

APPLICATION NO: 13/02143/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 18th December 2013		DATE OF EXPIRY: 12th February 2014	
WARD: Battledown		PARISH: Charlton Kings	
APPLICANT:	Mr Krish Pillai		
AGENT:	Mr RALPH GUILOR		
LOCATION:	282 London Road, Charlton Kings, Cheltenham		
PROPOSAL:	Demolition of existing dwelling and erection of two new dwellings		

Update to Officer Report

1. CONSULTATIONS

Heritage and Conservation

12th March 2014

Comments

1. The conservation area character appraisal document for Cudnall Street has identified the existing building as a neutral building.
2. The principle of demolishing the existing building is acceptable, subject to the form, mass, size, detailed design and location on the site of any replacement building(s).
3. The proposals are for two new large detached houses, with each property having four bedrooms, one dressing room and three bathrooms.
4. The proposed architectural style is flat roofed contemporary and the proposed proportions and style is acceptable.
5. However I am concerned about the impact of one of the houses, because it is proposed to be very close to the Ryeworth Road boundary.
6. This northern most house (ie plot 2) has a large footprint, resulting in a large form and mass, which in combination with its location on the site and its close proximity to the Ryeworth Road boundary, will result in its visual impact.
7. I do not accept that the current mature high hedge will be able to be retained during the site works, and such a suggestion is quite impractical.
8. The visual impact of this house on this part of the conservation area is inevitable with the site layout as proposed and with the large footprint of the building as proposed.
9. Obviously seeing buildings in conservation areas is not necessarily harmful. However this side of the Ryeworth Road has a spacious leafy semi-rural character, which also enhances the setting of the listed building on the opposite side of Ryeworth Road.
10. I suggest that the corner of this house is reduced and the building's footprint is reduced by the floor area of the family room on the ground floor and the rear

bedroom on the first floor. The suggested reduction in footprint will reduce the visual impact of the building and give more space for the desired retention of the existing hedge.

11. I have previously given informal comments expressing this concern.

CONCLUSION: please ask for revised drawings to address the above concern or refuse.

Refusal reason: The proposed new development by virtue of the height and location of the new building (plot 2) would harm the character and appearance of the conservation area. Accordingly, the proposals are contrary to sections 66(1) and 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990, national policy set out in the NPPF and PPS5 (Planning for the Historic Environment) and policies BE5, and CP7 of the Adopted Cheltenham Borough Local plan.

2. OFFICER COMMENTS

2.1 As detailed above, a formal comment has now been received from the conservation officer. This confirms that the style and proportions of the building are acceptable however expresses concern about the proximity of plot 2 to the Ryeworth Road boundary and the consequential visual impact. The comments express doubt regarding the viability of retaining the hedge and go on to suggest that house 2 should be reduced in size in order to allow the retention of the hedge.

2.2 Discussions have taken place with the Council's tree officer with regard to the likelihood that the hedge would survive bearing in mind the works proposed. His view is that Laurel hedges are especially hardy and that the works proposed would be unlikely to result in its demise. In any event he considers that it would be straight forward to bulk up the hedge with additional plants, or even successfully replace the hedge should that be necessary.

2.3 In any event the comments have been forwarded to the agent for comment and the following comments have been provided in response:

1. *We note that your conservation officer considers the contemporary design proposed on this site and the replacement of the existing dwelling with two detached houses to be acceptable*
2. *With regard to the comments made regarding the position of plot 2 and the existing boundary hedge, we draw your attention to the fact that the existing hedgerow is not protected within conservation area policies and could in fact be removed today without any approval.*

That having been said, it is not the applicants wish to have the hedge removed.

It is proposed to retain the hedge by means of driven sheet piles along the edge of the hedgerow which will retain the existing soil and root systems in place while the excavation for the dwelling for plot 2 takes place on the other side of the sheet piling. The ground levels will then be backfilled to the retaining walls built. Should any of the hedging be damaged or lost it will be replaced with mature planting to reinstate the hedgerow. We are sure your tree officer will recognise this as being achievable.

The corner of plot 2 has been already set in to increase its distance from the Ryeworth Road boundary.

3. *Because the ground level of plot 2 is approximately 1.5metres below Ryeworth Road the mass of the building facing Ryeworth Road is considerably negated and with the tall evergreen boundary hedging much of the building will be masked from Ryeworth Road. The building therefore will have a minimal impact on the conservation area.*

Please would you make these comments known to the planning committee?

2.4 Although the concerns of the conservation officer are acknowledged and understood, in the light of the advice which has been given by the tree officer and the explanation of methodology outlined by the agent it is not considered that a refusal could be sustained with relation to the impact of the building adjacent to Ryeworth Road given that this will be softened by the hedge.

2.5 The play space condition was omitted from the previous report and is therefore attached below.

3. CONCLUSION AND RECOMMENDATION

The assessment of the proposal and suggested conditions are unchanged from the original report.

4. CONDITIONS

- 13 Prior to the commencement of development, a scheme for the provision or improvement of recreational facilities to serve the proposed dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling(s) shall not be occupied until the approved scheme has been implemented.
Reason: To avoid any increase in the Borough's imbalance between population and the provision of outdoor play space and related facilities in accordance with Local Plan Policy RC6 relating to play space in residential development.