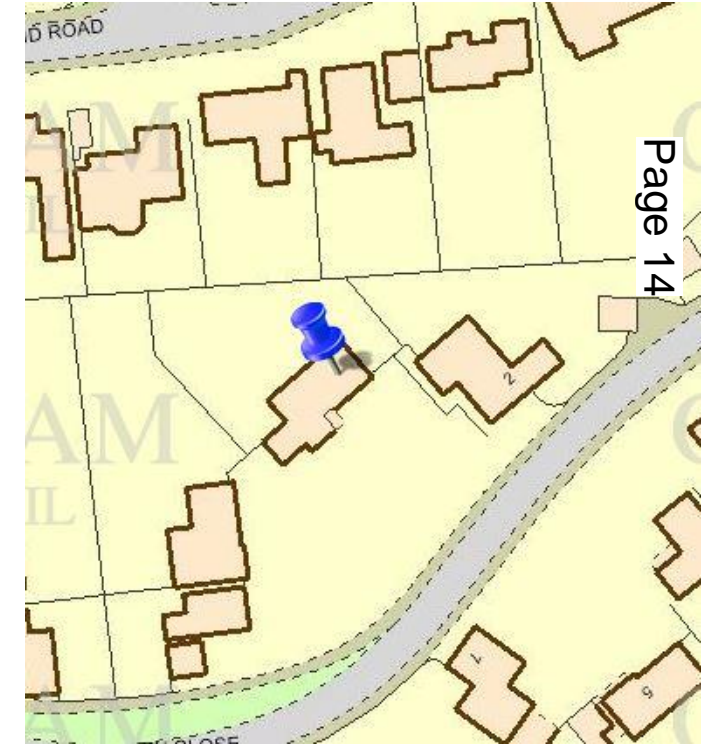
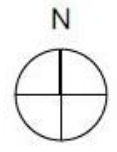
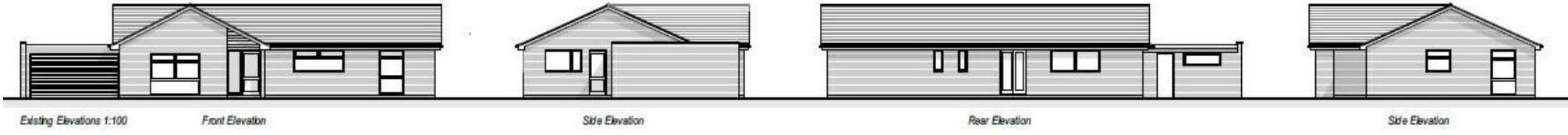
17th December 2020

20/01907/FUL – 4 Hartley Close

Proposed works:

Extensions, alterations and remodelling works to form two storey flat roof dwelling

The application is at planning committee at the request of Councillor Baker who raises concerns with the design and its impact on the character of the street scene, these concerns have also been raised in the Parish Council's comments.



Site Location Plan, Existing Floor Plan and Elevations

20/01907/FUL



Front of existing property (photo taken from the road)

20/01907/FUL



View of rear garden (photo shows roof's of the properties to the rear of the site in Highland Road)

20/01907/FUL



Existing Street Scene (Facing North West)

20/01907/FUL



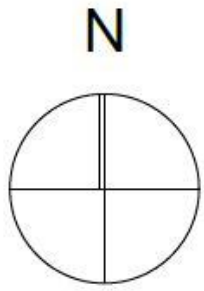
Existing Street Scene (facing north east)

20/01907/FUL



View of application site from rear/side garden of no.6 Hartley Close

20/01907/FUL



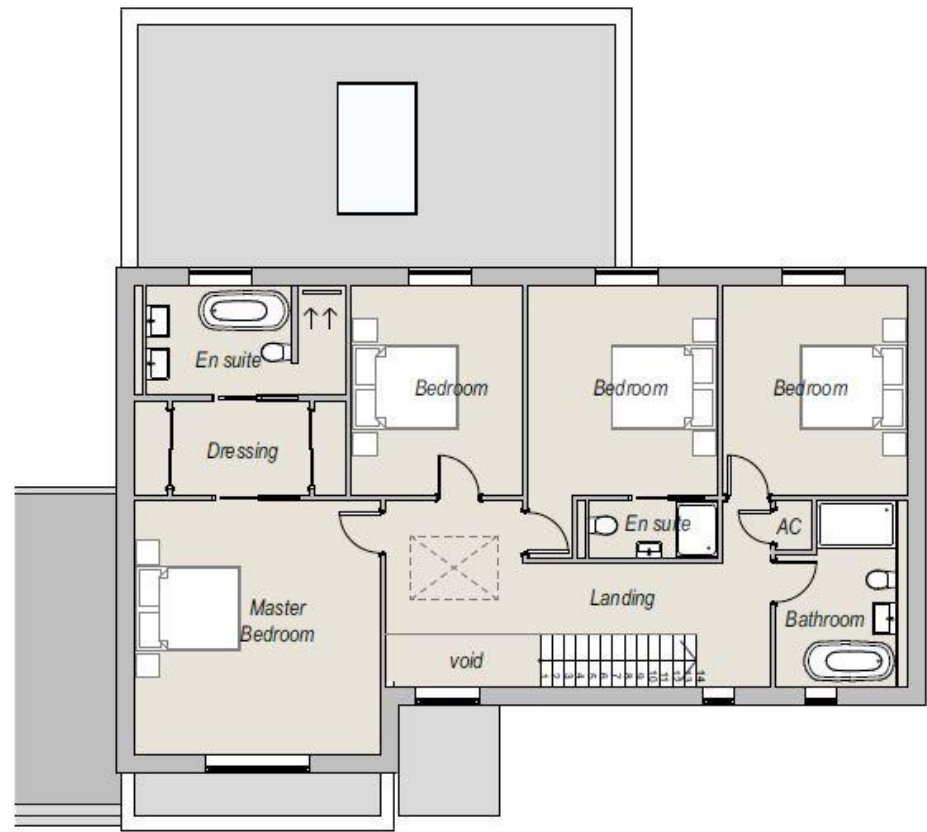
Block Plan 1:500

Proposed site/block plan

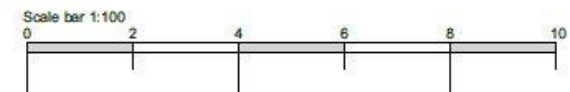
20/01907/FUL

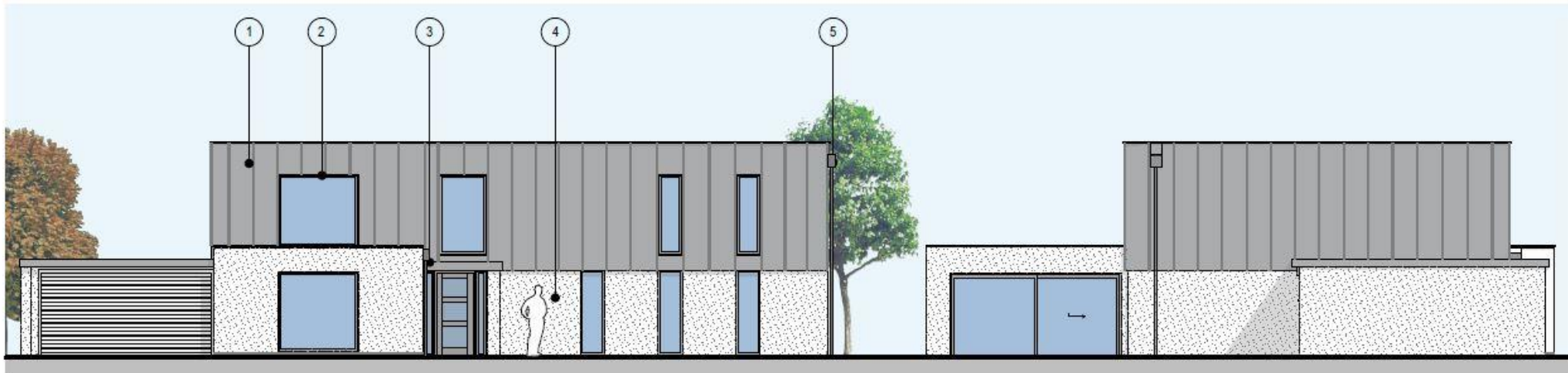


Proposed Ground Floor Plan 1:100



Proposed First Floor Plan 1:100





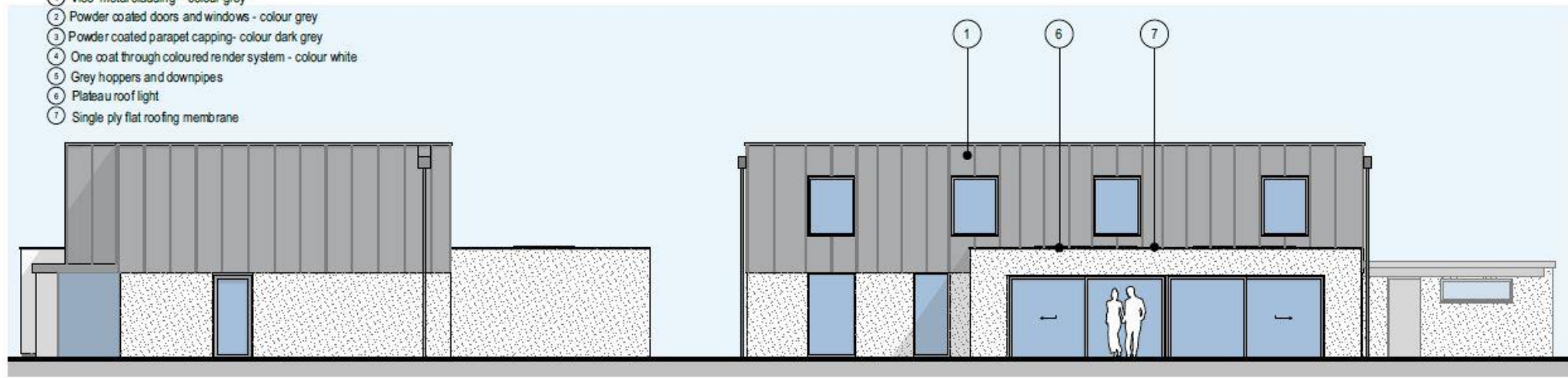
Proposed Elevations 1:100

Front Elevation

Side Elevation

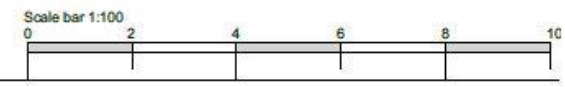
Proposed Finishes

- ① Vico metal cladding - colour grey
- ② Powder coated doors and windows - colour grey
- ③ Powder coated parapet capping- colour dark grey
- ④ One coat through coloured render system - colour white
- ⑤ Grey hoppers and downpipes
- ⑥ Plateau roof light
- ⑦ Single ply flat roofing membrane



Side Elevation

Rear Elevation



Key Planning Matters

- Design
- Impact on character of the area and street scene
- Impact on neighbouring amenity

Summary of Conditions

- Time
- Approved plans
- Obscure glazed window to rear (En-suite)

24 Charlton Close 20/01946/FUL

Proposed works:

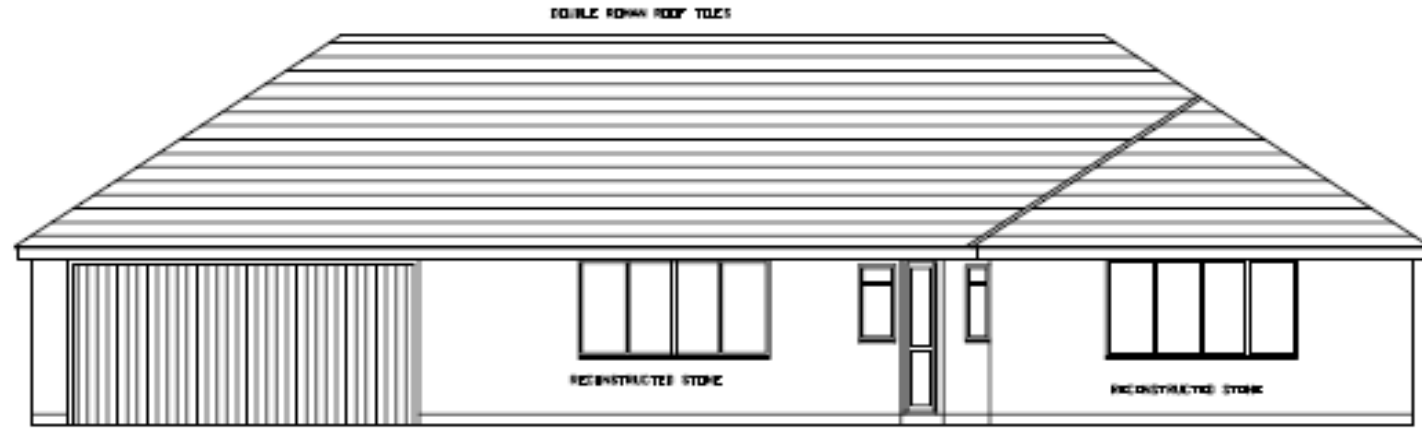
Proposed car port and garage - re-roofing and render walls (revised proposal to previously approved application; 20/00542/FUL, to increase the width of the car port) (part retrospective).

The application is at planning committee at the request of Councillor Harvey due to an overbearing impact, loss of amenity and not building in accordance with approved plans.

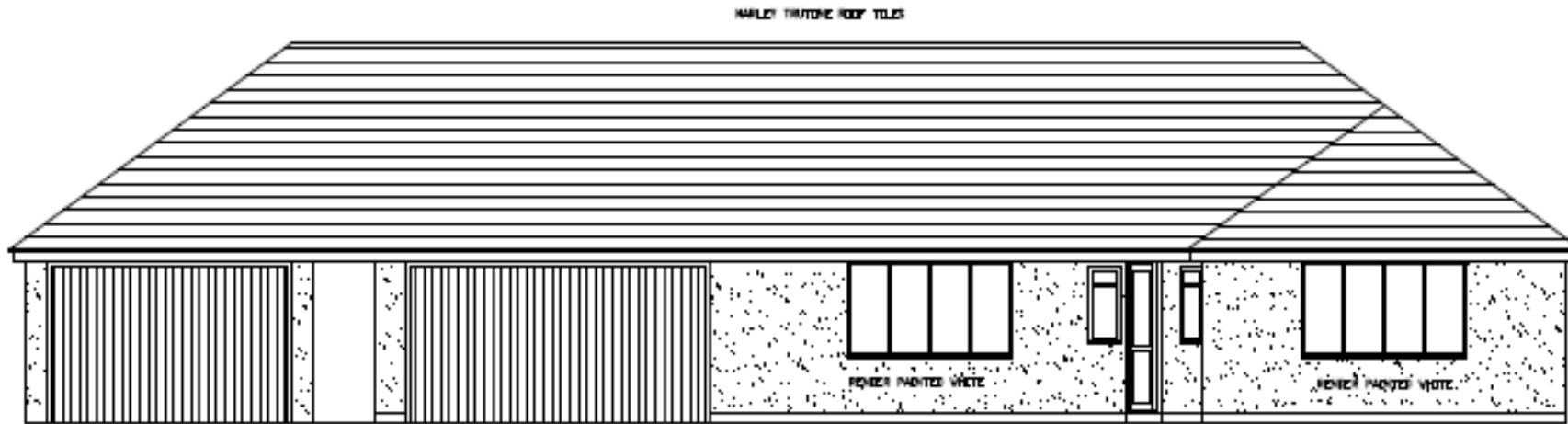


Aerial satellite view & site location plan of 24 Charlton Close

Existing and
proposed front
elevations



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Existing and proposed rear elevations



EXISTING REAR ELEVATION

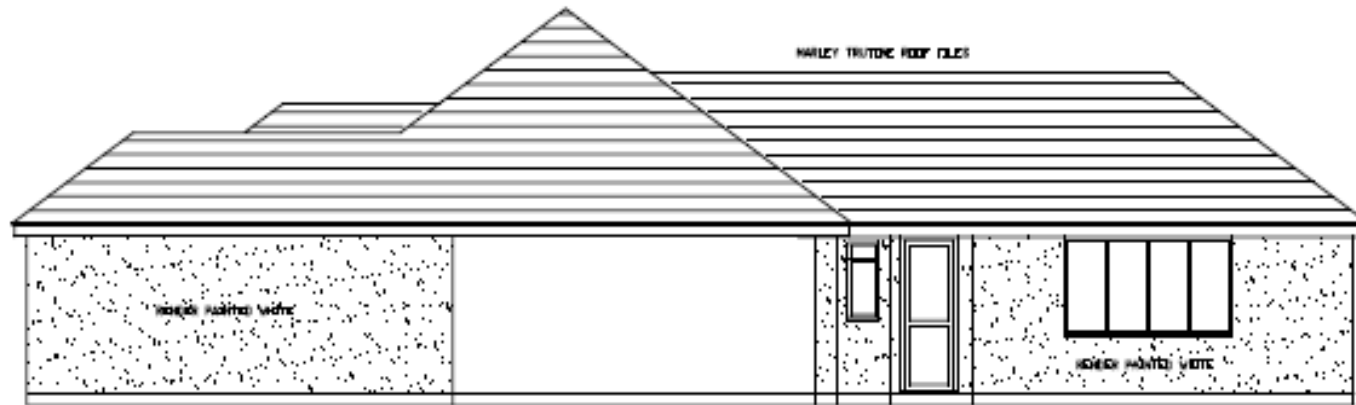


PROPOSED REAR ELEVATION

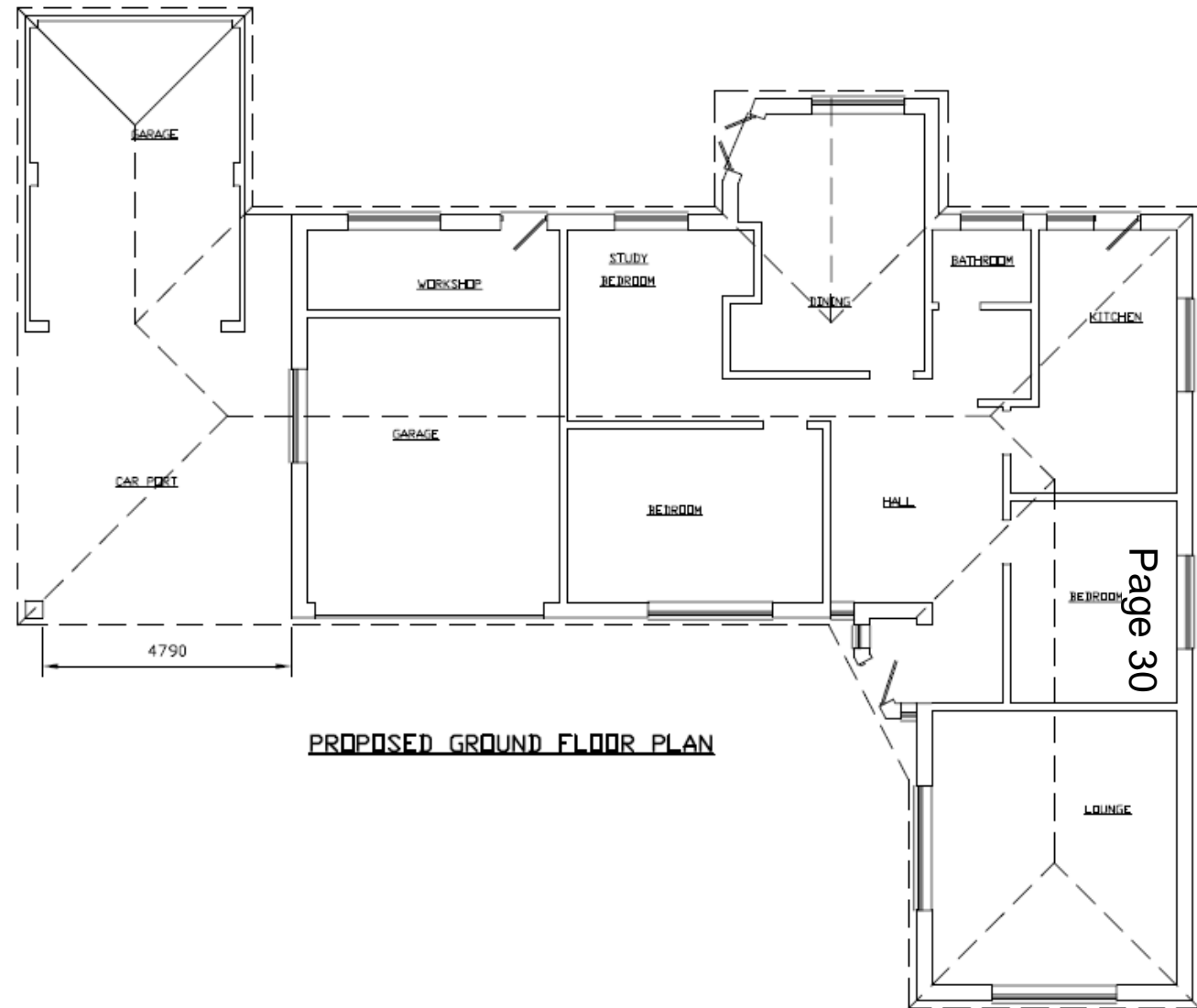
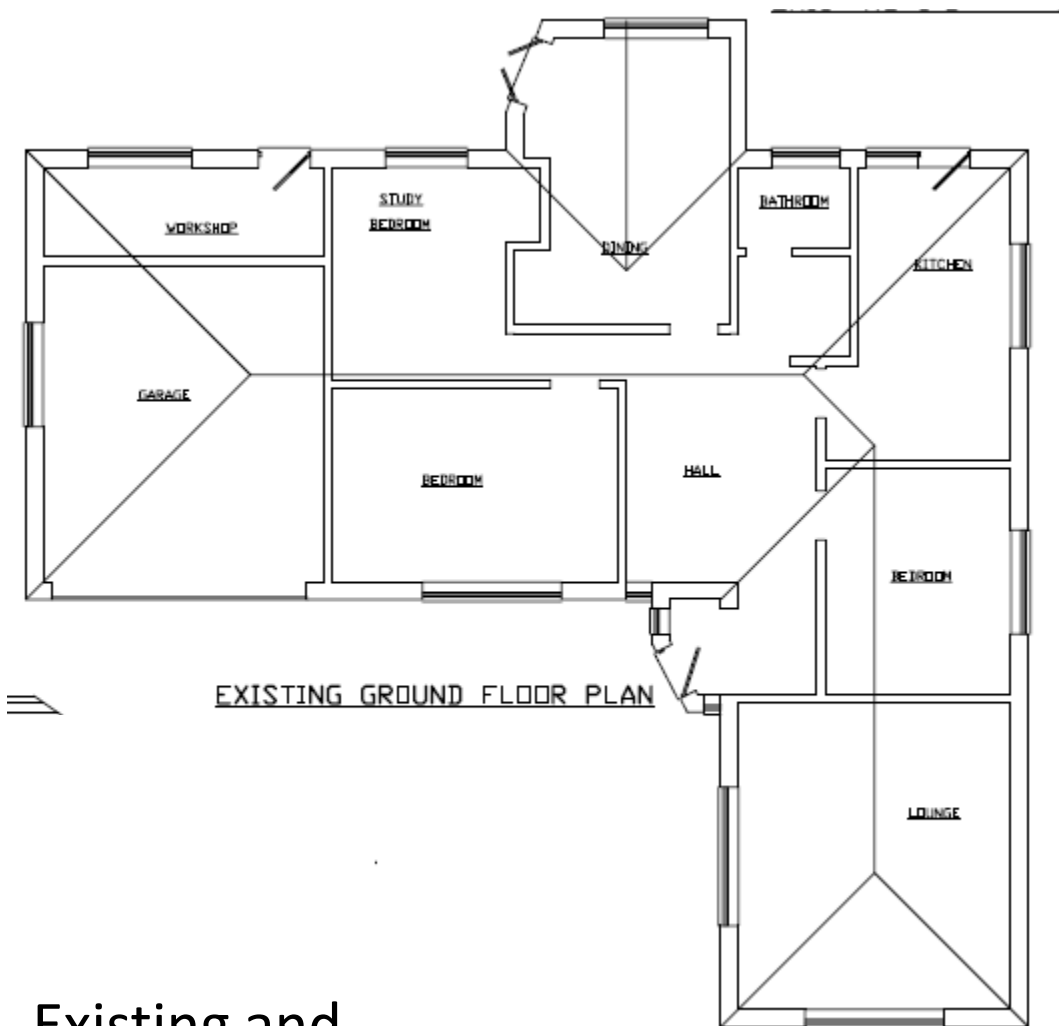
Existing and proposed side elevations



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



Existing and proposed ground floor plan

The site, prior to the works. Taken from Google street view



Page 31



20/01946/FUL

Photos of the application site – works complete



Photos of the application site – works complete



Photos of the application site – works complete



Photos of the application site – works complete



Page 35

Key planning matters

- Design
- Impact on neighbouring amenity

December Planning Committee

17th December 2020

20/01944/FUL – 5 Glynrosa Road

Proposed works:

Two storey front extension, single storey rear extension and first floor extension over garage

The application is at committee at the request of Councillor McCloskey who raises concerns regarding the scale of the proposed development, subservience and the impact on the character of the surroundings. These concerns are also raised in a Parish Council objection.



Site Location Plan



20/01944/FUL

Photo 1



Rear of existing property (application site on the left)

Photo 2



Front of existing property (application site on the right)

Photo 1



Photo 2



Rear of existing property (application site on the left)



Windows in the side elevation of neighbours property (7 Glynrosa Road)



(Rear elevation of properties fronting East End Road)



(Front Elevations)

Photos to show local context – properties 2- 8 East End Road

20/01944/FUL



Street scene view - front elevations of 1 – 7 Glynrosa Road



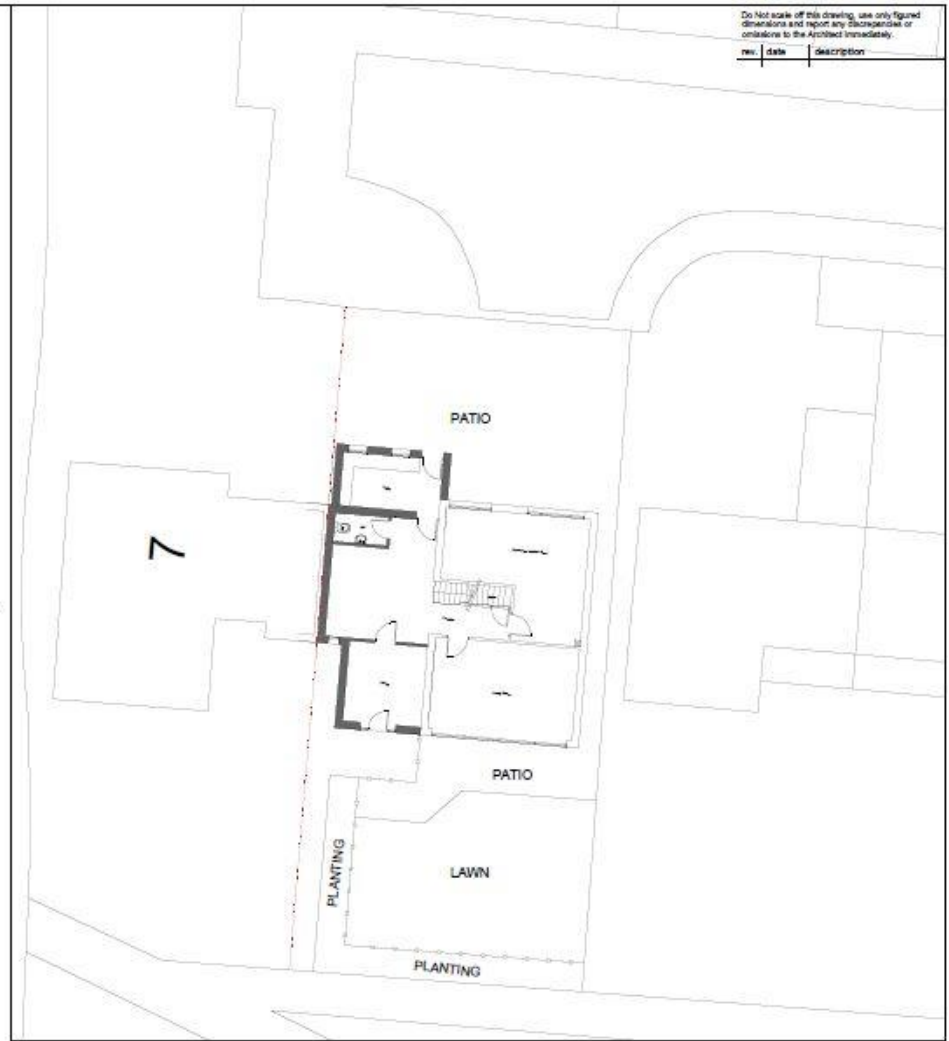
(9 - 11 Glynrosa Road)

Photos to show local context

20/01944/FUL



Existing Site Plan



Proposed Site Plan

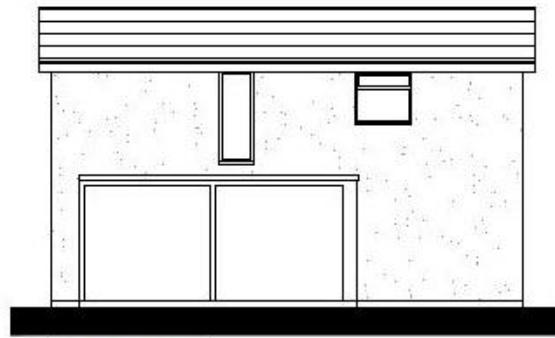
Existing and proposed block plans

20/01944/FUL

Existing floor plans and elevations



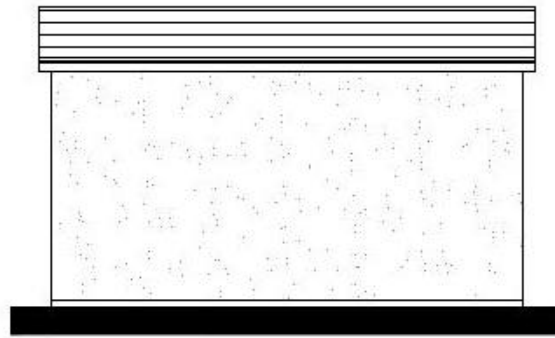
Existing Rear Elevation



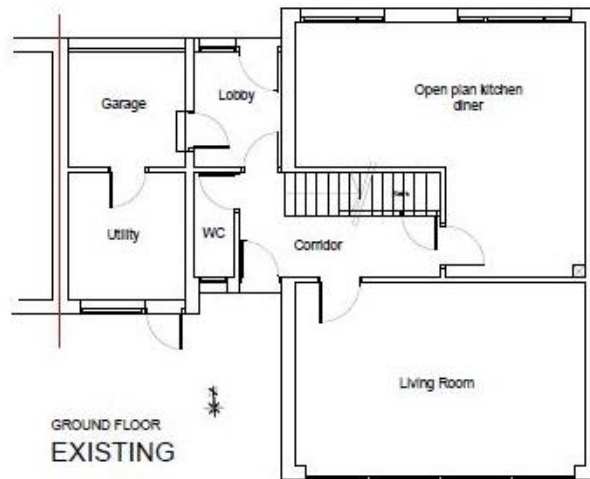
Existing Side Elevation



Existing Front Elevation



Existing Side Elevation



GROUND FLOOR
EXISTING

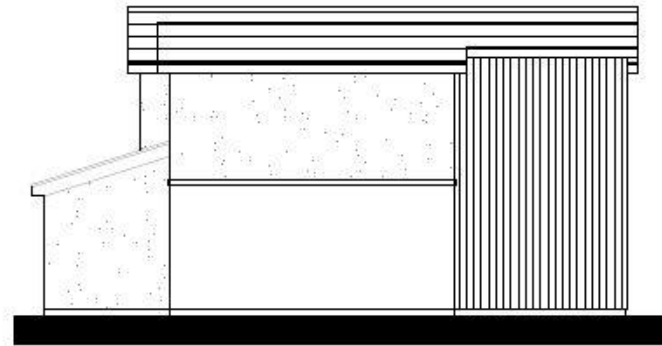


FIRST FLOOR

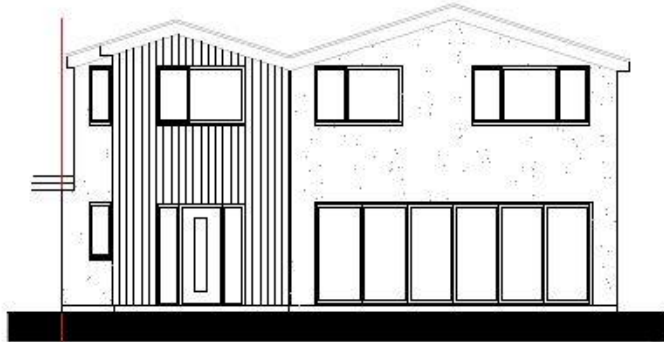
Proposed floor plans and elevations



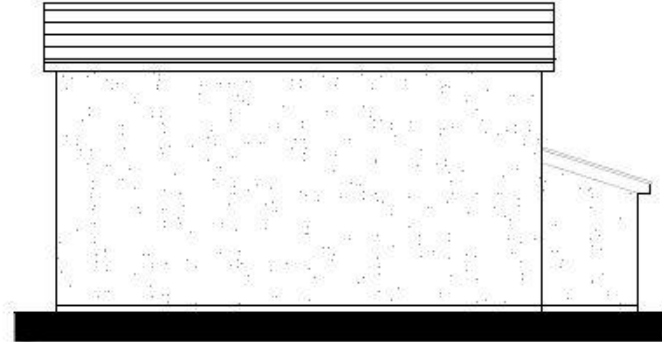
Proposed Rear Elevation



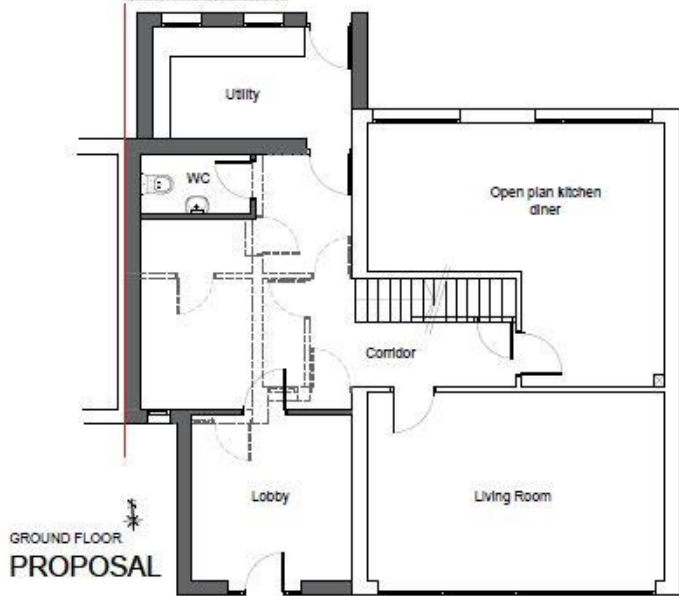
Proposed Side Elevation



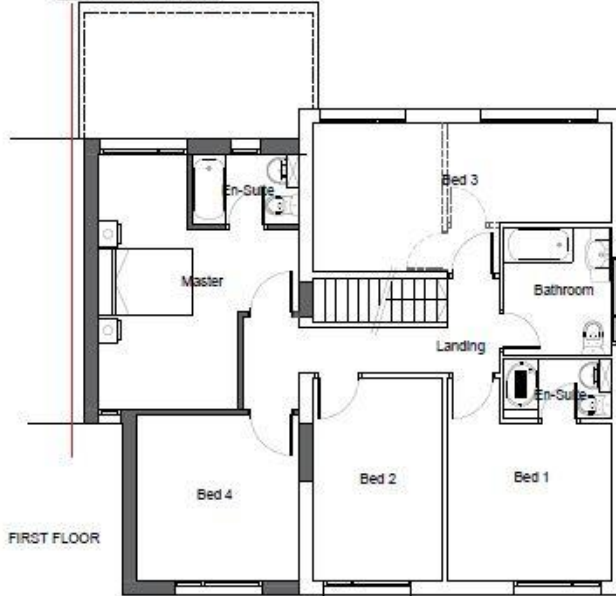
Proposed Front Elevation



Proposed Side Elevation



GROUND FLOOR
PROPOSAL



FIRST FLOOR

Key Planning Matters

- Design
- Impact on character of the area
- Impact on neighbouring amenity

Summary of Conditions

- Time
- Approved plans
- Render and roof tiles to match existing

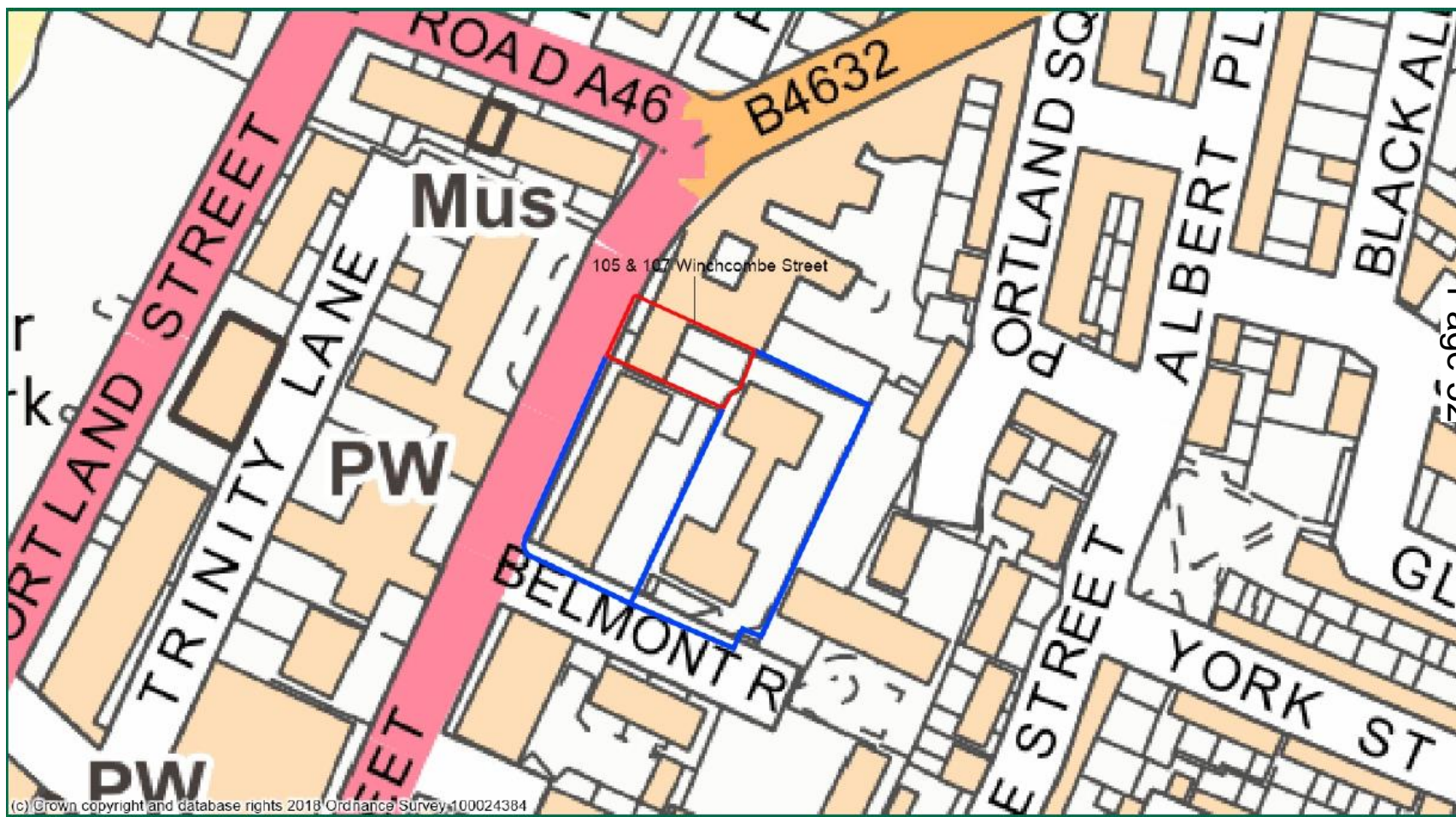
105 [&107] Winchcombe St

20/01509/LBC

Installation of two box gutters to gable of 105 Winchcombe Street, and fitting of new lead valleys.

[Installation of 2 box gutters to gable of 105 Winchcombe Street and new raised valley gutters to 105 & 107 Winchcombe Street]

Site location plan



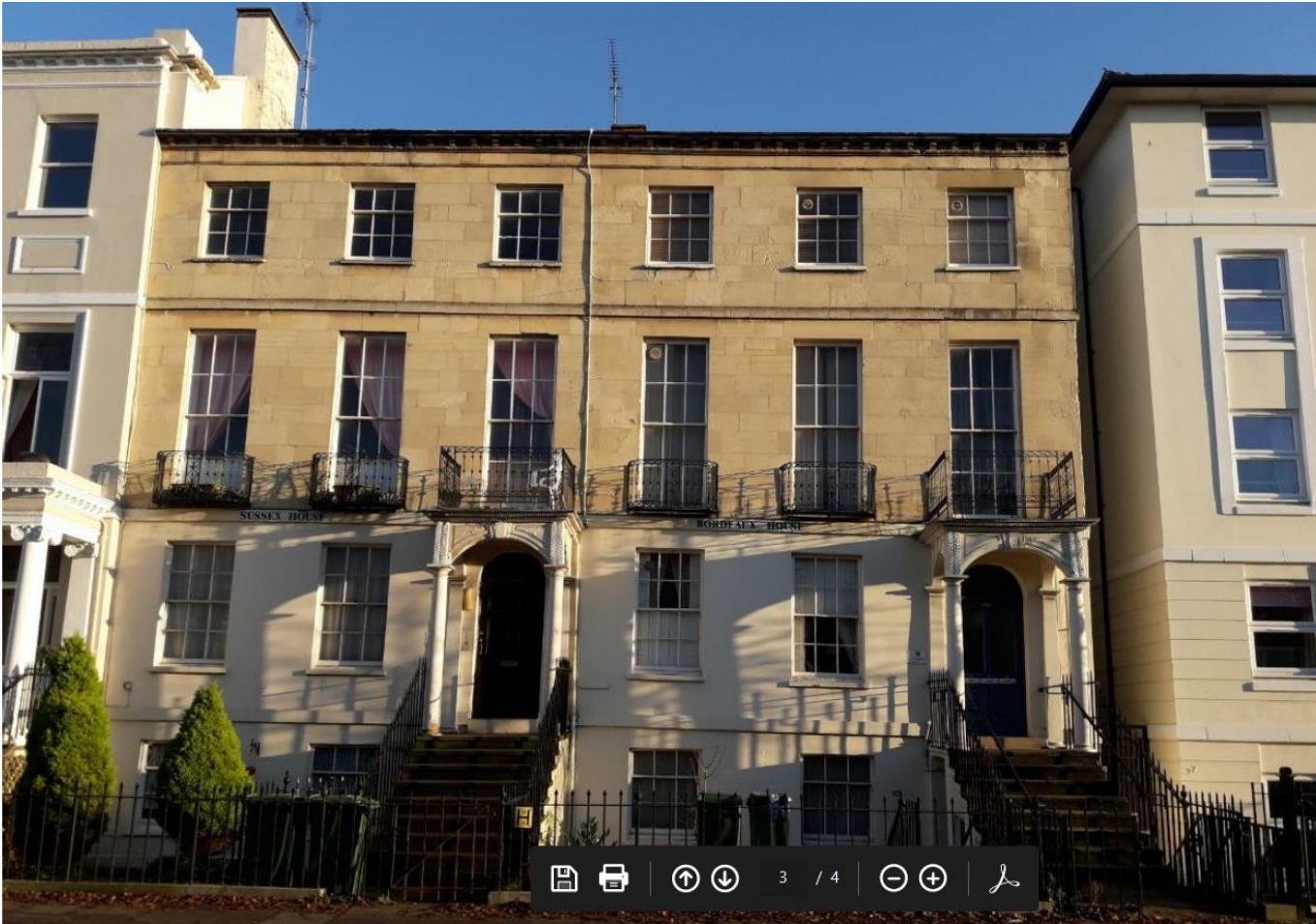
Front parapet gutter



Central valley gutter



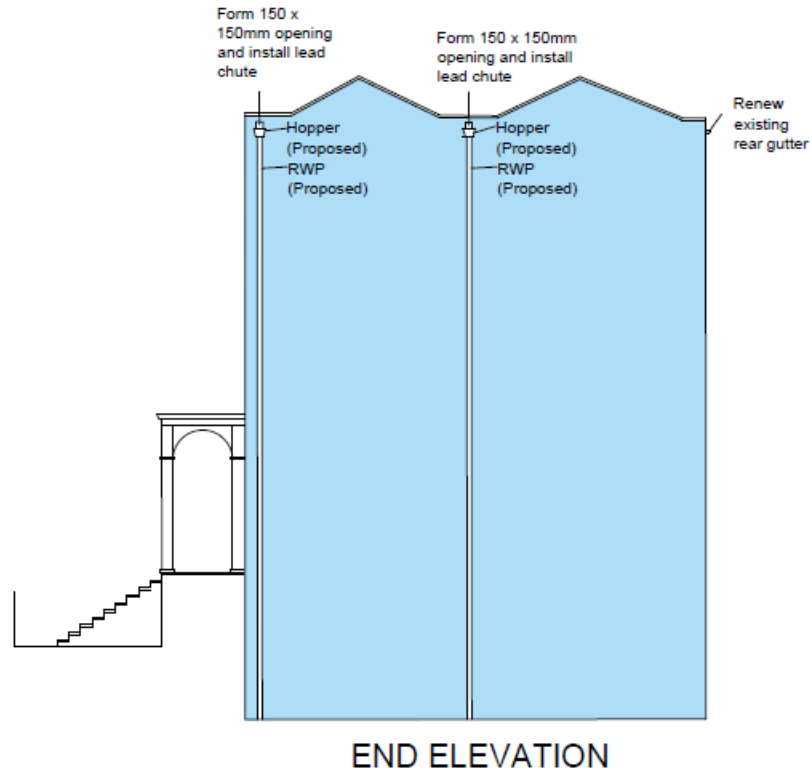
Front elevation (proposed downpipes to gable end at right)



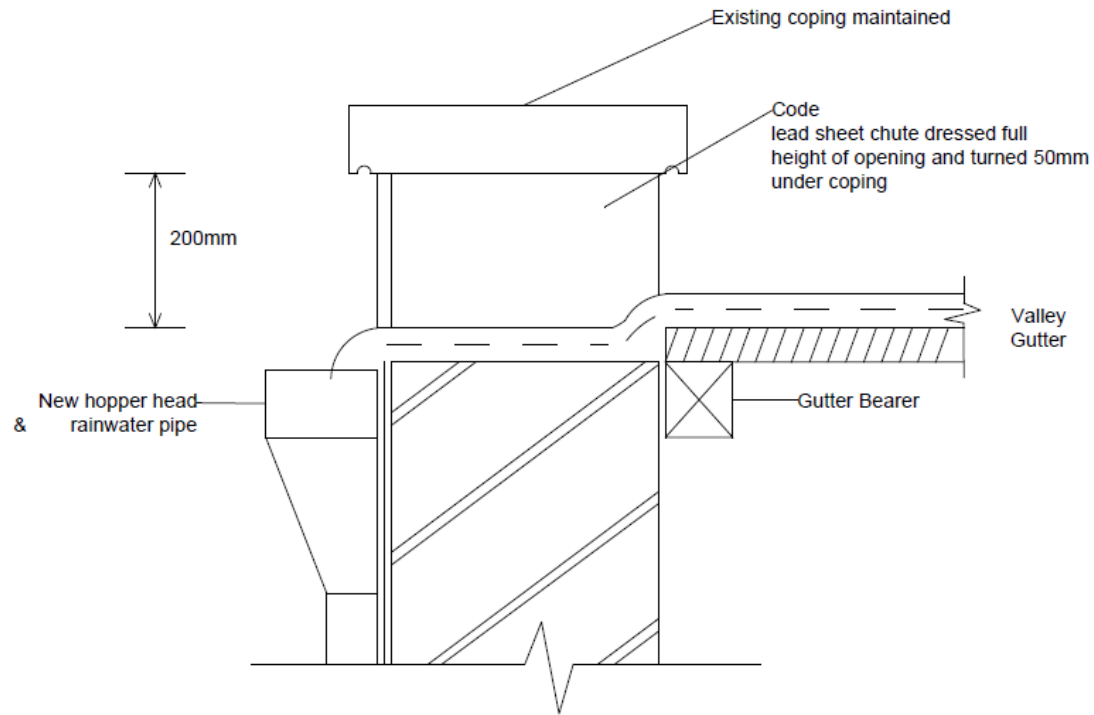
Rear elevation (proposed downpipes to gable end at left)



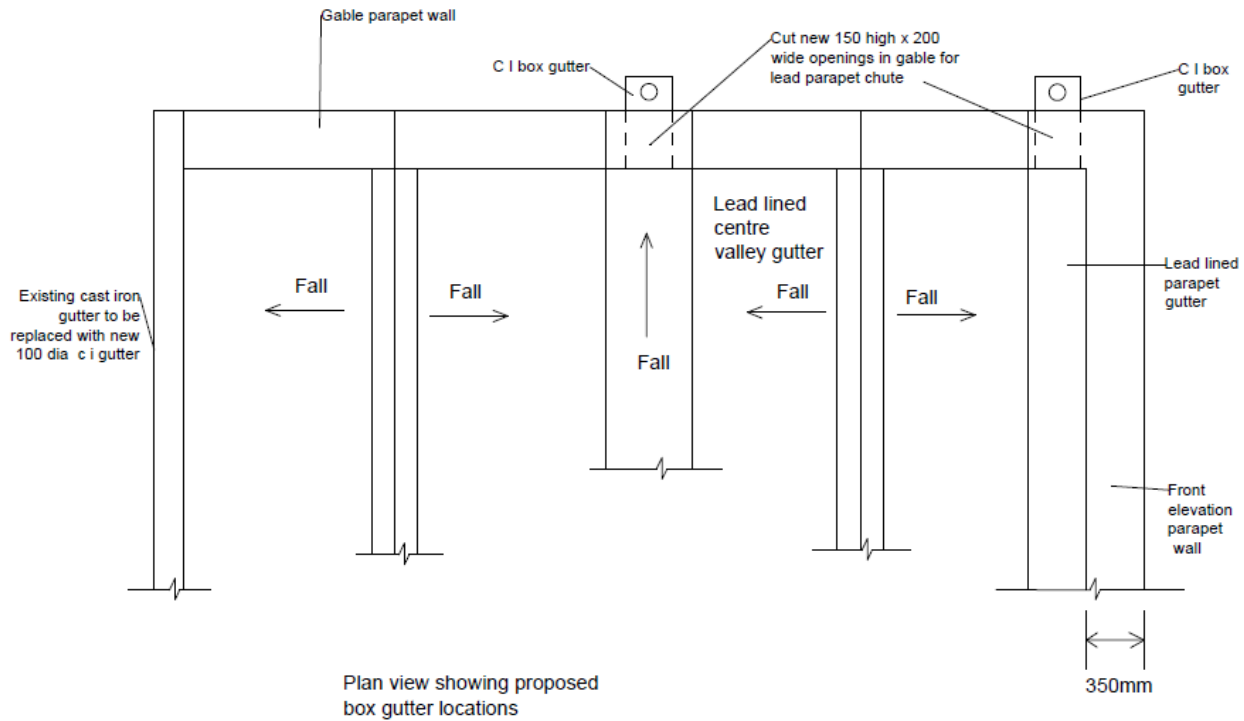
Side elevation/gable end (south-west) – proposed



Gutter & hopper (proposed)



Roof plan (proposed)



Key planning matters

- The impact of the proposed scheme on the significance of the listed buildings.

Summary of recommendation

- The scheme will not be detrimental to the significance of the listed buildings as their architectural and evidential value will remain.
- Recommend – approval.

December Planning Committee

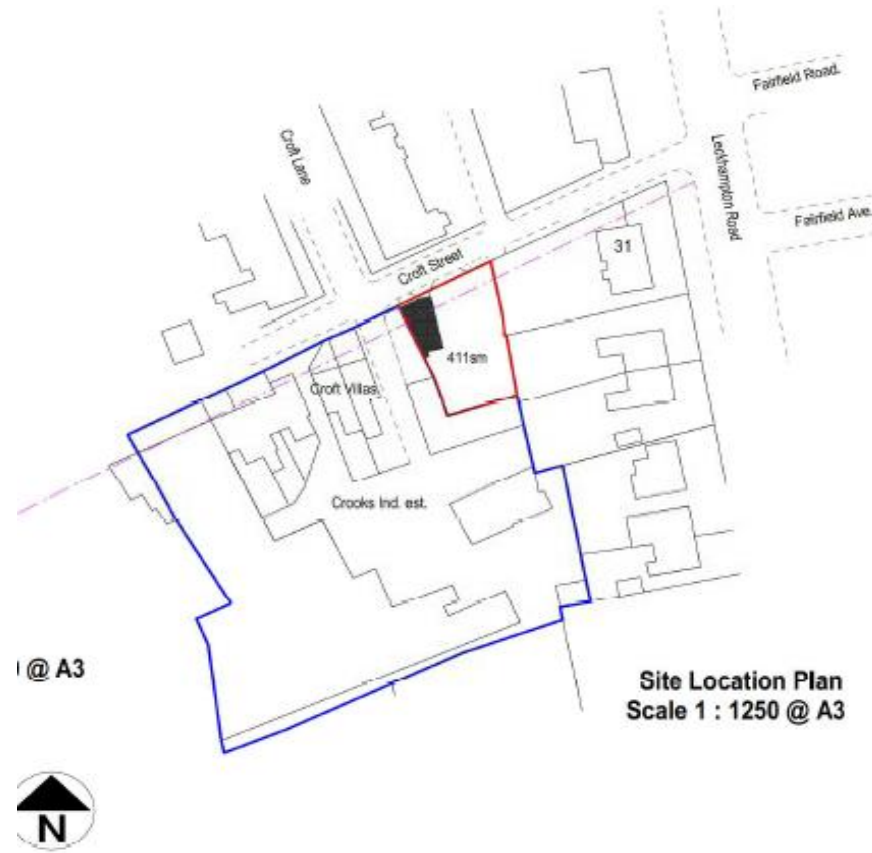
17th December 2020

20/01031/FUL – Crooks Industrial Estate

Proposed works:

Construction of 2 dwellings fronting Croft Street including new access and associated external works

The application is at planning committee at the request of Councillor Cooke due to neighbouring concerns. Concerns have also been raised by the Architects Panel.



Site Location Plan

20/01031/FUL



Aerial photo of site



Street View photo from Croft Street looking towards site

20/01031/FUL



Street View photo of site



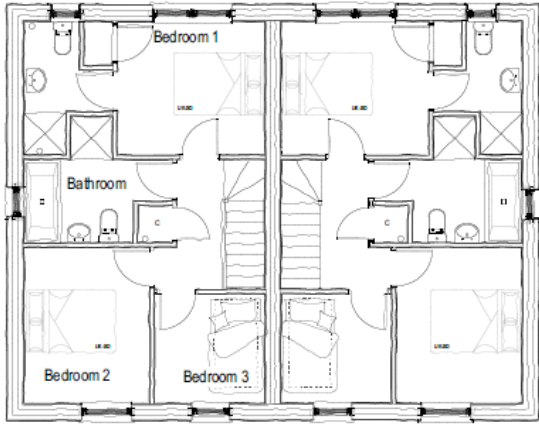
Street View looking west towards site



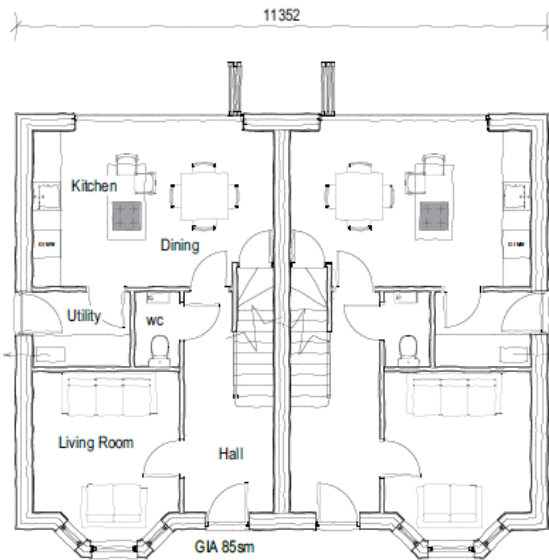
Proposed block plan

20/01031/FUL



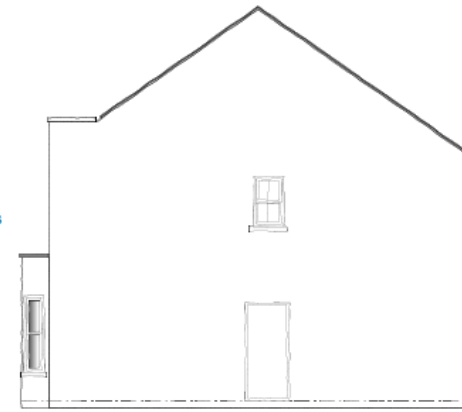


First Floor Plan

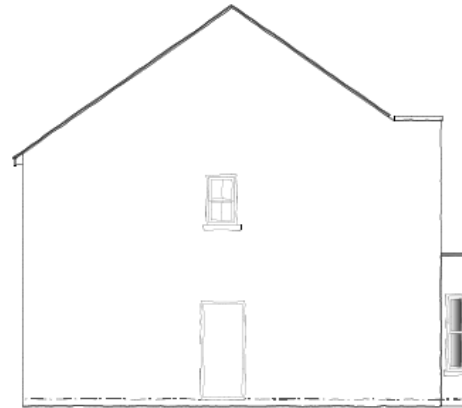


North Front Elevation

arrow head metal railings
bottom rail to cast stone plinth



East



West



South

Materials

Roofing : Blue / Black Slates

Wallings : Coloured Render

Steve Mitchell Building Design

2 Court Orchard,

Key Planning Matters

- Principle
- Design
- Impact on neighbouring amenity
- Highways

Summary of Conditions

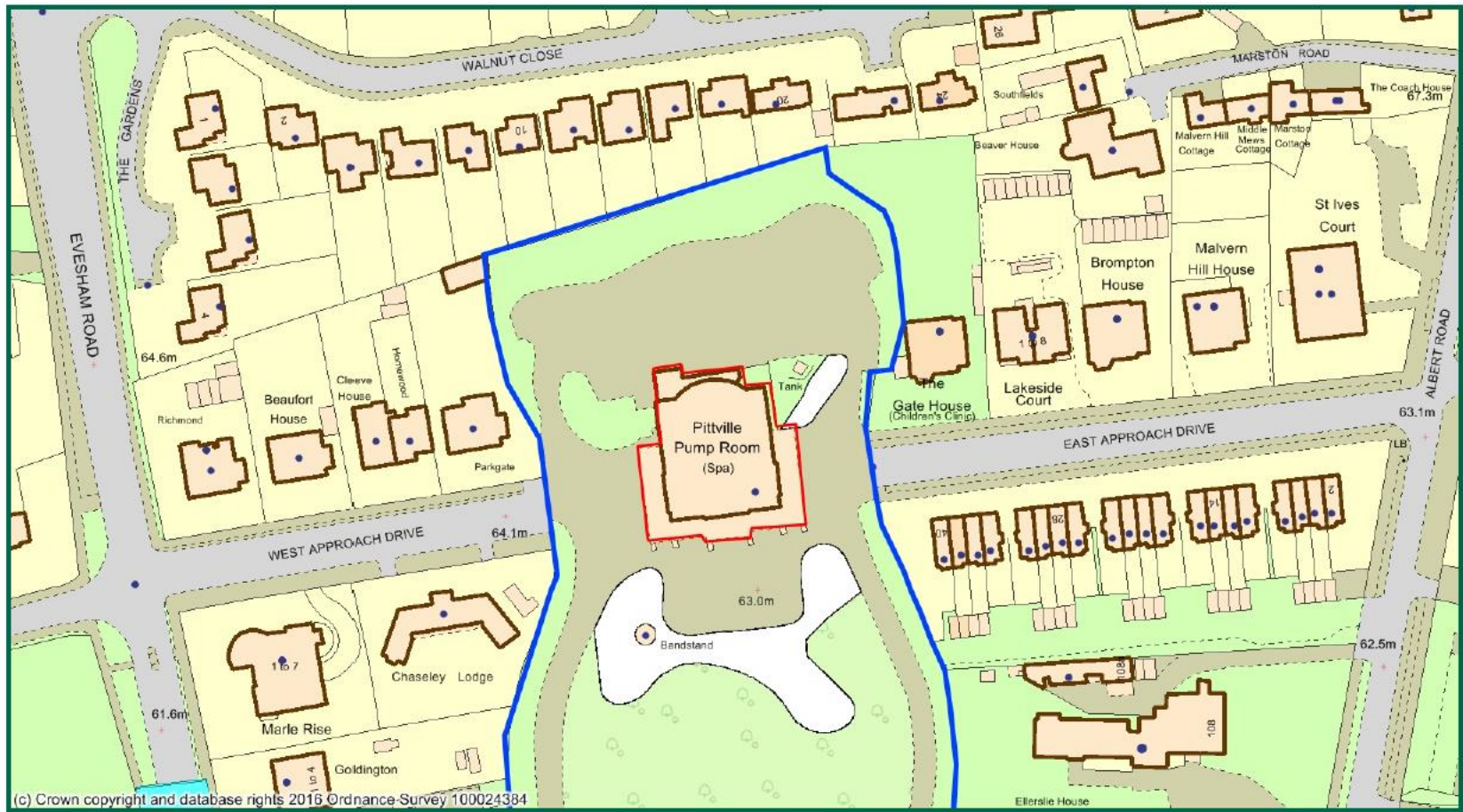
- Time
- Approved plans
- Submission of materials
- Parking and turning to be provided prior to occupation
- Submission of landscaping scheme
- Hedge Protection Plan
- Construction Method Statement

Pittville Pump Room
East Approach Drive
Cheltenham

20/01702/LBC

Investigative survey to open up three
sections of the balcony

Site location plan



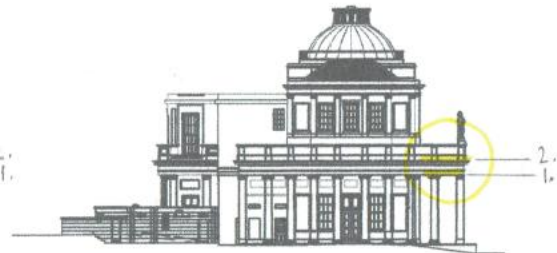
Front Elevation



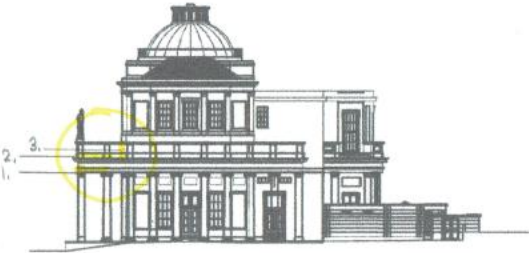
Elevations



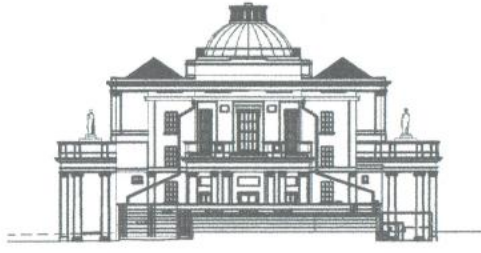
Front Elevation



West Elevation



East Elevation

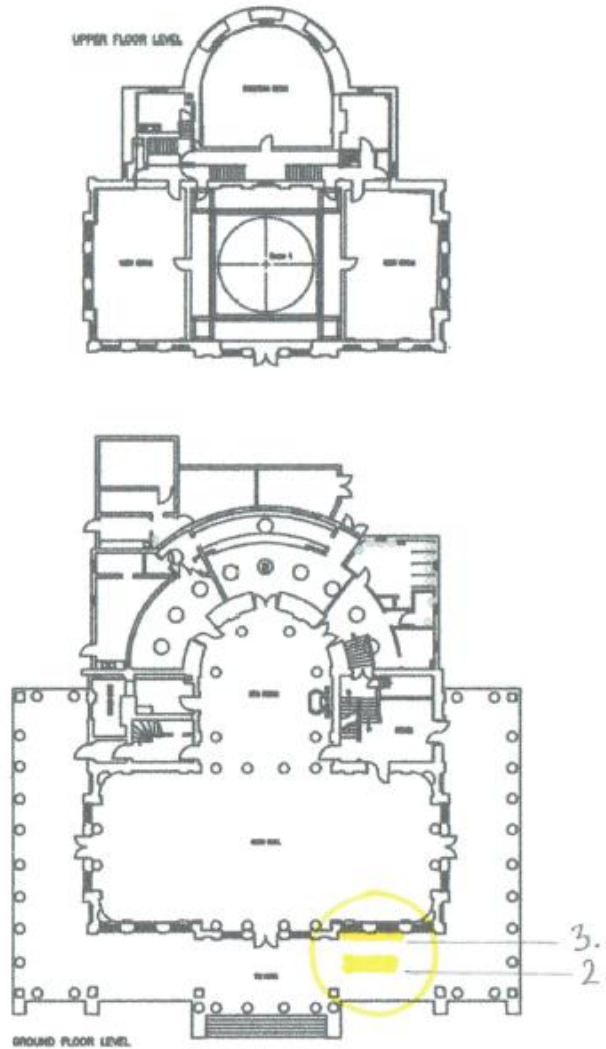


North Elevation

OPENING UP OF 3 SECTIONS:

- 1. UNDERSIDE OF PORTICO
- 2. A SMALL PART OF BALCONY DECK
- 3. THE EDGE BETWEEN BALCONY ROOF AND WALL TO MAIN BUILDING

Floor Plans



Key planning matters

- The impact of the proposal on the significance of the grade II* listed building and the wider setting of the grade II listed park and garden.

Summary of recommendation

- Temporary opening up works are necessary to establish the extent of damage related to water ingress. The works do not affect historic fabric.
- The works will sustain significance of the heritage assets as their architectural and historic significance will remain.
- **Recommendation:** grant with conditions.
- Works to address the damage related to water ingress will be subject to a separate listed building consent application.