

APPLICATION NO: 13/02139/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 18th December 2013		DATE OF EXPIRY: 19th March 2014	
WARD: St Marks		PARISH:	
APPLICANT:	New Dawn Homes		
AGENT:	Mr Bevis Stanley		
LOCATION:	32 Church Road, St Marks, Cheltenham		
PROPOSAL:	Redevelopment of site comprising the erection of 6no. 1 bed apartments and 5no. 3 bed houses		

Update to Officer Report

1. OFFICER COMMENTS

This up date provides an up to date position on a number of issues which were raised in the committee report, to add clarification and to report additional responses.

1.1. Design

Paragraph 6.3 of the committee report states that amendments were being sought in respect of two elements of the scheme:

1. The western elevation of the northern block: Officers were looking for amendments which resulted in the greater articulation of this elevation. The architects have added from render detail to this elevation in an attempt to liven it up. Officers were hoping for a change which results in the breaking up of this flat elevation however the architects consider this element to be an appropriate 'end-stop' to the mansarded terrace. Bearing in mind the extant consent for a flat fronted block in this location it is not considered that the refusal of the application on this point could be sustained. As such, on balance this element of the proposal is considered to be acceptable.
2. Officers also asked the architects to recess the entrance on the south eastern block. This change has been made and this element is now considered to be acceptable.

1.2. Relationship between blocks

Paragraph 6.4 of the committee report makes reference to the relationship between the blocks at the rear. This has not been amended, however having regard to the oblique angle at which any overlooking may occur this is not considered to be significant. In any event the alternative is to have windows to primary rooms overlooking the Triumph car park which is not considered to be a desirable outlook.

1.3. Highways

Highways officers have been asked to comment specifically on the impact of the potential changes to the Tennyson Road junction (prohibited right turn) on the acceptability of the proposal. They have confirmed that the proposed scheme would not significantly impact upon the development and that their previous response still applies.

1.4. Environmental Health

The following consultation response has been received from Environmental Health:

Can I add the following comments and informative:

1. Condition: For the construction phase to be kept within the times of work as stated: "No construction work at the site is to take place outside the hours of 7:30am - 6:00pm Monday - Friday and 8:00am - 1:00pm Saturdays."

Reason: To protect the amenity of residents of nearby residential property

2. This proposal includes an amount of demolition of existing buildings, this will inevitably lead to some emissions of noise and dust which have a potential to affect nearby properties, including residential property. I must therefore recommend that if permission is granted a condition is attached along the following lines:

Condition: The developer shall provide a plan for the control of noise, dust, vibration and any other nuisances from works of construction and demolition at the site. The plan should also include controls on these nuisances from vehicles operating at and accessing the site from the highway. Such a plan is to be submitted to and approved by the Local Planning Authority before work commences on site.

Reason: to protect local residents

Informative:

It has been noted from the plans submitted with this application that ground floor flat in the block of 3 one bedroom flats in the west corner of the plot, is of a different lay out to the other two flats which will be built on top. The flats on the first and second floors are identical in lay out and therefore the bedrooms are above and below each other and the same for the living spaces. However, the layout of the flat on the ground floor has the living area in such a place that the first floor flats bedroom lies directly above it. A concern in this instance is that of noise transference from the ground floor flat living space adversely affecting the use of the first floor flat bedroom. This has been noted in the informative section to alert the applicant of this matter and for either alterations to be made to the layout of the ground floor flat or for thought to be given to the type and level of insulation required between the two dwellings.

Suggested condition 1 is considered appropriate and is now suggested as condition 17. Suggested condition 2 is essentially the same as condition 16 which was the wording recommended by the Inspector. It is recommended that the proposed informative be added.

1.5. Playspace

By way of further clarification on condition 14; officers can now confirm that the required play space contribution would be £3,136 and this would be put towards youth/adult provision.

2. CONCLUSION AND RECOMMENDATION

The recommendation is unchanged except for the amended and additional conditions and informative detailed below.

3. CONDITIONS (updated and new)

- 2 The development hereby permitted shall be carried out in accordance with drawing numbers 1238(SK)001, 002 (A), 003(A), 004(A), 005(B) and 006(A) received 17th December 2013 and 17th February 2014.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 17 For the construction phase to be kept within the times of work as stated: "No construction work at the site is to take place outside the hours of 7:30am - 6:00pm Monday - Friday and 8:00am - 1:00pm Saturdays."
Reason: To protect the amenity of residents of nearby residential property in accordance with local plan policy CP4.

INFORMATIVES:-

- 2 It has been noted from the plans submitted with this application that ground floor flat in the block of 3 one bedroom flats in the west corner of the plot, is of a different lay out to the other two flats which will be built on top. The flats on the first and second floors are identical in lay out and therefore the bedrooms are above and below each other and the same for the living spaces. However, the layout of the flat on the ground floor has the living area in such a place that the first floor flats bedroom lies directly above it. A concern in this instance is that of noise transference from the ground floor flat living space adversely affecting the use of the first floor flat bedroom. This has been noted in the informative section to alert the applicant of this matter and for either alterations to be made to the layout of the ground floor flat or for thought to be given to the type and level of insulation required between the two dwellings.