

BT, ORIEL ROAD

20/01680/FUL

20th January 2021

PHOTOGRAPHS OF THE SITE



PHOTOGRAPHS OF THE SITE

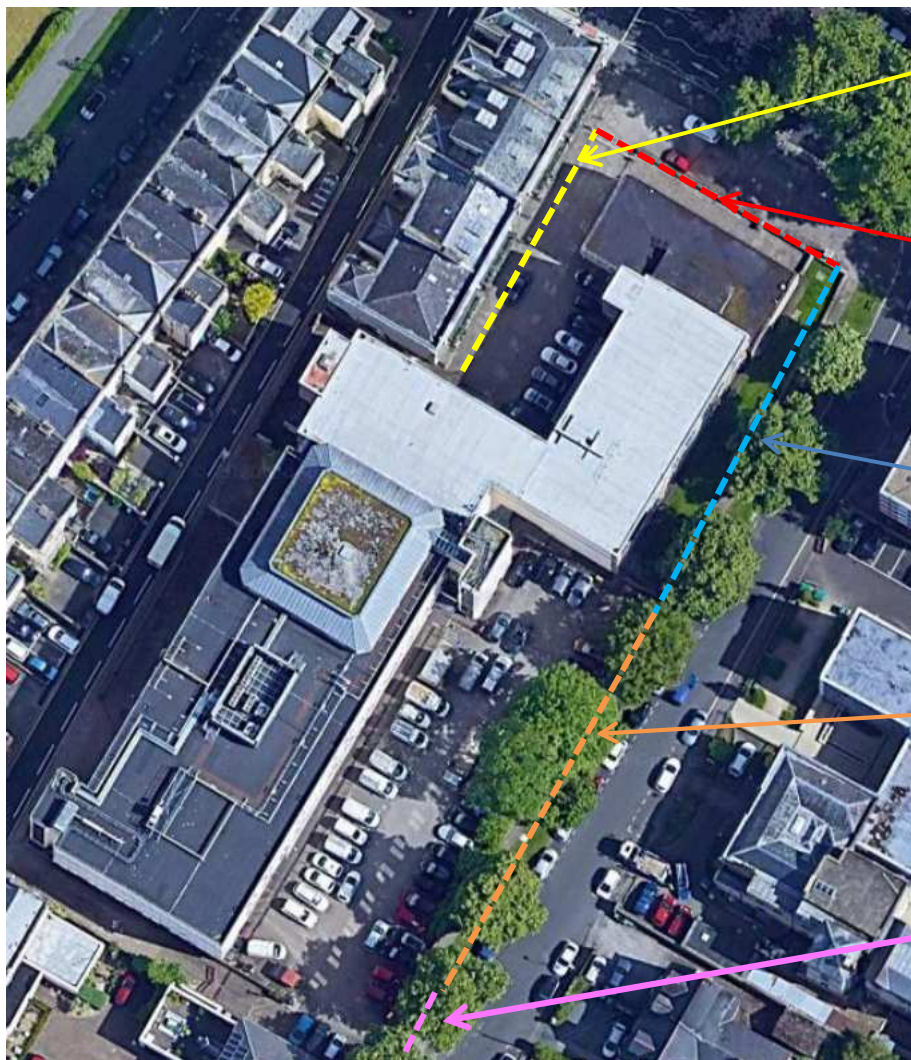


EXISTING DROP BARRIER
FACING ORIEL ROAD



EXISTING SLIDING GATE
FACING VITTORIA WALK

SITE PLAN



1.2M HIGH RAILINGS – HISTORIC DESIGN

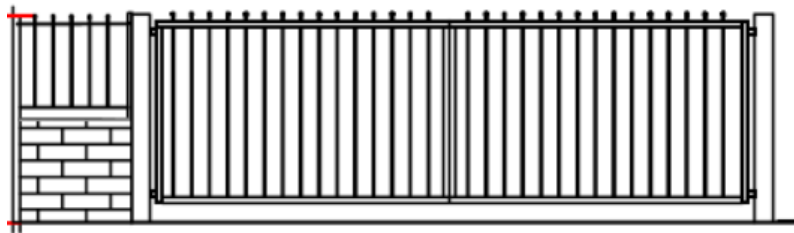
1.7M HIGH BRICK WALL WITH RAILINGS
ATOP AND SLIDING GATE FOR VEHICLE
ACCESS

1.7M HIGH BRICK WALL WITH RAILINGS
ATOP AND PEDESTRIAN GATE

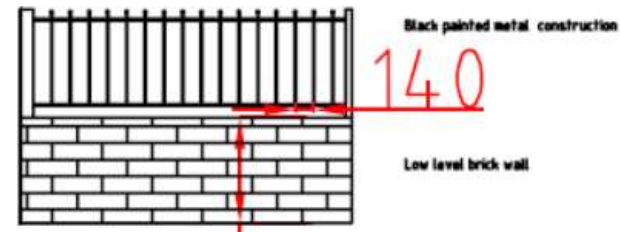
THIS IS EXISTING BRICK WALL WHICH WILL
BE RETAINED

EXISTING SLIDING GATE TO BE REPLACED

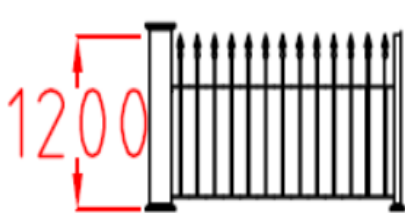
ELEVATIONS



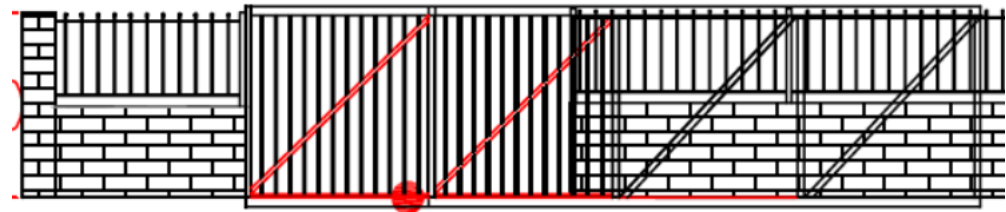
1.7m High Sliding Gate with Finials
Facing Oriel Road



1.7 High Brick Wall With Railings Atop – With Finials
Facing Oriel Road



1.2m High Railings – Historic Design
Facing Wolseley Terrace



1.7m High Sliding Gate – Facing Vittoria Walk

DETERMINING ISSUES

- Design – In relation to the impact on the wider historic environment
- Impact on Wider Street Scene
- Impact on Neighbouring Amenity
- Highways Safety

CONDITONS

- Standard time condition
- Approved Plan condition
- Design Details – including materials, colour, method of construction.

This page is intentionally left blank

Edge Hill – Kidnappers Lane

20/01882/FUL

January Planning Committee

Photographs of Edge Hill



AERIAL IMAGE OF APPLICATION SITE



FRONT (PRINCIPAL) ELEVATION

Photographs of Edge Hill



REAR ELEVATION OF THE DWELLING



STREET SCENE FACING EAST

PROPOSED ELEVATIONS

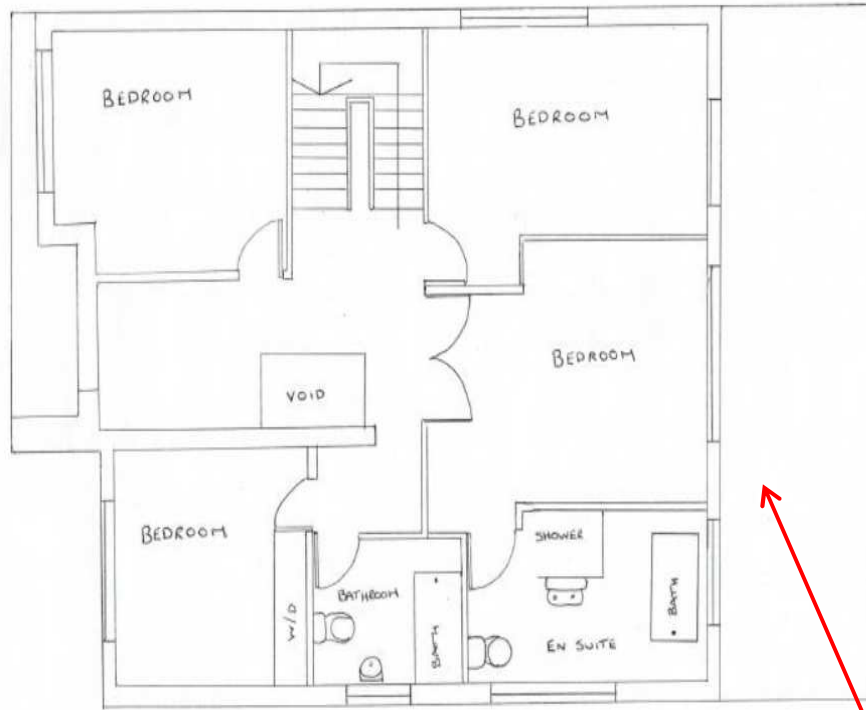
HIGH LEVEL
WINDOW



RESTRICTIVE USE
CONDITION



PROPOSED FLOOR PLANS



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SINGLE STOREY EXTENSION

SURROUNDING PROPERTIES



PROPERTY OPPOSITE THE
APPLICATION SITE



ADJACENT PROPERTY TO THE
WEST

DETERMINING ISSUES

- Design and Layout – in relation to the wider locality of the surrounding area
- Impact on the street scene – in relation to its character and appearance
- Impact on neighbouring amenity

CONDITIONS

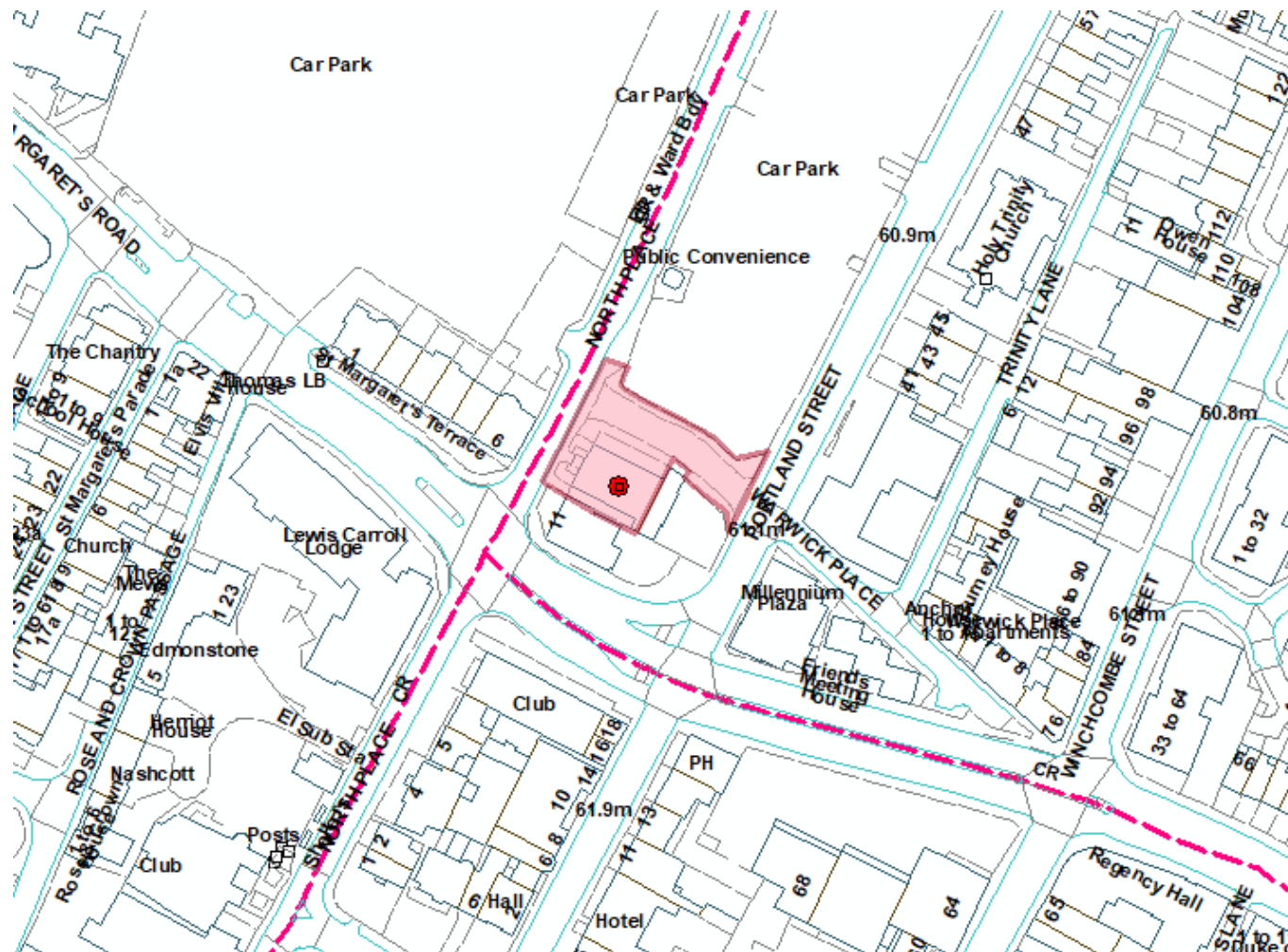
- Standard time condition
- Approved plans condition
- Obscured windows to bathrooms
- Restricted use of the flat roof to the single storey extension

Chapel Spa, North Place

20/01997/FUL & LBC

Change of use of existing spa (Use Class D1) to
8no. apartments (Use class C3) with associated internal
and external alterations

Site location plan



Images of the exterior of the building



Images: Google Street View

Application No: 20/01997/FUL &

Existing elevations

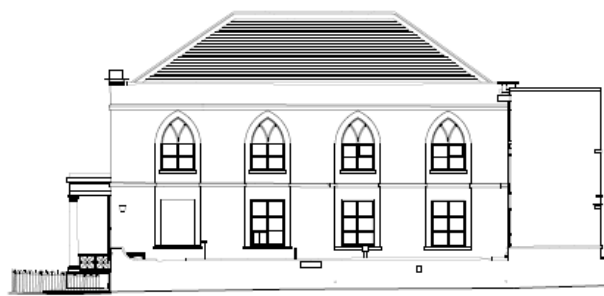
Proposed elevations



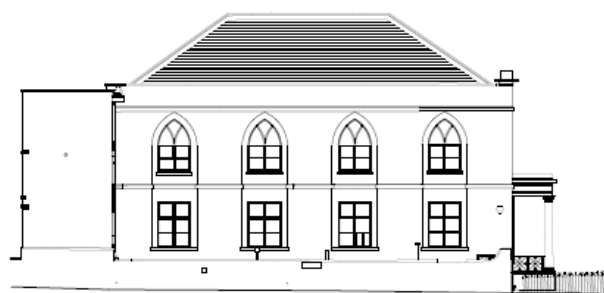
EXISTING FRONT ELEVATION



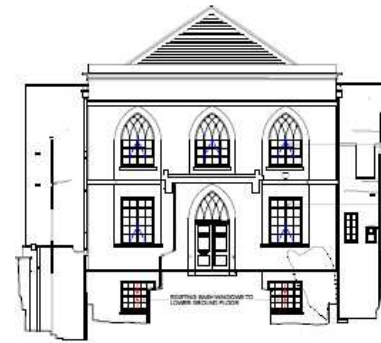
EXISTING SIDE ELEVATION



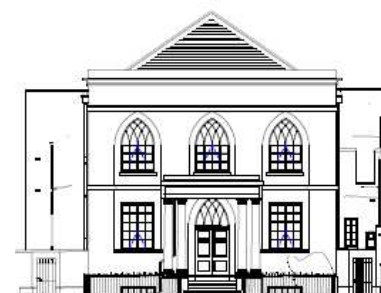
EXISTING SOUTH WEST ELEVATION



EXISTING NORTH EAST ELEVATION

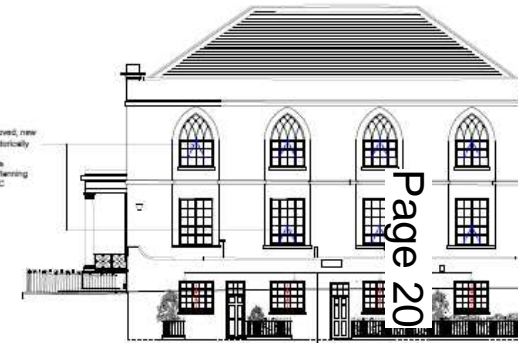


EXISTING REAR WEST ELEVATION

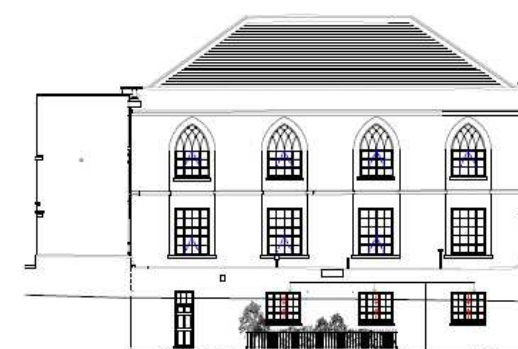


EXISTING REAR EAST ELEVATION

Existing modern windows to be removed; new double glazed timber windows to be installed, incorporating top-hung opening lights. Windows as approved under CDM Planning Ref: 20/01197/01 & 20/01197/02.



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

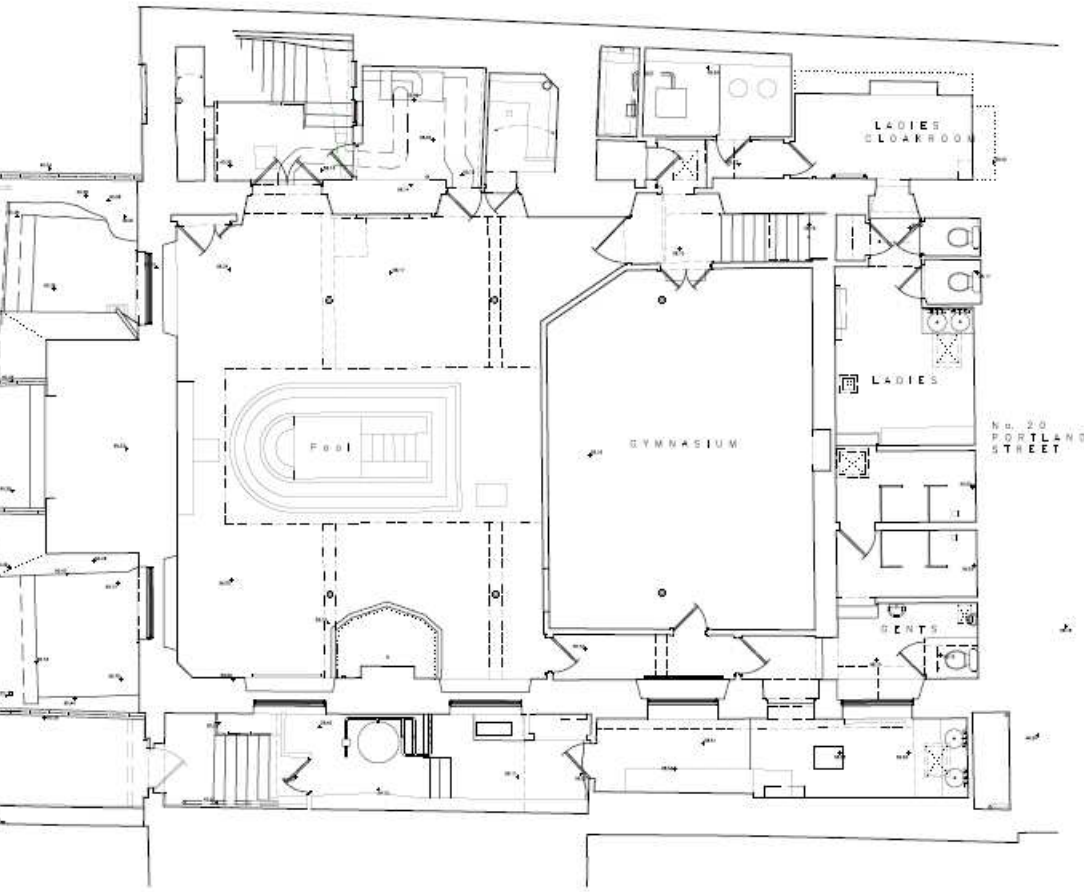
Photos of the interior of the building



Photos of the interior of the building

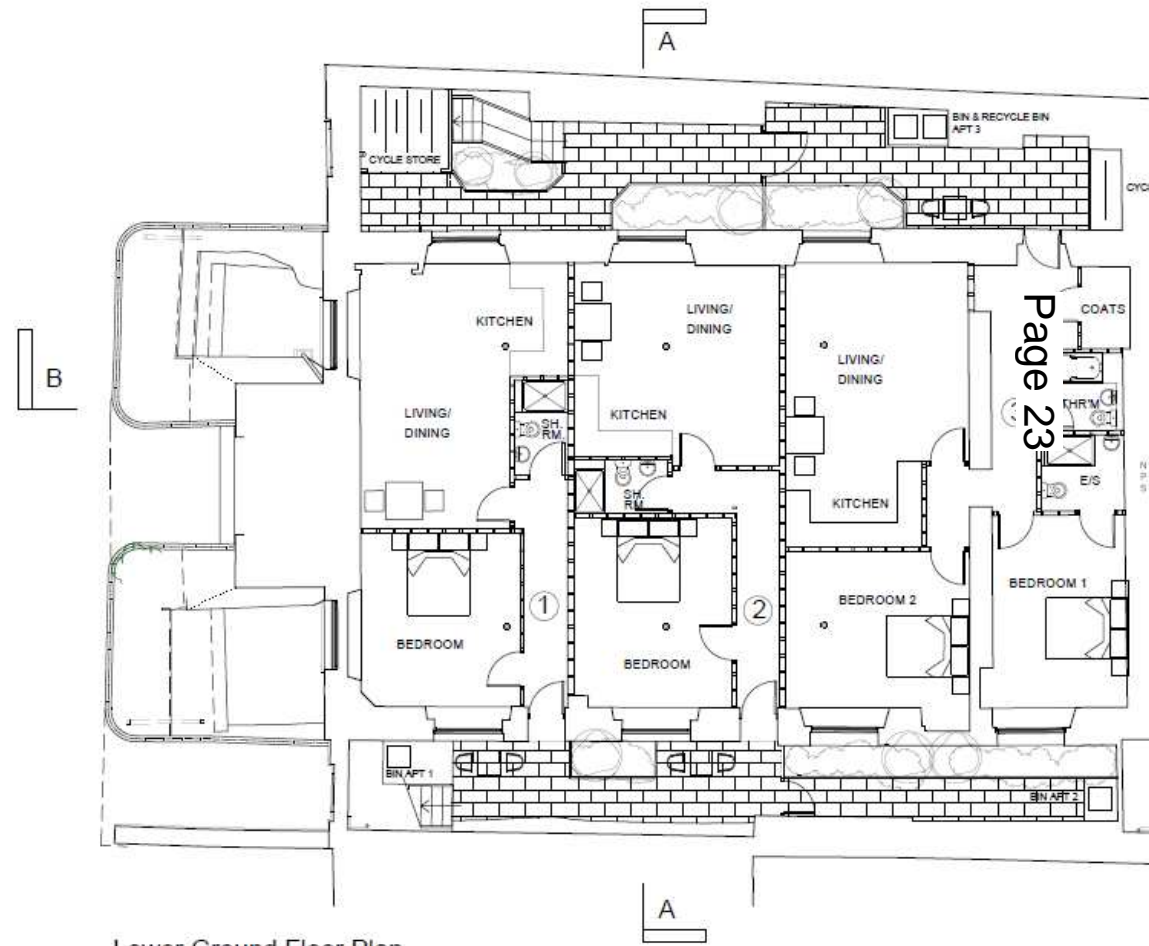


Existing basement floor plan



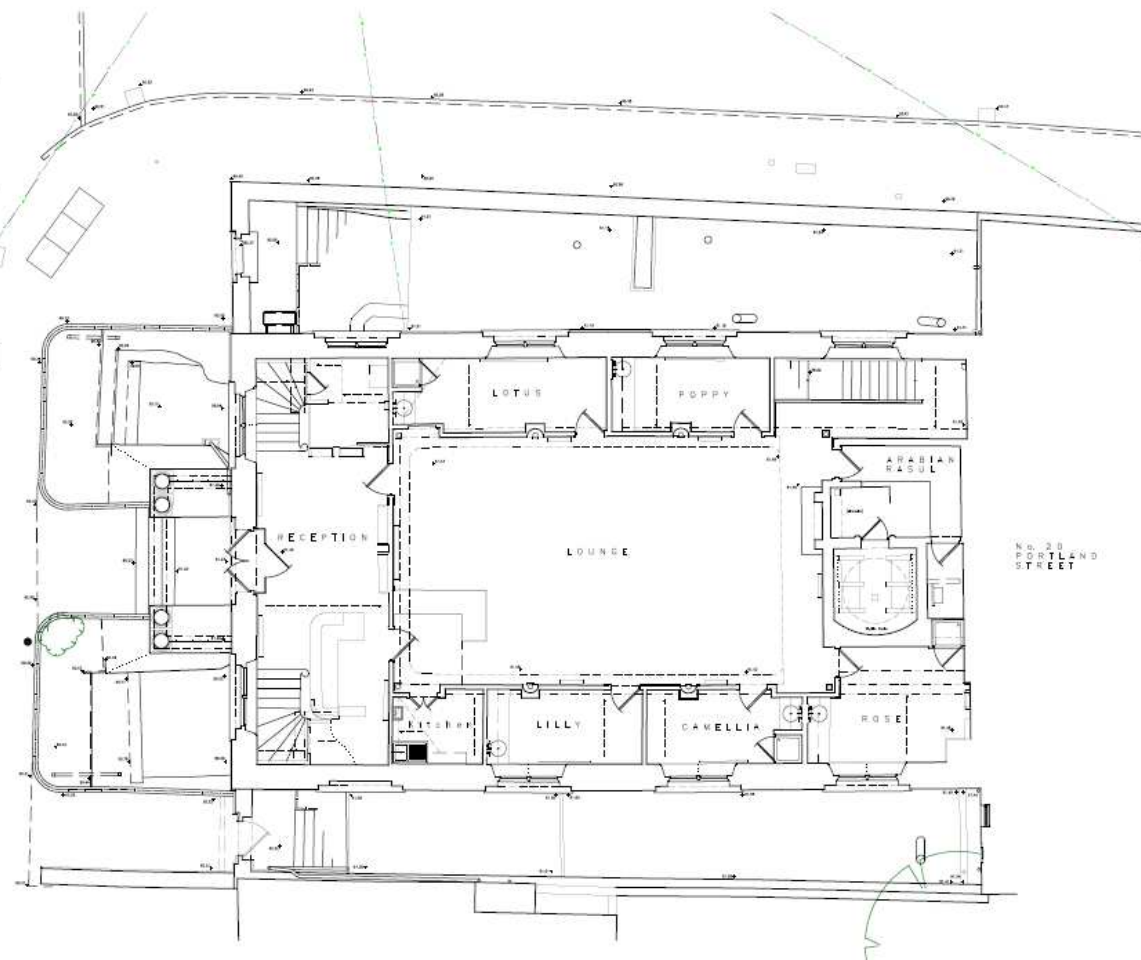
nd Floor Plan

Proposed basement floor plan

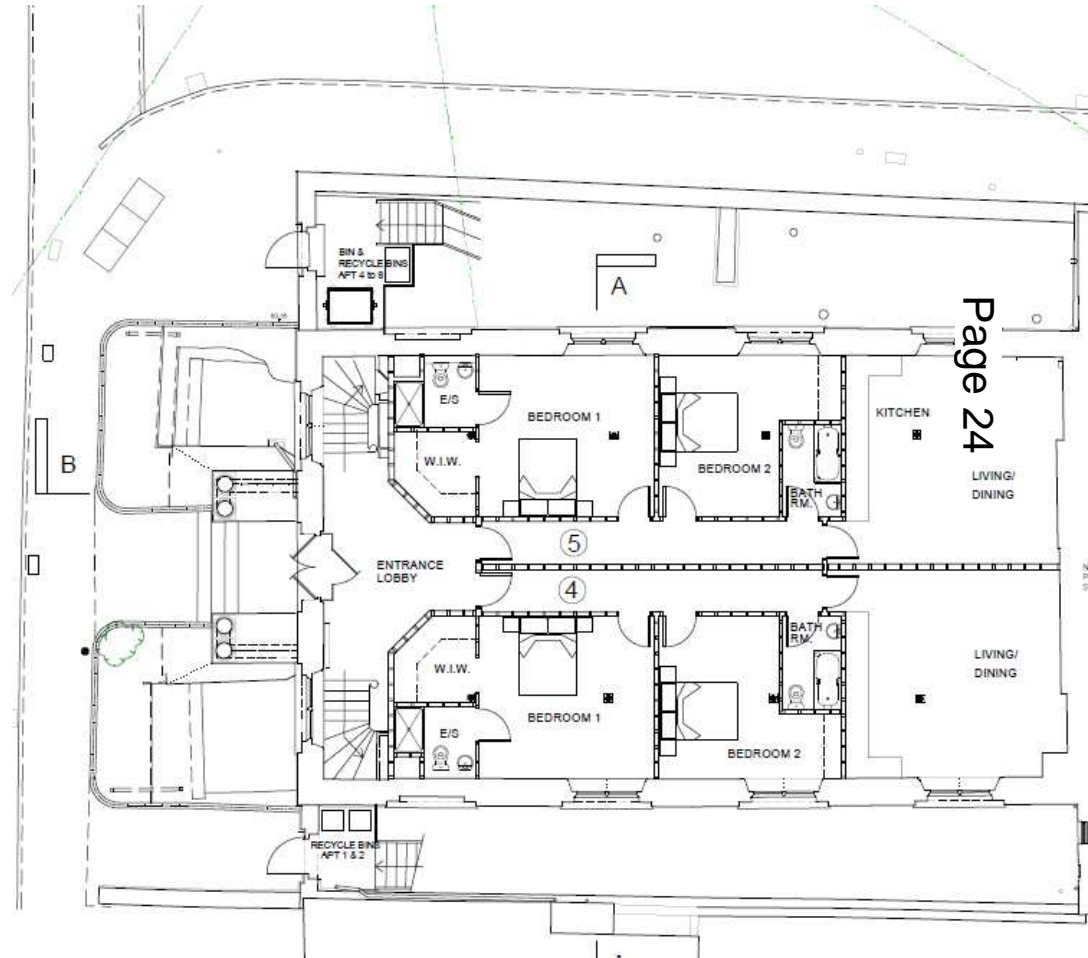


Lower Ground Floor Plan

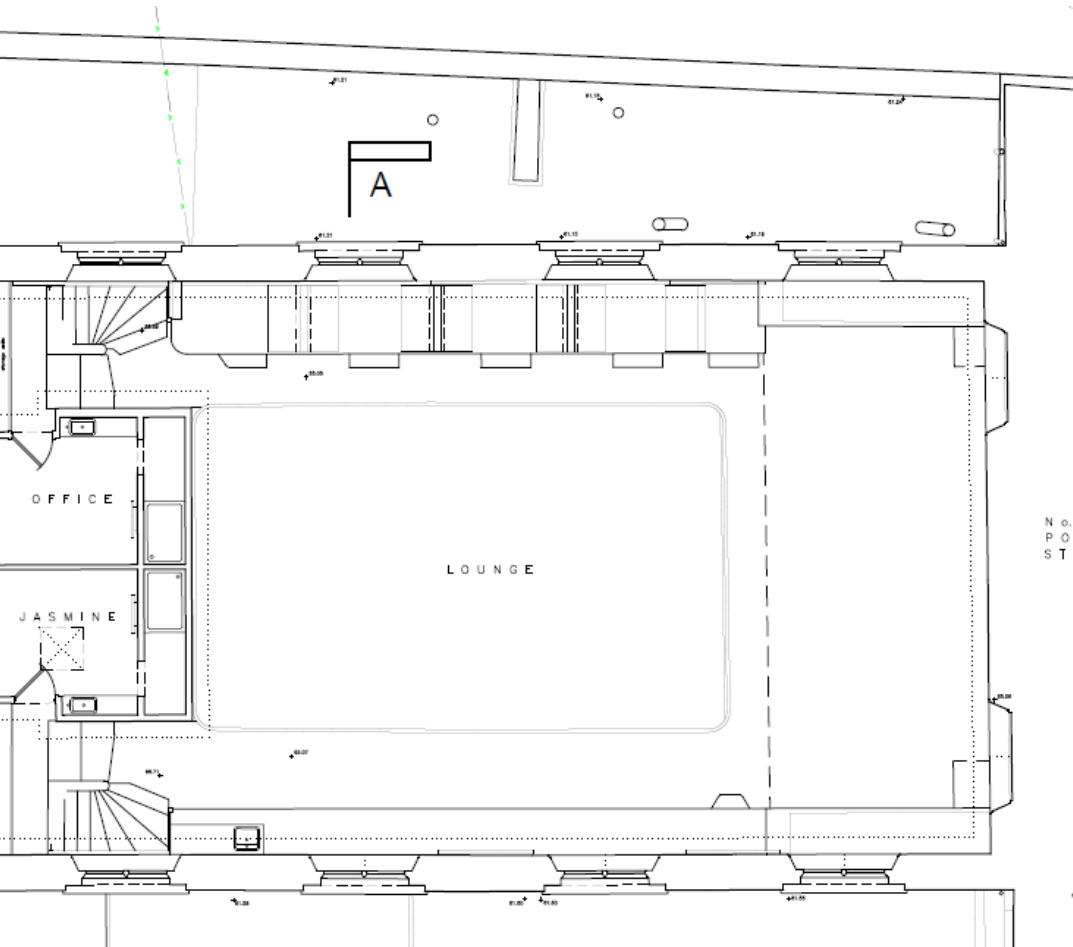
Existing ground floor plan



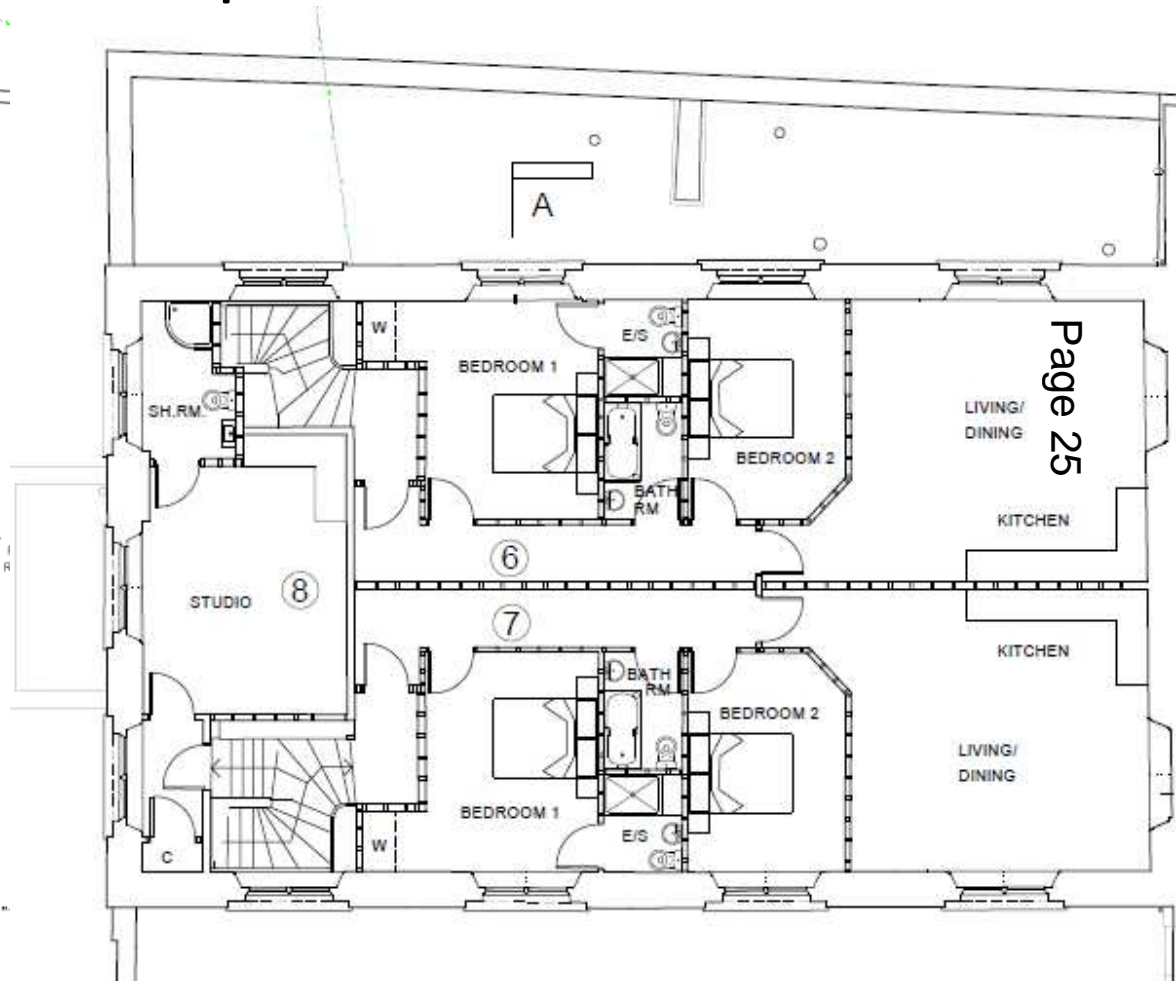
Proposed ground floor plan



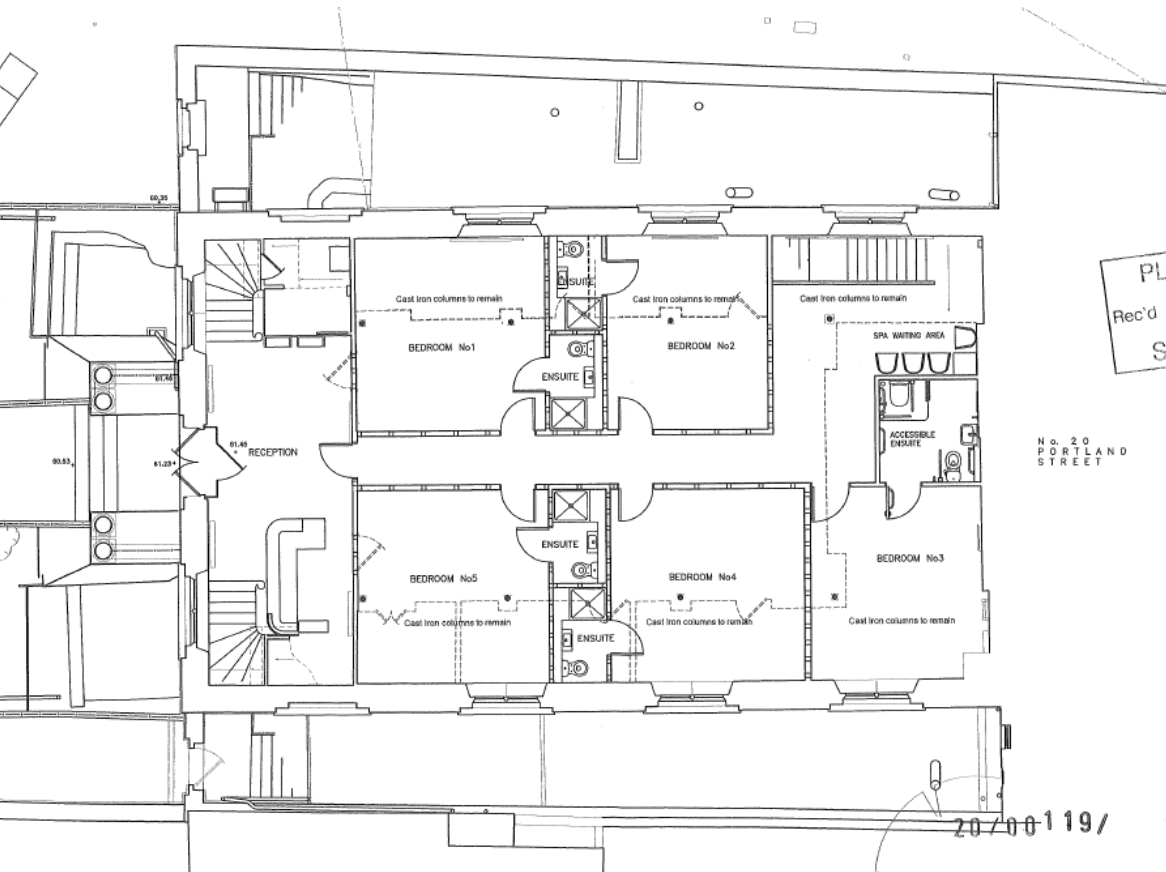
Existing first floor plan



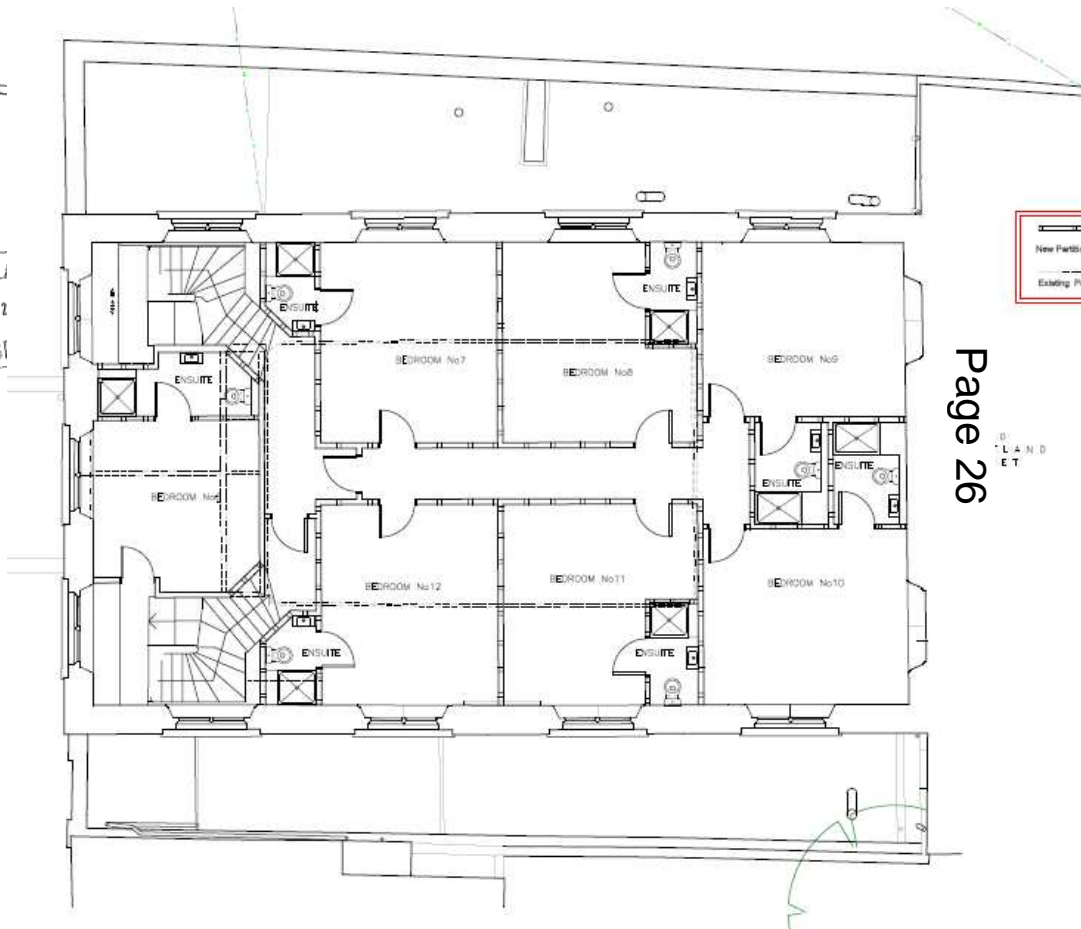
Proposed first floor plan



Previously approved floor plans

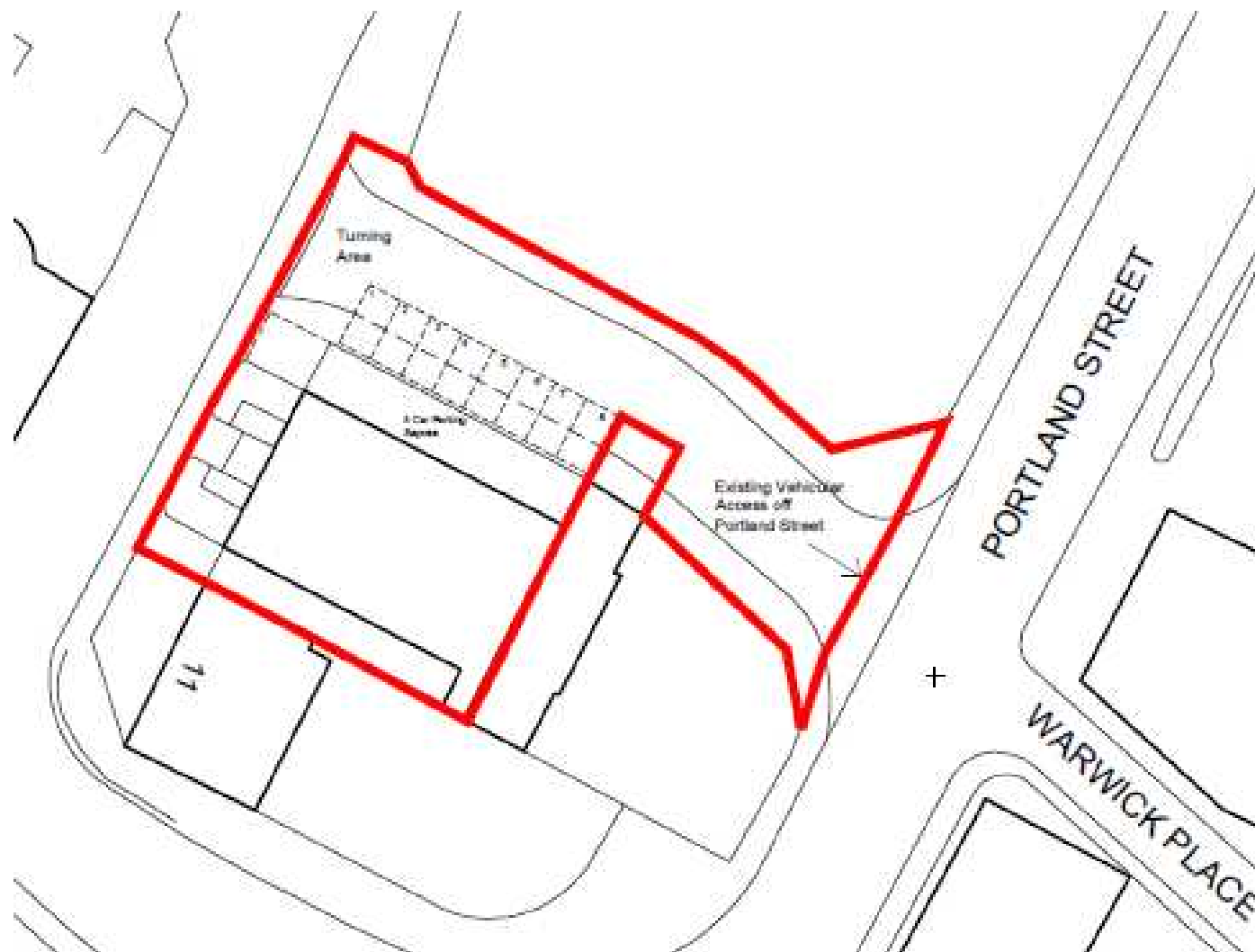


Second floor



First floor

Parking provision



Key Planning Matters

- Principle of a change of use to residential
- Impact on Listed Building – optimum viable use?
- Highway impact

Summary of officer recommendation

The general principle of a change of use of the building is supported; however, the proposed use would result in less than substantial harm to a designated heritage asset and this harm must be therefore weighed against the public benefits of the proposal.

With this balancing exercise in mind, officers are satisfied that the proposed use is now the optimum viable use for the building and it can be concluded that the public benefits of the proposal would outweigh the less than substantial harm to the listed building. The change of use for residential purposes will make a small but valuable contribution to the housing stock within the borough.

The recommendation is to grant both planning permission and listed building consent.

This page is intentionally left blank

January Planning Committee

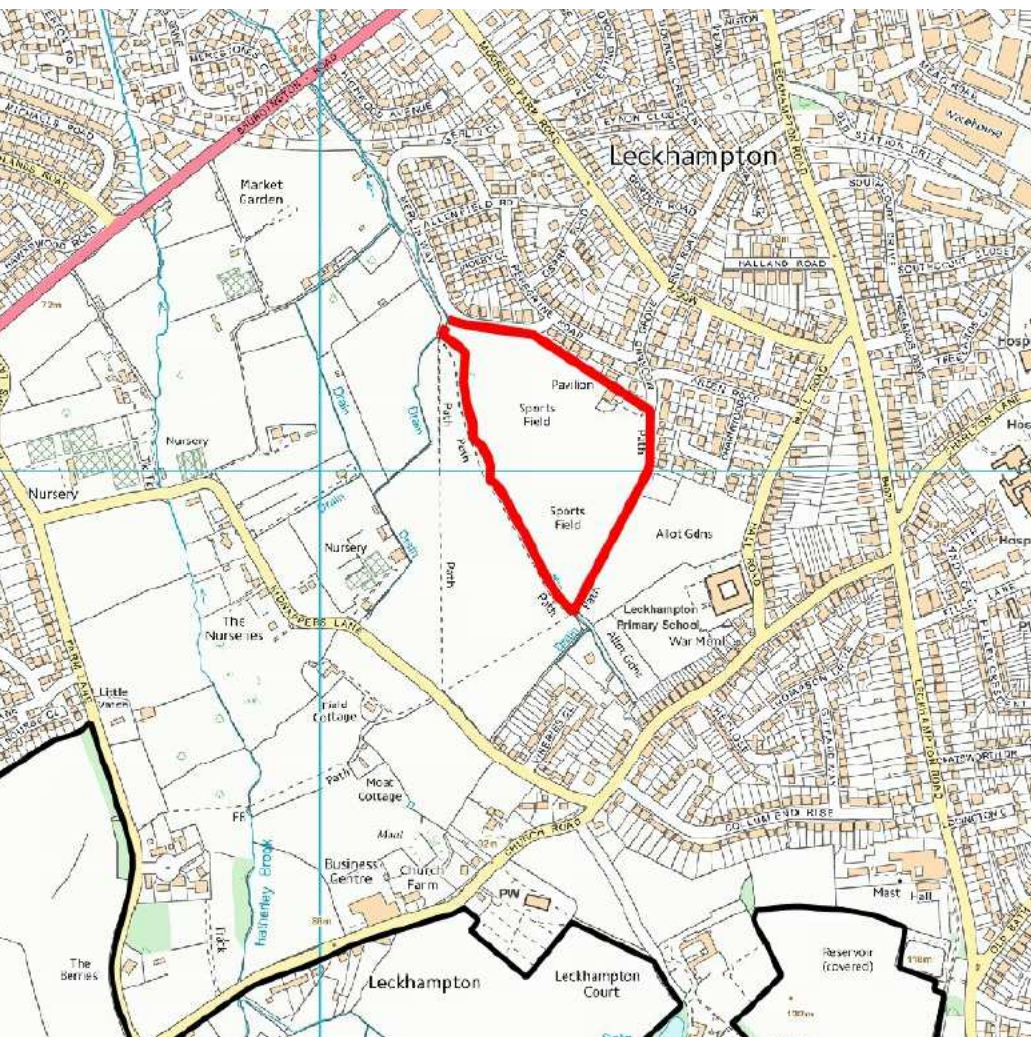
21st January 2021

20/02028/FUL – Burrows Field

Proposed works:

Engineering works to improve and level playing surfaces

The application is at planning committee as the application is made by
and on behalf of Cheltenham Borough Council.

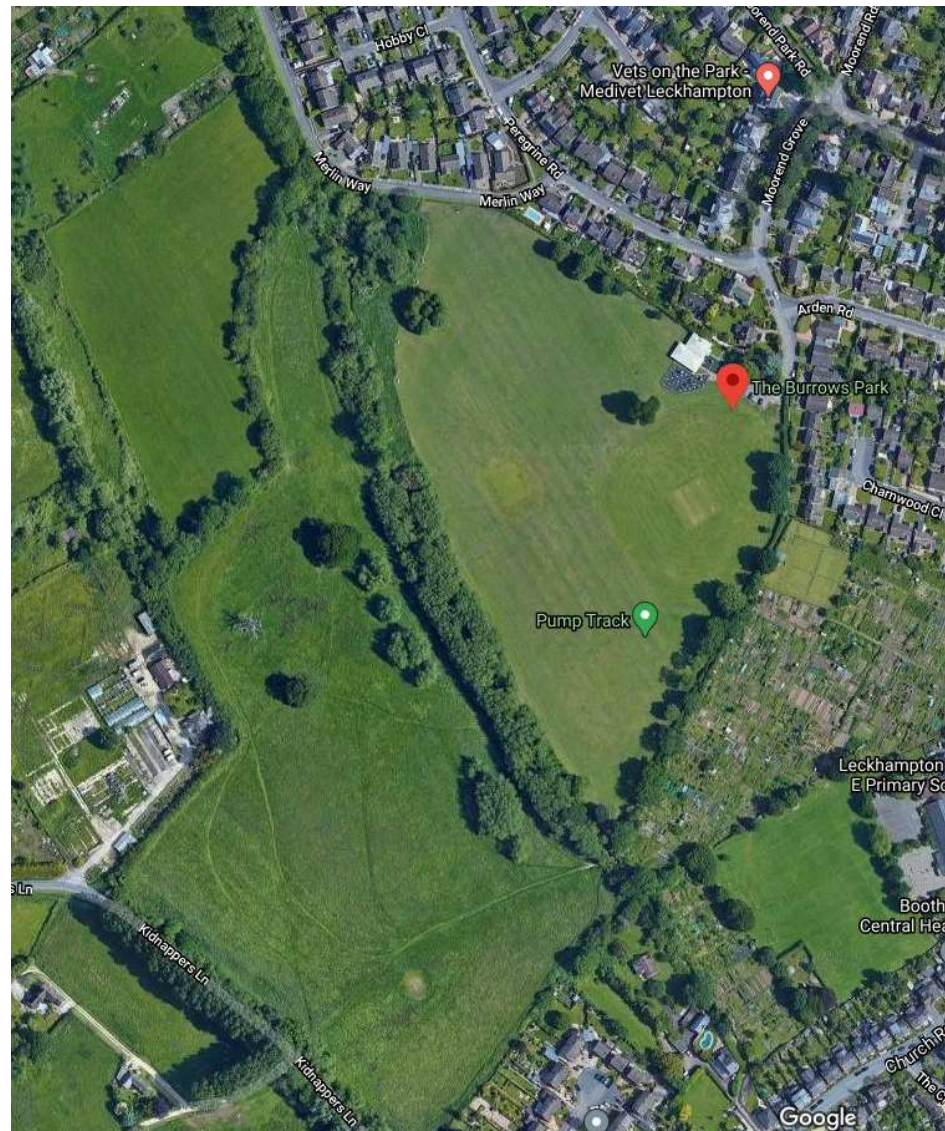


Site Location Plan



Block Plan

Aerial Photo





View from car park



View from BMX track

Pitch Layout and Drainage Design



20/02028/FUL

Key Planning Matters

- Principle of improvements to facility
- Design and layout
- Impact on Neighbouring property
- Highways and access
- Flooding and Drainage
- Ecology

Summary of conditions

Time

Approved plans

Ecological measures to be carried out

Tree Protection Plan

Construction Method Statement

Contaminated Land

This page is intentionally left blank

20/01655/FUL – Car Park, Synagogue Lane

Proposed works:

Provision of a temporary public, pay and display car park (forming an extension to an existing car park) for an additional period of 3 years (renewal of planning permission 15/00954/FUL)

The application is before planning committee because the applicant and principal landowner is Cheltenham Borough Council.



Site Location Plan



Site Layout

Photo 1



Photo 2



Key Planning Matters

- Consideration of the reasons put forward by the applicant for extending the use of the land as a temporary car park for a further three years
- Policy EM1 of the Cheltenham Plan
- Impact on highway safety
- Impact on neighbour amenity

Impact on the setting of neighbouring listed buildings and character of Conservation Area and flood risk were considered as part of the 2015 application

Summary of Conditions

- Time (limited to 21st Jan 2024)
- Approved plans
- No new structures or raising of land levels
- Submission of Flood Evacuation Plan

January Planning Committee

21st January 2021

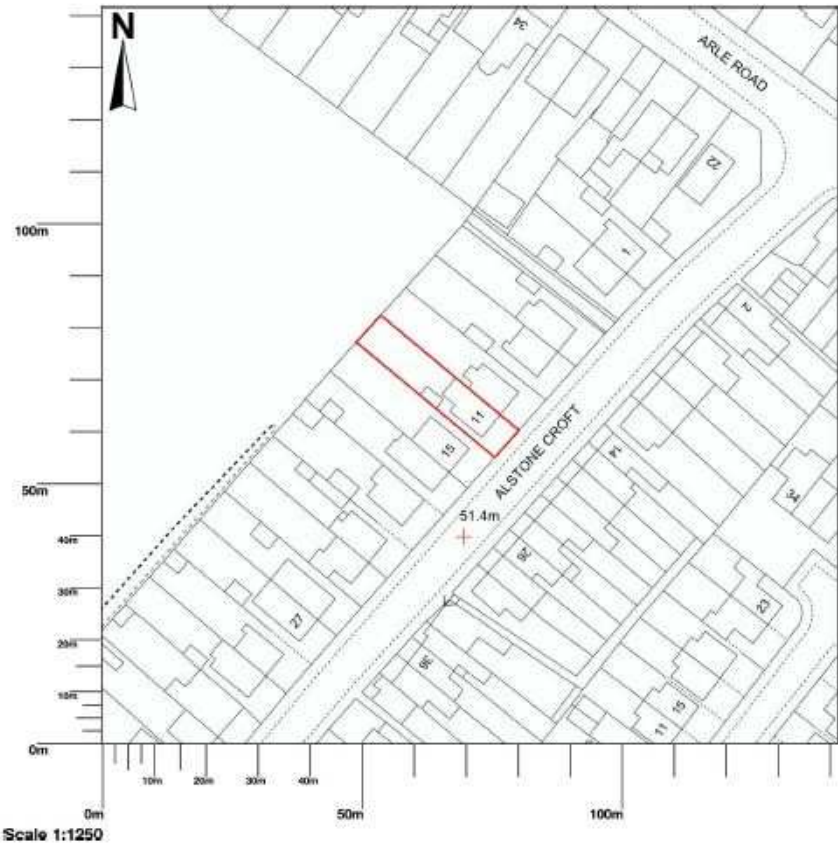
20/01972/FUL – 11 Alstone Croft

Proposed works:

Single storey rear extension

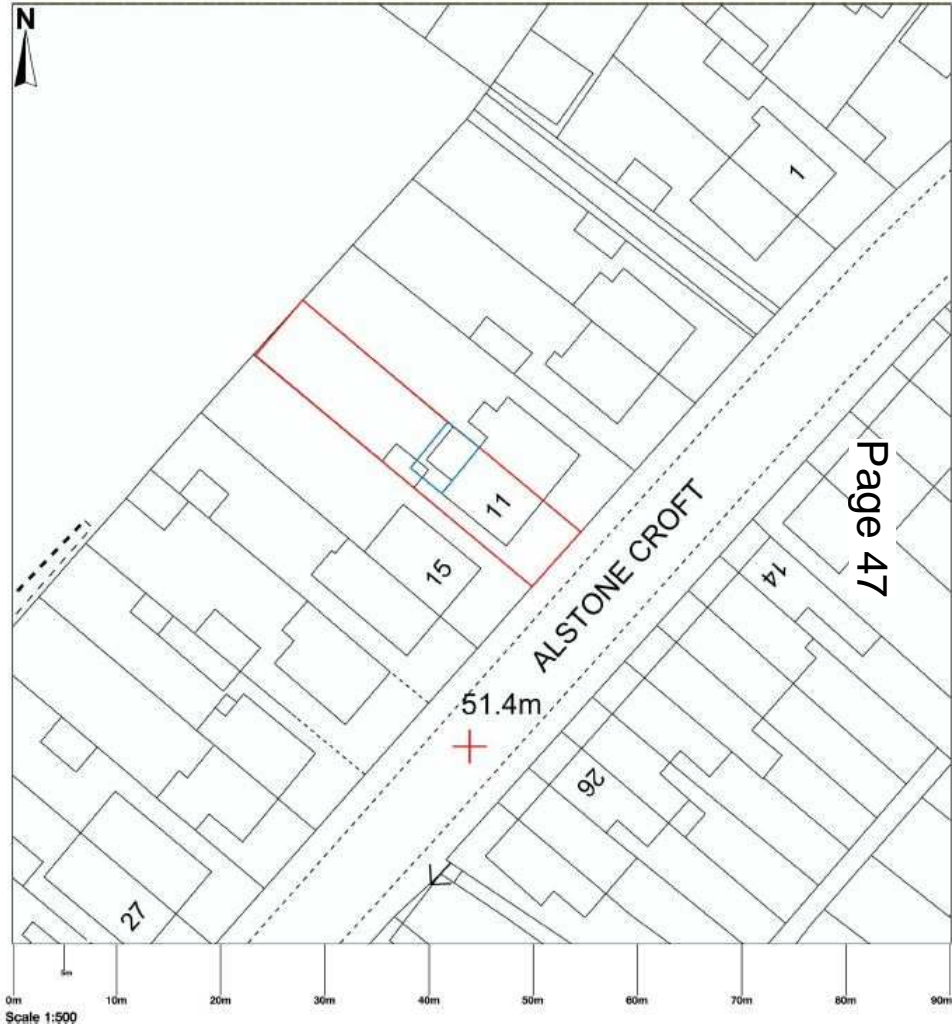
The application is at planning committee as the applicant works within the Environmental Health Team at Cheltenham Borough Council.

11 Alstone Croft, Cheltenham, GL51 8HB



Site Location Plan

11 Alstone Croft, Cheltenham, GL51 8HB



Proposed Block Plan

Photo 1



Photo 2



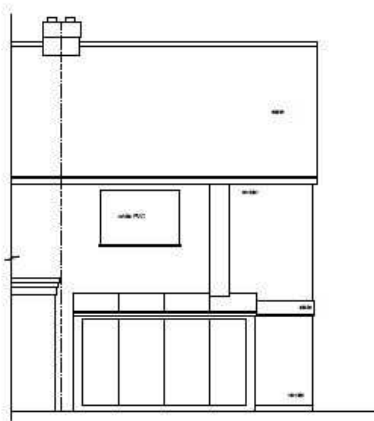
Photo 3



Page 48

Photos of application site

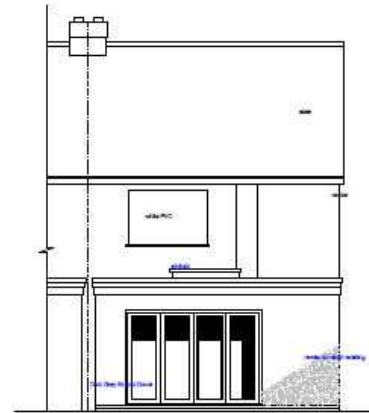
20/01972/FUL



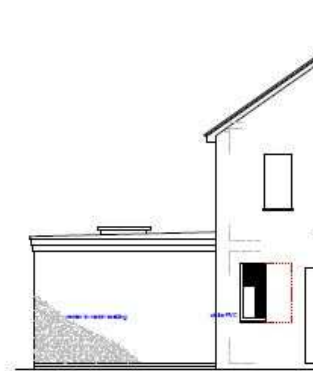
Existing Rear Elevation 1:50



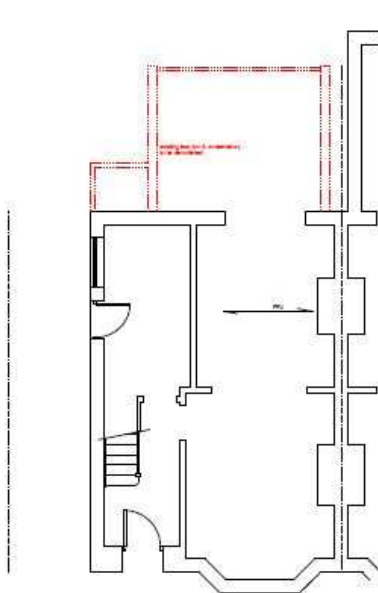
Existing Left Elevation 1:50



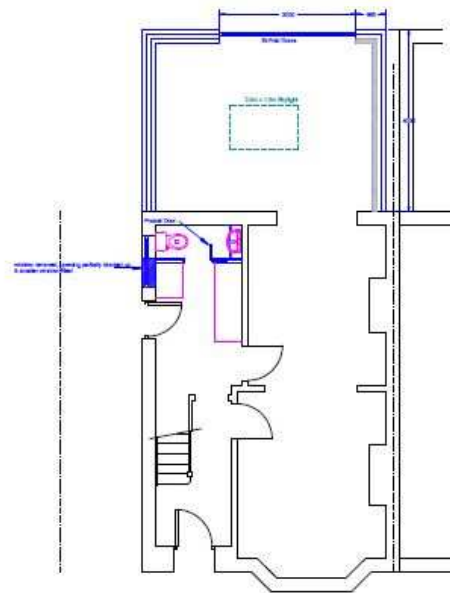
Proposed Rear Elevation 1:50



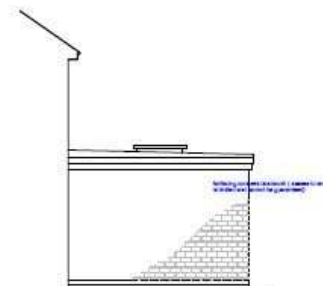
Proposed Left Elevation 1:50




Existing Ground Floor Plan 1:50
showing proposed demolition in red



Proposed Ground Floor Plan 1:50



Proposed Right Elevation 1:50
hidden by neighbour's extension

REVISION	DATE	DESCRIPTION
 <p>28 Waddon Road, Cheltenham, Glos. GL52 5NA TEL: 01452 327197</p>		
CLIENT: Laura Copestake		
PROJECT: 11 Alstone Croft, Cheltenham, GL51 8HB		
DRAWING TITLE: Proposed Rear Extension & Associated Works		
SCALE: 1:50	DATE: 17.11.2020	DRAWN BY: VJM
DRAWING NUMBER: 2020.070 Planning 01		REV

Key Planning Matters

- Design
- Impact on neighbouring amenity

Summary of conditions

- Time
- Approved plans