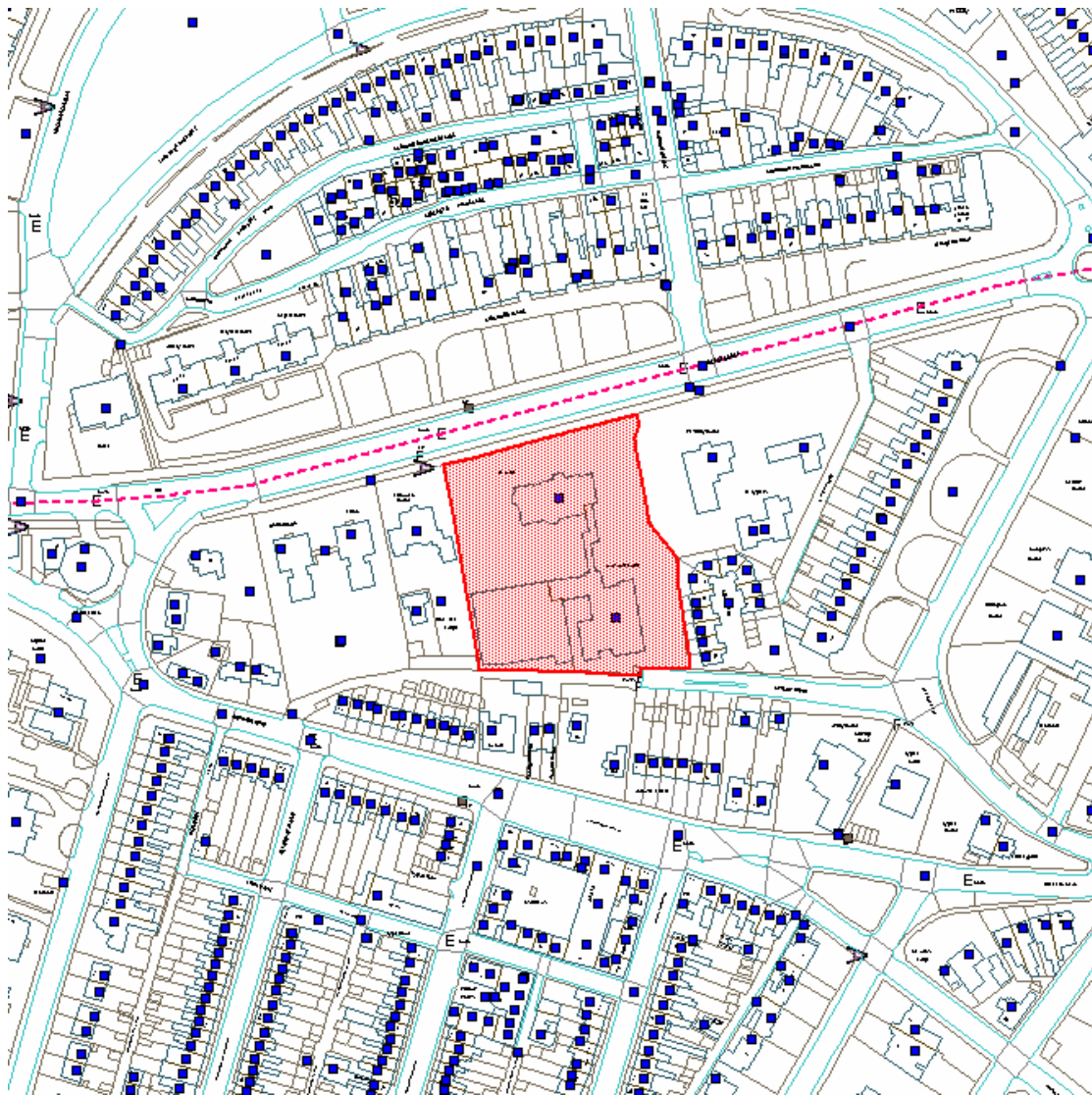


APPLICATION NO: 13/01501/FUL and LBC	OFFICER: Mrs Wendy Hopkins
DATE REGISTERED: 18th September 2013	DATE OF EXPIRY: 18th December 2013
WARD: Park	PARISH:
APPLICANT: Aspen Retirement Ltd	
AGENT: Tanner & Tilley Planning Ltd	
LOCATION: Cotswold Court, Lansdown Road, Cheltenham	
PROPOSAL:	Extra Care Development (Class C2) comprising alteration and conversion of Grade II Listed Building and erection of new linked 3 and 4 storey building to provide a total of 52 apartments and supporting facilities together with associated parking and access provisions. (Existing office building and sports hall to be demolished)

RECOMMENDATION: Recommendation at Committee



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application seeks to create an extra care development (use class C2) comprising 52 apartments and supporting facilities together with associated parking and access provisions.
- 1.2 The development will take place following the demolition of existing office accommodation and a sports hall, both of which are located to the rear of the principal building, a Grade II listed villa.
- 1.3 It is proposed to convert the existing villa and to the rear of the site, erect a three and four storey extension which will be attached to the villa by means of a 'link' structure.
- 1.4 The application also proposes landscaping works across the site as well as closing an existing vehicular access from Lypiatt Drive. Vehicular access will be provided solely from Lansdown Road with the existing in and out access being retained.
- 1.5 The application is supported by a variety of documents including a design and access statement, heritage appraisal, marketing report for the existing office accommodation and a report on the existing sports hall. In addition, a number of drawings (as existing and proposed) are provided to help with the understanding of the proposal.
- 1.6 The application was submitted in September 2013 and has undergone a number of amendments since that time. This will be reflected in the main body of the report, but consultation comments are provided below in relation to the scheme as originally submitted, and also as now proposed.
- 1.7 The application is before committee at the request of Cllr Garnham based on the scale of the proposal and its potential impact on the surrounding locality.
- 1.8 Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Listed Buildings Grade 2
Smoke Control Order

Relevant Planning History:

88/00521/PF 26th May 1988 PER

Erection of Two-Storey Office Extension to Sports Hall Building
As Amended By Letter Dated 3.3.88

05/01453/FUL 1st February 2007 PER

Demolition of gymnasium, changing room and squash court and replacement with 2 storey offices

13/01501/LBC PCO

Extra Care Development (Class C2) comprising alteration and conversion of Grade II Listed Building and erection of new linked 3 and 4 storey building to provide a total of

52 apartments and supporting facilities together with associated parking and access provisions. (Existing office building and sports hall to be demolished)

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

BE 3 Demolition in conservation areas

BE 4 Timing of demolition in conservation areas

BE 6 Back lanes in conservation areas

BE 7 Parking on forecourts or front gardens in conservation areas

BE 9 Alteration of listed buildings

BE 10 Boundary enclosures to listed buildings

GE 5 Protection and replacement of trees

GE 6 Trees and development

EM 2 Safeguarding of employment land

HS 1 Housing development

HS 6 Elderly persons housing

UI 3 Sustainable Drainage Systems

TP 1 Development and highway safety

TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Central conservation area: Lansdown Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Consultation responses on original scheme

English Heritage

17th October 2013

Cotswold Court is located on Lansdown Road in the centre of the Cheltenham Central Conservation Area within the Lansdown Character Area. This part of Cheltenham was laid out as part of the planned Lansdown Estate, with Lansdown Road originally being called Lansdown Place. The character of this road is of grand, elegant buildings set in spacious plots. This is derived from the street layout, established tree lines, spacious building plots and quality of architectural design and materials. The area contains a large number of regency and early Victorian buildings that are significant in forming a distinct identity for the area. Cotswold Court is one such building and is grade II listed under the name Bovis House. Built circa 1840-60 it sits at the front of a substantial plot and has a strong group value with neighbouring properties.

The dominant character of Lansdown Road is that of a wide avenue lined with prominent buildings in spacious plots that have a grandeur and elegance provided by dominant architectural styles. Cotswold Court consists of three generous storeys set within a substantial plot that has seen previous development as a school and most recently as office buildings and a sports hall, erected in the 1980s. Current

development surrounding the listed building is generally of two or three storeys with a glazed connection to the historic building.

The principle of development on this site is not under question, however English Heritage does have an issue with the current proposals which through their quality of design, height and bulk will impact negatively on the Cheltenham Central Conservation Area and therefore not fulfil to the requirements laid out in the Planning (Listed Building and Conservation Areas) Act 1990 Schedule 72 or the National Planning Policy Framework, Chapter 12).

The Lansdown Road area has managed to maintain a distinct identity through the continuing dominance of the historic properties at the front of the large plots. Modern insertions have, in most cases, been sensitively designed to either mimic the size and position of original buildings or through low level development set back behind heritage assets in a non-intrusive way that does not impact on the perception of large buildings in substantial plots. Either way the character of the area and views across the site from Lansdown road are maintained. The current proposals do not achieve the same level of sensitivity. While it is stated in the Design and Access Statement that the new block will be no higher than that existing, the continuous three storey elevation combined with setback fourth storey will make it appear substantially larger and more intrusive than what currently stands.

It is acknowledged in the Heritage Appraisal for Cotswold Court produced by Beacon Planning that the current blocks on the site 'do 'compete' with the original building in terms of visual hierarchy' and are 'not considered to contribute positively to the conservation area'. Any new development on the site should aim to improve this position, a result which the current proposals will not achieve. The bulk, height and length of the development will continue to compete with the dominant character of Cotswold Court and the perception of a large open plot surrounding the property. The additional storey, while set back, will increase the 'competition' for visual hierarchy and therefore negatively impact on the setting of the listed building and harm the significance of the wider conservation area.

It has been acknowledged in the National Planning Policy Framework that there is an increased need for good design, especially in sensitive areas such as this. It is therefore important that more is done to ensure that redeveloped areas improve the setting of heritage assets and provide a positive contribution to the Conservation Area, rather than maintaining or worsening the current status quo (NPPF, Section 7). More attempts should be made to ensure that this building will provide a positive contribution to the Conservation Area and better reveal the significance of Cotswold Court (NPPF, Paragraph 137). To achieve this, the development needs to be visually subservient to Bovis House, thereby lessening any potentially negative impact on the street view of the house.

Recommendation

We urge you to address the above issues, and recommend that this application be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice. It is not necessary for us to be consulted again. If you feel you need further advice, please let us know why. Please re-consult us if there are material changes to the proposals beyond those necessary to address the issues we have raised. We will then consider whether such changes might lead us to object. If they do, and if your authority is minded to grant consent, you should notify the Secretary of State of this application in accordance with Circular 08/2009.

Heritage and Conservation

4th February 2014

Analysis of Site

This site is large and the listed building at the front of the site has a strong visual presence on the street scene of the Lansdown Road, although the rear of the site also has a presence on Lypiatt Drive.

Historic analysis of site

From looking at the historic maps, it is noted that this listed building was built between 1840 to 1860, on a much smaller plot of land than the current site. At the time of its original construction the house was not as large as it is today. From considering the historic maps, it appears that at some time between 1903 and 1923, additional land to the west was purchased and a large extension to the west was constructed. However the applicants have submitted an excellent Heritage Appraisal which includes a copy of a photograph from 1915 when the new west extension was in use as a First World War Red Cross Voluntary Aid Hospital. So the time of construction of the west extension is narrowed to between 1903 and 1915. During the mid 20th century the building became a small private school and more recently during the 1970s it was converted to an office building with a large new office building in the rear grounds.

Comments

a. Existing site layout

- i. The site currently has the large detached listed villa at the front of the site with a large modern building at the rear of the site. These two buildings are linked with a modern and visually dominant glazed link structure.
- ii. Apart from a strip of planting along the front boundary and the area in the centre of the site, the site is currently covered with hard surfaces and car parking.
- iii. The rear of the site can currently be accessed by vehicles from Lypiatt Drive.
- iv. There is currently a distance of 24.5m between the rear of the listed building and the modern building at the rear of the site.
- v. The central site area between the two existing buildings is a soft landscaped area with a large mature Cedar tree which has unfortunately dropped a large limb in the last few weeks. For safety reasons it is necessary for this tree to be felled. The loss of this tree is of great concern especially since it was the focal point of the setting of the rear of the listed building. It is noted that a mature tree in the location of this Cedar tree, is seen in the 1915 photos of the rear of this site; although it is not known if it is the same tree.

b. Proposed site layout

- i. The proposed site layout retains and converts the listed building at the front of the site, demolishes and replaces the modern building at the rear of the site. The existing modern glazed link is also demolished and replaced with a new glazed link.
- ii. The car parking on the site is reduced and the hard surfacing is replaced with particularly at the rear part of the site.

- iii. The vehicle access to the rear of the site is replaced with a pedestrian access only.
- iv. On balance the proposed site layout is an improvement on the current site layout with a general decrease of car parking areas and an increase of soft landscaping and planting. However I am concerned about the area of hard landscaping in the centre of the site. The space between the listed building and the new building at the south end of the site has not been decreased, and the proposed physical dimension between the two buildings is to remain as the current distance between the existing buildings on the site. However the proposed central space is to contain a patio area with a pergola and this is of concern. It will visually erode the open space and I suggest that the central area is landscaped in a less formal manner.
- iv. I also have concerns about the hard landscaped area at the front of the building, and it is noted in the Heritage Appraisal para. 6.22 that the area at the front of the house is to be maintained with limited car parking. This is of particular concern and regret, as this conversion scheme is an opportunity to remove all car parking from the front of the site and to re-define the curve of the historic carriage sweep drive.
- v. I have a major concern about the proposed entrance feature shown on the landscape drawing, which will detract from the listed building. I have also have concerns about the lack of new tree planting to the south end of the west side car parking area.
- vi. I also have concerns about the proposed loss of quite significant trees along the south boundary. It appears that a Sycamore tree is proposed to be removed and its presence does enhance the character and appearance of the conservation area along Lypiatt Drive It should be replaced with a new mature tree of suitable species.
- c. Proposed conversion of the listed building
 - i. The principle of the conversion of this building back to residential is acceptable. However the proposed conversion is not back to one private and large residential villa, but into a total of 6 residential apartments. This conversion into apartments does involve the loss of historic fabric, the subdivision of some of the larger rooms at basement or first floor level and the blocking up of some historic door opening. However on balance the principle of this work has been considered to be acceptable, mainly due to the perceived improvement to the setting of the listed building due to the reduction in the hard landscaping. Therefore any increase in hard landscaping in the centre of the site which adversely affects the setting of the historic building, and the retention of car parking at the front of the site (albeit limited car parking) is of concern, and also needs to be considered in total together with the loss of historic fabric internally and the loss of the internal plan form.
 - ii. However notwithstanding the above comments, the proposed ground floor plan generally works well and the proposal to retain the large rooms is welcomed. However there is some loss of historic fabric and this is regretted. It is also regretted that where historic fireplaces have already been removed, the applicant is not proposing to install new fireplaces to give these grand rooms their focal point again. It is noted in the applicants' Heritage Appraisal, para 6.7 that quote the removal of all the grates and fire surrounds internally has robbed even the finest of the rooms of their focal point. Clearly the

applicant's Heritage consultant has recognised the importance of the fireplace surrounds and grates in these principal rooms.

- iii. The proposed installation of the lift is acceptable, subject to confirmation that there is no need for a lift over run to project beyond the level of the existing flat roof.
 - iv. The principle of replacing the modern aluminium sash windows with timber frames plate glass sashes is welcomed. However it is interesting to note that this building was listed on 5th May 1972 and the list description clearly mentions the windows as being 1/1 sashes throughout, but not stating if these windows were modern. This omission suggests that in 1972 the historic windows had not been replaced with modern windows. It is not known if listed building consent had ever been granted for the wholesale replacement of the original windows.
 - v. The removal of the fire escape and first floor fire escape door is welcomed.
 - vi. The proposed change to the junction of the glazed link with the listed building is welcomed.
 - vii. The plan as proposed shows a large central flat roof area, but no roof plans as existing have been submitted. Confirmation that the existing roof plan, form and material are not changing would be appreciated.
- d. Proposed new building -
- i. The existing modern office building at the rear of the site is of no architectural merit and its total demolition is acceptable.
 - ii. It is recognised that the new building at the rear of the site does not have an identical footprint to the existing modern building although the floor area covered is of a similar size.
 - iii. However the proposed new building has part of it which is one storey higher than the existing modern office building. This increased height of building has continually been of concern and the proposed impact of this increased height on the listed building is especially evident in the proposed street scene drawing. Unfortunately the recent loss of the mature Cedar tree will allow the proposed fourth storey of the new building even more dominant. Given the recent loss of this very important tree the visual impact of the fourth floor should be reconsidered.
 - iv. Notwithstanding the concerns about the impact of the fourth floor, in almost all other respects the form, mass and design of the new building is acceptable. However my other detailed concerns are as follows:
 - The proposed fourth floor level balconies on the north side are not consistently set back from the building edge, thus exaggerating the height of the fourth floor. I suggest at the very least the balcony facing north should be omitted.
 - The detailed design and proposed materials of the glazed link has not been confirmed.

- For the avoidance of any doubt the confirmation of the proposed materials it would have been appreciated on the proposed elevations, including walls, fascias, windows and external doors.

CONCLUSION: Please ask for revised drawings to address the above concerns and comments.

Tree Officer

15th October 2013

The Tree Section has no objection to this application providing that the following conditions can be attached:

Tree Protection

Tree protection (fencing and no-dig construction) shall be installed in accordance with the specifications set out within the Arboricultural Report reference IJK/8091/WDC and the Tree Protection Plan Drawing Number 8091/02 dated August 2013. The tree protection shall be erected/installed, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

TRE04B No fires within RPA

TRE05B No service runs within RPA

Detailed Landscaping

The landscaping proposal shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. The scheme shall specify species, density, planting size, layout, protection, aftercare and maintenance. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

Reason: To preserve the visual amenities of the locality in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Social Housing

10th December 2013

Assuming this application is deemed to be a Class C2 development, there would be no affordable housing requirement on this site.

If planning permission is granted on the basis that it is a Class C2 application, we would seek that it is granted on at least the following conditions:

1. All occupiers are assessed as requiring a minimum of 1.5 hours of care/week.
2. All occupiers are in receipt of a care package from a domiciliary care provider.
3. All occupiers are at least 65 years of age.

4. The units must not be occupied by any other person than those in such need.
5. The council will be permitted to monitor, from time to time, adherence to the above stipulations.

GCC Highways Planning Liaison Officer

8th October 2013

I refer to the above planning application received on 19th September 2013 with drawing no 13009_P101 Rev C.

Impact of the development

As part of the application a Transport Statement dated 30th August 2013 has been submitted. In order to assess the impact of the proposed development a study of the trips likely to be associated with both the existing and proposed uses has been undertaken using TRICS, this is a nationally recognised tool for accessing the trips likely to be associated with different land uses. The submitted data shows that the existing B1 office use of 3,141sqm would be likely to generate approximately 70 two way trips within the morning and evening peak hours, and a total of 450 vehicle trips per day (12 hour period). In the worst case the proposed use would be likely to generate 12 morning peak hour trips, and 16 evening peak hour trips, and would be likely to generate approximately 217 two way daily trips. The National Planning Policy Framework states that although a safe and suitable access still needs to be provided, 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe', given the likely reduction in both peak hour and daily trips, the impact of the proposed development could not be considered severe or significant.

Access

There are currently 2 accesses directly off Lansdown Road, this arrangement served the existing B1 use and given the reduction in the number of trips likely to be associated with the proposed use it would be unreasonable to require any improvements.

Access from Lypiatt Drive

I note the concerns from local residents regarding the encroachment of the development on Lypiatt Drive, however when comparing the proposed plan against the ordnance survey it doesn't appear the development would encroach any further onto Lypiatt Drive, I will however leave it to the Local Planning Authority to comment on this further. There's currently a vehicle access from the site onto Lypiatt Drive which can also be used by pedestrians, as a result of the development this will be amended to pedestrian only which is welcomed, again, as there will be a significant reduction in the number of vehicle, pedestrian and cycle movements it would be unreasonable to request any improvements be made to Lypiatt Drive itself. I would however suggest that the verge crossing be reinstated, although I do note that Lypiatt Drive isn't an adopted highway.

Car Parking

Car parking has been provided at a rate of one space per 2.9 residents, this has been arrived at by looking at the amount of car parking associated with nursing homes within the TRICS database, and calculating the number of spaces against number of residents. This does provide an evidence base however I don't believe this to be robust, it provides an average across the board but doesn't actually take into account whether that amount of car parking is actually appropriate or whether there are parking problems associated with those levels. I have therefore undertaken a parking

accumulation study of the TRICS data for the use which would be likely to generate the most vehicle trips, which is the Care Home. Given the nature of the shifts for staff and likely type of resident, there is a fairly consistent number of arrivals and departures over each hour of the day, at any one point there should not be anymore than 13 vehicles parked within the site, obviously this is only a snapshot in time and there would more than likely be an overlap, however even if 5 to 10 vehicles were parked within the site over night there should still be spare capacity. Notwithstanding this, even if there were to be parking overspill onto the adjacent highway, given the fairly central location and number of parking restrictions already in place, indiscriminate car parking is fairly well managed and would be unlikely to create severe or significant highway safety dangers. The site is also fairly open, and the area of hardstanding within the site opposite the main entrance could also accommodate additional overspill if needs be.

Cycle Parking

No cycle parking appears to have been proposed, in accordance with the Cheltenham Borough Council Local Plan a MINIMUM of 0.15 secure covered cycle parking spaces should be provided per employee. I appreciate that there are only 2 full time employees, however there is to be 28 part-time staff, given the low level of on-site car parking for staff, and in order to encourage sustainable modes of travel I would suggest that the total number of staff (30) be used as a guide, and therefore 5 secure covered cycle parking spaces be provided within the curtilage of the site. These spaces can be secured by an appropriately worded condition.

Travel Plan

Although the Communities and Local Government Guidance on Transport Assessment does suggest that a C2 residential institution above 50 beds should implement a travel plan, given the central location, and low staffing levels with many being part time, the modal shift likely to be achieved by a Travel Plan would be minimal, therefore I don't believe a travel plan is necessary to make the development acceptable and in this instance therefore it would not be reasonable to require this. I would still encourage the developer/occupier to implement a staff travel plan in order to encourage sustainable modes of travel.

Highway Improvements

It's likely that more vulnerable road users will potentially be introduced to the area as a result of the proposed development, however given the significant reduction in vehicle, pedestrian and cycle trips, I don't believe it would be reasonable to request additional highway works/improvements are carried out. Thus, it is for these reasons I recommend that no highway objection be raised subject to the following conditions being attached to any permission granted:-

- 1) Prior to the proposed development hereby permitted being brought into use secured and covered cycle storage facilities for a minimum of 5 bicycles shall be provided within the curtilage of the site and such provision permanently retained at all times thereafter.
REASON: To ensure that adequate cycle storage facilities are provided in line with the Governments declared aims towards sustainable modes of travel.
- 2) The proposed development shall not be brought into use until the vehicular parking and manoeuvring facilities have been provided in accordance with the submitted plan (drawing no: 13009_P101 Rev C), and those facilities shall be maintained available for those purposes for the duration of the development.
REASON: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

3) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities

REASON: To minimize disruption, congestion and hazards on the public highway, in the interests of highway safety.

NOTE:

If the applicant lodges an appeal for any reason in respect of this application (or proposal), I would be grateful if you would notify me immediately of the appeal and details of any public inquiry. Similarly if there is a call-in or other government action would you please advise me immediately. Without this information there is a significant risk of the County Council not being able to meet the timescales and deadlines imposed for submission of statements of case and other representations.

GCC additional comments

29th January 2014

Following on from our earlier conversation, restricting HGV use of Lypiatt Lane can be covered by condition 3 recommended on the original Highway Authority response dated 4th October 2013, however you may wish to make this a little clearer and I would suggest wording along the following lines:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations
- vii. identify routing for construction vehicles

Reason: To reduce the potential impact on the public highway.

In terms of the issues regarding pedestrian access of Lypiatt Drive, this has already been covered in the HA response dated 4th October 2013. The proposal will replace the current vehicular entrance with a pedestrian access, and this will be likely to significantly reduce the number of vehicles using Lypiatt Drive. The applicant has also shown the area of scrub land in question to be within their ownership, this is a private road and I do not have any other evidence to the contrary to show they do not own the land, therefore I would assume that should they wish to do so they could fence this area off tomorrow, and this needs to be taken into consideration. The area of scrub land does help maintain a certain level of intervisibility between pedestrians and vehicles along the lane, however given the above I do not believe pedestrian safety would be so severely compromised that the whole scheme should be refused.

I hope this helps, let me know if you require anything else

Environmental Health

24th September 2013

1. The above proposal will involve the demolition of a reasonably sized building and replacement with one of a similar scale. There is potential for disruption to local residents due to noise, dust and other nuisances during the demolition and construction phase, and I would therefore recommend a condition on the following lines is attached to any permission, if granted:

Condition:

Before any works of demolition or construction begin on site, a plan for the control of noise, dust and other nuisances arising from such work must be submitted to and approved by the Local Planning Authority.

Reason: To prevent loss of amenity affecting nearby residents due to noise, dust and other nuisances arising from construction and demolition work.

Informative:

The recommended hours of work for a site such as this are 7:30AM - 6:00PM Monday - Friday and 8:00AM - 1:00PM on Saturdays. Work producing noise audible at the site boundary will not normally be permitted on Sundays or Bank Holidays. In the event of work being necessary outside these hours the site operator should seek approval under section 60 of the Control of Pollution Act 1974 from the Council's Public Protection Team. Bonfires will not be permitted on site at any time. Any crushers in use must be suitably permitted as required by The Environmental Permitting (England and Wales) Regs 2010, and operated in accordance with that permit.

2. The above proposal includes a new commercial catering facility which will require a suitable extraction system. I must therefore request a condition on the following lines:

Condition:

Before first use of the building as granted under this application the applicant must provide full details of the kitchen extractor system for approval by the Local Planning Authority.

Reason: To prevent loss of amenity affecting nearby residents due to noise and cooking odours from the kitchen extractor plant.

Informative:

The extractor system should be specifically designed for this site to serve the proposed kitchen and suitable for the size of premises, amount of food prepared, and type of food being cooked. The discharge from the extractor system should be at least 1.5m above the eaves of the building and may need to be higher where other structures are in close proximity. The discharge should not be fitted with any cap, cowl, or other restriction. An acoustic report should be provided to demonstrate the noise level from this plant as it affects nearby premises. Note that merely providing the rated noise level from the manufacturer's specification will NOT be sufficient.

Landscape Architect

11th October 2013

There is little detail supplied on the Outline Landscape Proposals drawing. Hard and soft landscaping details, including a planting plan and specification are required. The note on the drawing states that this information will be supplied when the final

'footprints' of the building and car park are agreed. Until these details are available there is little comment I can make, but I wish to mention the following:

Gazebo: The position of the gazebo, next to the sub-station is not ideal. Suggest continuing the line of new tree planting in front of the sub-station and moving the gazebo forward so that it has a backdrop of trees.

Rockscape: There are a number of 'rockscape' features included in the scheme. Full details of these areas - type of rock, gravel, planting scheme will be required.

Central garden on the south side of the new building:

- Existing trees are shown retained in a raised area. Is the soil level around these trees being altered? The soil level around existing trees should not be changed - the Trees Officers' opinion should be sought.

Log edging: A better quality edging should be specified which matches the boundary wall; similarly for the edging around the seat.

Please could a standard landscaping condition be attached to planning permission, if granted.

Cheltenham Civic Society

2nd October 2013

We do not like the very large monotonous expanse presented by the façade of the proposed new rear block. We think this overwhelms and significantly detracts from the impression created by the listed building, and is not of a good enough quality to sit alongside it. In our view it might be preferable to have several pavilion-style buildings behind the listed building to avoid the daunting prospect of the large unwelcoming façade. Such a design is too institutional to provide a welcoming environment for old people.

Architects' Panel

8th October 2013

Is the information sufficient to understand the application?

Yes, although some 3 dimensional views would help to understand the scheme and the proximity to the adjacent buildings.

Context

Although the existing buildings are 3 storeys and close to site boundaries the demolition and redevelopment of a new residential scheme should be able to overcome the overlooking issues.

Massing and Scale

The proposal is broadly in line with the heights of the existing building but we do have concerns over the proximity to boundaries and the overbearing nature to neighbours and neighbouring streets.

External Appearance

The North elevation appears very long and flat and would benefit from more animation in both plan form and vertical height. The projecting wings to the front of the building break down the scale of the building better. Also the third floor appears to be a glass box in elevation but not in plan? The glazed link to the front building also

adds little to the scheme and it may be better if this is required to make it a covered pergola and the sun room a separate building.

Detailing and Materials

The treatment of the elevations does attempt to add some interest to the building but this would be greatly helped by reducing the massing of the main body of the building.

Environmental Design

We cannot see any reference to sustainable design.

Summary

Although the mass of the scheme is similar to the existing building we would suggest the proposal is too close to the boundaries and leads to potential overlooking issues and a negative impact on the adjacent streets.

Recommendation

Refuse.

Comments on revised scheme

Heritage and Conservation

3rd April 2014

Comments

The revised drawings mainly relate to the new buildings to the rear of the site and no revisions are proposed to the listed building.

1. Proposed site layout

- i. The revised site layout in the centre of the site (i.e. the area between the historic building and the new buildings) has now addressed my previous concerns and is generally acceptable. However the detailed landscape drawing now shows a landscape focal point without indicating what this might be. So is it to be a plant or tree, or piece of sculpture or fountain or something else? A similar focal point feature is shown in the south-west corner of the site. What is being proposed in both locations does need to be confirmed or conditioned. However without any idea of what is being suggested I am reluctant to agree to a condition.
- ii. I had previous concerns about the hard landscaped area at the front of the building, and it is noted in the Heritage Appraisal para. 6.22 that the area at the front of the house is to be maintained with limited car parking. The revised site plan drawing which has now been submitted has not changed this element of the scheme. There had been a meeting with the applicant and agent following my previous comments and concerns. At that meeting I had understood that the revised site plan would be annotated to indicate that that the front of the listed building would only be used and a vehicle passing place and not parking. However this information has not appeared on the revised site plan drawing and the issue of potential car parking at the front of the listed building remains of concern.
- iii. I also had previous concerns about the proposed loss of quite significant trees along the south boundary. It appears that a Sycamore tree is proposed to be removed and its presence does enhance the character and appearance of the

conservation area along Lypiatt Drive. The revised site plan shows a total of 5 new trees (possibly 7) along the southern boundary and whilst these new trees are welcomed, their proposed species and size has yet to be confirmed. Therefore the proposed landscaping will need to be conditioned.

2. Proposed conversion of the listed building

- i. The revised drawings have not shown any changes to the proposed works to the listed building from the previously submitted information. However from the meeting held with the applicant and agent following my previous comments, I had understood that it is proposed to install new fireplaces and grates in the principal ground floor rooms. Such a proposal is welcomed but as yet to be indicated on the submitted information. Please can the proposal to install new fireplaces and grates be added to the proposed ground floor plan. The precise design, size and materials of the new fireplaces can be conditioned in due course, but at this stage the submitted drawings needs to be annotated with a new fireplace and grate.
- ii. In my previous comments I had asked for confirmation of the following items and for the avoidance of any future doubt, I suggest written confirmation is obtained now:
 - The proposed installation of the lift is acceptable, subject to confirmation that there is no need for a lift over run to project beyond the level of the existing flat roof.
 - The plan as proposed shows a large central flat roof area, but no roof plans as existing have been submitted. Confirmation that the existing roof plan, form and material are not changing would be appreciated.

3. Proposed new building at the rear of the site

- i. The recent loss of the mature Cedar tree which was located on the west side of the site will allow the proposed fourth storey of the new building to be quite prominent from the street and it will not be totally hidden by the historic building at the front of the site. Given the recent loss of this very important tree the visual impact of the fourth floor could be decreased by planting new trees of a significant size and a suitable species. Whilst the proposed site does show new trees, their proposed size and species has yet to be indicated.
- ii. Notwithstanding the concerns about the impact of the fourth floor, in almost all other respects the form, mass and design of the new building is acceptable. However my other detailed concerns are as follows:
 - The detailed design of the glazed link has now been confirmed and is acceptable. However the proposed construction materials of this link building has yet to be confirmed.
 - For the avoidance of any doubt the confirmation of the proposed materials of all the new building at the rear should be shown on the proposed elevations drawings, including the proposed walls, roofs, fascias, windows, balconies and external doors. I had previously asked for this information however it remains outstanding and given the size and impact of this building, I consider that it is inappropriate to condition this outstanding information.

CONCLUSION

Please ask for revised drawings to address the above concerns and comments.

Architects' Panel

12th March 2014

These comments relate to the revised plans. The lowering of the east of the rear spur to two storeys is welcomed; however, the height of the western spur is still too great in relation to Lypiatt Drive. To resolve this, we wondered whether it would be possible to move this whole spur to the east end of the block - clearly the relationship with Lypiatt Mews will need to be considered in this instance. The easement required to the existing drain unfortunately pushes the building into the south-west corner of the site; and given the size of the footprint, we still have concerns about the proximity of the building to the west boundary and would like to see this distance increased. We are also concerned that the south facing balcony on the top floor will create overlooking issues.

Sport England

25th February 2014

The site is not considered to form part of, or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184). Therefore, Sport England has considered this a non-statutory consultation.

Sport England has assessed the application in the light of its Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives', a copy of which can be found at:

http://www.sportengland.org/media/162412/planning-for-sport_aims-objectives-june-2013.pdf

The statement details Sport England's three objectives in its involvement in planning matters:

- i. To prevent the loss of sports facilities and land along with access to natural resources used for sport.
- ii. To ensure that the best use is made of existing facilities in order to maintain and provide greater opportunities for participation and to ensure that facilities are sustainable.
- iii. To ensure that new sports facilities are planned for and provided in a positive and integrated way and that opportunities for new facilities are identified to meet current and future demands for sporting participation.

From the description of the development set out on the application form, the proposal includes the demolition of a sports hall. Among the plans, drawings and documents accompanying the application, the only attempt to justify the loss of the sports hall (or gymnasium, squash court and ancillary facilities as it is sometimes described) appears to be contained in a Supporting Leisure Study, prepared by Indigo Planning Limited for an earlier planning application (05/01453/FUL) that was withdrawn. The report of that study is dated May 2006.

Paragraph 74 of the National Planning Policy Framework (NPPF) states: Existing open space, sports and recreational buildings and land, including playing fields,

should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

A report that is more than seven years old does not provide the kind of robust, up-to-date assessment of needs envisaged by the NPPF.

Sport England therefore considers that the proposal conflicts with its objectives 1 and 2 above and paragraph 74 of the NPPF.

In light of the above and the lack of evidence of any other exceptional circumstances Sport England objects to the proposal.

If the applicant was to submit a robust, up-to-date assessment of local needs, that clearly demonstrated the existing sports facilities to be surplus to requirements and was set in the context of the Cheltenham Leisure Facilities Strategy June 2013, it may be possible to overcome this objection.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Tree Officer

26th March 2014

The Tree Section has no objection to this revised application providing that the conditions previously advised can be attached.

Since my previous comments were submitted, the large Blue Atlas Cedar (T17 on the tree plans) partly failed in the high winds and had to be entirely removed under the 'dead or dangerous' exemption for safety reasons. Under this exemption a replacement tree is required and the Tree Section has been in consultation with the Architect to ensure this is taken into account in the proposed landscaping scheme.

The area for the proposed tree still requires protective fencing to ensure that the ground does not become compacted during the construction process so as to ensure the successful planting and establishment of this new tree.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	191
Total comments received	16
Number of objections	13
Number of supporting	1
General comment	2

- 5.1** The application was publicised by way of letters to immediate neighbours, site notices and an advertisement within the Gloucestershire Echo. In response to this publicity, 16 neighbours have responded, albeit with comments on both the original scheme and the subsequent amendments.

5.2 The key issues raised in these representations are summarised below;

- Overbearing impact on the lane to the rear;
- Safety implications for the lane;
- Lack of car parking;
- Highway safety;
- Loss of light;
- Loss of privacy;
- Drainage and flooding implications;
- Loss of office space;
- Proposal restricts the use of existing garages opposite.

5.3 These points are all material planning considerations and will be considered in the following section.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The key considerations in relation to this application are the principle of the proposed development; the design and layout of the proposal (including landscaping); how the scheme affects the listed building; potential impact on neighbouring amenity, and highway safety considerations.

6.2 The site and its context

6.2.1 The application site is located within the Lansdown Character Area of the Central Conservation Area. The site comprises a grade II listed villa which fronts on to Lansdown Road and a large extension to the rear of the site which provides office accommodation and a sports hall. The two structures are joined by a glazed 'link'.

6.2.2 The wider context is captured well by the comments provided by English Heritage, who state that;

6.2.3 *The character of this road is of grand, elegant buildings set in spacious plots. This is derived from the street layout, established tree lines, spacious building plots and quality of architectural design and materials. The area contains a large number of regency and early Victorian buildings that are significant in forming a distinct identity for the area. Cotswold Court is one such building and is grade II listed under the name Bovis House. Built circa 1840-60 it sits at the front of a substantial plot and has a strong group value with neighbouring properties.*

6.3 Principle of development

- 6.3.1** Members will be aware that the current authorised use of both elements of the existing building is office accommodation, a B1 use. Members will also be aware of the requirements of local plan policy EM2 which seeks to safeguard such land. Policy EM2 states the following;
- 6.3.2** *A change of use of land and buildings in existing employment use, or if unoccupied to a use outside Use Classes B1, B2 or B8 inclusive will not be permitted, except where:*
- (a) buildings on the land were constructed and first occupied for residential use; or*
 - (b) the retention of the site for employment purposes has been fully explored without success (note 1); or*
 - (c) the proposed use is sui generis but exhibits characteristics of B1, B2 or B8 employment uses and which should appropriately be located on employment land (note 2); or*
 - (d) development of the site for appropriate uses other than B1, B2 or B8 and criteria (c) will facilitate the relocation of an existing firm to a more suitable site within the Borough (note 3); or*
 - (e) employment use creates unacceptable environmental or traffic problems which cannot be satisfactorily resolved.*
- 6.3.3** In support of the proposals, a report summarising the marketing history of the application site has been provided although in light of the above, it is worth noting that the listed building to the front of the site was constructed for residential use; this section of the site is therefore not protected by the provisions of policy EM2.
- 6.3.4** The marketing report advises that the listed building on the site is in use in a fairly fragmented way, with only one floor of accommodation currently occupied. The purpose built accommodation to the rear is empty and has been since the end of 2009.
- 6.3.5** The report confirms that the office accommodation has been actively marketed since the end of 2006 with little interest forthcoming. Officers are satisfied that the level of information provided satisfies the requirements of criteria 'b' of policy EM2 and are therefore content that the principle of considering an alternative use on the site is acceptable in this instance.
- 6.3.6** When considering the principle of development on this site, it is also important to consider the loss of the sports hall. Members will note that Sport England have objected to the demolition of the hall, providing the following comments;
- 6.3.7** *Paragraph 74 of the National Planning Policy Framework (NPPF) states: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
- 6.3.8** They go on to suggest that the report submitted by the applicant (which was prepared in May 2006 to support a previous application for demolition) does not provide sufficiently up-to-date information. Officers have a degree of sympathy with this view and it is disappointing that a more up-to-date report has not been provided. Notwithstanding this, members are reminded that planning permission was granted for

the demolition of the hall in 2007 on the strength of this report and also that the marketing report submitted in relation to the occupation of the site confirms that the offices to the rear and associated sports hall have been vacant since the end of 2009.

- 6.3.9** In light of the information submitted to accompany the application, Officers have not pushed the applicant for any additional information on this matter. The information provided does enable an informed judgement to be made; the sports hall has been vacant for 5 years and a previous consent does exist for its demolition (albeit a consent that has now lapsed). Officers consider it most unlikely that an updated report would lead to a different conclusion on the loss of the hall and therefore advise members that whilst Sport England has objected to the application, this is an objection that should hold very little weight in this instance.
- 6.3.10** It is considered that the proposed redevelopment overcomes the two key policy hurdles outlined above; with this in mind the principle of redeveloping the site is considered to be acceptable. The report will now consider the merits the proposal itself.

6.4 Design and layout

- 6.4.1** Members will be aware of the sensitivities of this site; the villa to the front is grade II listed and the site is prominently located within the Central Conservation Area. In light of this, the design and layout of the proposed development is critical to ensure that the listed building and wider conservation area are not harmed as a result of the scheme.
- 6.4.2** Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development and the proposed development has been rigorously assessed in light of this policy, as well as advice contained within the NPPF. In addition, Local Plan Policy BE9 advises that external alterations to listed buildings which would adversely affect character will not be permitted.
- 6.4.3** There are three distinct elements to consider as part of the proposal; the conversion works to the listed villa, the new build to the rear of the site and the landscaping proposals. This report will consider them separately.
- 6.4.4** Works to the Listed Villa
- 6.4.5** The Conservation and Heritage Manager has been heavily involved in the consideration of this application and members will be aware that detailed comments have been received in relation to the scheme as originally proposed, and in response to amendments.
- 6.4.6** With regard to the conversion works, the conversion back to residential is welcomed but throughout negotiations with the applicant, confirmation over certain issues has been consistently sought by the Conservation Team. Specifically, these relate to the introduction of fireplaces to the principal rooms in the ground floor and confirmation over the need for a lift overrun.
- 6.4.7** In the latest drawings provided by the applicant, the ground floor plan has been annotated to confirm the introduction of fireplaces, but only '*where practicable*'. Officers are not prepared to rely on such vague statements for what is considered to be a critical aspect of the conversion works and with this in mind, a condition will be suggested to ensure the full details of replacement of fireplaces are agreed with this Authority.

- 6.4.8** The applicant has also now confirmed that there is no need for a lift overrun; this is welcomed by the Conservation and Heritage Manager.
- 6.4.9** Proposed extension to the rear
- 6.4.10** The proposed extension is located to the rear of the site, in a broadly similar location to the existing extension and is linked to the principal villa by a glazed link structure. It is proposed to provide accommodation over four floors.
- 6.4.11** Members will note that the consultation responses provided on the original scheme were quite negative and in light of this, the design of the proposal has been refined during the consideration of the application. The proposal was originally presented in a crude manner and officers considered that the criticism provided by English Heritage, the Civic Society and Architects' Panel was fully justified. The proposal lacked the elegance needed for this important site; the elevation fronting the listed villa was poorly fenestrated and suffered from an overly dominant horizontal emphasis. Essentially, the scheme was not of a quality that could be supported.
- 6.4.12** In response to this criticism, the applicant has made good progress in developing a proposal that officers are now pleased with. The scheme introduces the '*animation*' and verticality that the Architects' Panel refer to which helps to break up what the Civic Society describes as a façade with a '*monotonous expanse*'. This is achieved with a more successful treatment to the fenestration, improving the proportions and consistency of the window openings to help provide a stronger vertical emphasis to counter the width of the building, and the introduction of full height glazed structures to break up its mass.
- 6.4.13** A further improvement is the treatment of the fourth floor which introduces a framing detail to the large expanses of glazing, thereby providing a greater degree of definition.
- 6.4.14** Members will note that reservations have been advanced from the Conservation and Heritage Manager regarding this additional floor but the consultation response does not suggest that the scheme should be refused due to its continued inclusion. It is important to note that the additional floor is set back from the main façade and does not span the full footprint of the building. In light of this, it will read as a recessive storey to the main bulk of the structure which in itself is considered to have a satisfactory relationship with the listed villa.
- 6.4.15** Some reservations still exist regarding two lift over-runs and the applicant is giving further thought to this matter. Members will be updated on this point.
- 6.4.16** Landscaping
- 6.4.17** Members will note on site that there are currently large expanses of hardstanding which compromise the setting of the listed building somewhat. Throughout discussions in relation to this proposal, seeking to improve this setting has been a key consideration and officers consider that the scheme that is now before members does do this.
- 6.4.18** Whilst the area of car parking to the front and sides of the villa are to be retained, it is proposed to soften these areas somewhat as well as reduce the amount of hardstanding to the rear of the site.
- 6.4.19** Notwithstanding the improvements shown on the proposed site plan, Officers see a real opportunity to enhance the landscaping and to this end suggest a condition is attached to ensure the final scheme is agreed by this Authority. Members will note

that this approach is advocated by the both the Trees Officer and the Council's Landscape Architect in their response to the application.

6.4.20 Summary

- 6.4.21** When assessed against the provisions of Local Plan Policy CP7, Officers consider that the scheme in its revised form does achieve a suitably high standard of design. Given the sensitivities associated with the site, extensive negotiations have taken place to improve the scheme and the proposal is now worthy of its location adjacent to a listed building.
- 6.4.22** The proposal will enhance the listed building; new timber sash windows are proposed and fire places will be re-installed in principal ground floor rooms (subject to final negotiations). The proposed use is also more sensitive for the villa than the intensive office use; the building was built to be used for residential purposes so this scheme is returning the listed building to a comparable use.
- 6.4.23** In terms of the extension to the rear, this has been significantly improved throughout the consideration of this application. Whilst rightly criticised when first submitted, the scheme that is now before members has been successfully refined and achieves a bulk, mass and external appearance that will enhance the conservation area and the setting of the listed building.

6.5 Impact on neighbouring property

- 6.5.1** Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality. Given the scale of the development proposed, negotiations in relation to this aspect of the scheme have been extensive, but again, revisions have been secured to reduce the impact to an acceptable level.
- 6.5.2** During the public consultation exercise, four key themes have emerged in relation to the potential impact on neighbouring amenity. These are; potential loss of light, potential loss of privacy, the proposal having an overbearing impact on Lypiatt Drive, and the proposal compromising the use of existing garages accessed from Lypiatt Drive.
- 6.5.3** Regarding potential loss of light, Officers do not consider that the proposed development will have an adverse impact on neighbouring properties. The scheme has been designed to be of a similar mass to the existing structures on the site and in this respect, light levels will remain broadly consistent to what is currently received.
- 6.5.4** Despite the similarities in terms of mass and bulk, Officers do have concerns in terms of potential loss of privacy. Officers accept that the existing building benefits from a number of windows but the proposal does represent a more intensive use which in turn will impact on privacy, particularly given the number of balconies proposed.
- 6.5.5** The scheme provides balconies for all of the apartments proposed and whilst this is predominantly welcomed in terms of activating the façade and providing external space for incoming residents, there are two areas where the proposed balconies are considered to be unacceptable. These are the balconies in close proximity to the east and west boundaries. In light of these concerns, if members are minded to grant planning permission for the proposed development, officers consider it both necessary and reasonable to ensure that these balconies (four in total) are removed from the scheme.

- 6.5.6** Residents have also suggested that the proposed development would have an unacceptably overbearing impact on Lypiatt Drive to the rear. As originally submitted, this was a view shared by Officers; the scheme presented overly bulky and unrelieved three storey gables to the rear lane which would have been oppressive to residents which back on to the site.
- 6.5.7** In response to this, the building has been shifted further into the site and a greater degree of articulation has been introduced to break up the mass of the building. The proposed extension now has a comparable relationship with the lane as the existing structure on the site and it is considered that the scheme in its amended form is acceptable.
- 6.5.8** The final concern that has been raised relates to the usability of the existing garages that are accessed via Lypiatt Drive. It has been suggested that the proposed development will restrict access to these garages but this is not a point that Officers can comprehend. The proposal does not alter the boundaries of the site and whilst the southern boundary will benefit from a new wall and railings, this will not narrow Lypiatt Drive
- 6.5.9** Taking all of the above into consideration, Officers are satisfied that, in its revised form and subject to the condition identified above in relation to two sets of balconies, the proposal complies with the requirements of Local Plan Policy CP4.

6.6 Access and highway issues

- 6.6.1** Members will note that the County Council has provided a detailed consultation response in relation to this application. Within this, it is identified that the proposed use will result in a net reduction of vehicular movements to and from the site and that therefore the existing accesses onto Lansdown Road are satisfactory. The County are also satisfied with the level of car parking proposed.
- 6.6.2** It is not considered that any highway improvements are necessary as a result of the scheme and given the reduction in vehicular movements, no sustainable transport contribution is required.
- 6.6.3** The County has suggested a number of conditions that should be attached if permission is granted, and Officers confirm that these are reasonable requests.

6.7 Other considerations

6.7.1 Care provision

- 6.7.2** The application proposes a C2 use and members will be aware that this does not trigger the need for affordable housing provision; this can only be secured when a true C3 use is proposed. With this in mind, Officers consider it necessary to restrict the use proposed thereby ensuring the Council's ability to revisit affordable housing should the use change in the future.
- 6.7.3** Members will note that the Council's Housing Enabling Officer has commented on the application. They have also been in discussions with the applicant as to how best to secure the C2 use. It is therefore suggested that if members resolve to grant planning permission, the following conditions are attached;

- 6.7.4** *The development hereby approved shall be used only as extra care apartments falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 and, other than staff accommodation and guest room(s) each residential unit hereby approved shall only be occupied by at least one person who has attained the age of 65 years required by condition [2] of this permission. Furthermore, such persons shall be in need of personal care by reason of old age, infirmity or disability, and for the purpose of acquiring purchase or lease of any of the approved apartments are contracted into a care package at all times during their occupation of the residential unit (unless otherwise agreed in writing by the local planning authority). The delivery and implementation of the individual care packages, together with the occupants' permitted use of the facilities, shall be in accordance with the submitted application details (unless otherwise agreed by the local planning authority in writing). Such care packages shall incorporate a minimum of 1.5 hours per week of domestic, practical support and domiciliary care by a Care Quality Commission registered domiciliary care provider that shall be included as part of the service charge for each residential unit.*
- 6.7.5** *The occupation of the apartments hereby approved shall at all times, unless otherwise agreed by the local planning authority in writing, be limited to a person aged 65 years or over (and by any wife, husband, partner or carer of such person).*

7. CONCLUSION AND RECOMMENDATION

- 7.1** To conclude, Officers consider that the proposal has now arrived at a position that can be supported. The quality of the design of the proposal has been lifted in response to justified criticism from various consultees and is now considered to comply with the requirements of Local Plan Policy CP7. The architecture has been refined and the bulk of the building modelled in a way that will ensure the building will be a worthy addition to both the listed villa and wider conservation area. Reservations remain regarding the lift over-runs on the proposed extension and the applicant is giving this matter further thought. Members will be updated regarding this matter.
- 7.2** In terms of neighbouring amenity, the scheme will not compromise light levels but there are some concerns in relation to privacy. In light of this, it is recommended that four balconies are omitted from the scheme; this could reasonably be secured by way of condition. The proposal has also been improved in terms of its relationship with Lypiatt Drive to the rear and the elevation now presented to this lane is considered to be acceptable.
- 7.3** There are no highway concerns in relation to the proposal, and the scheme brings with it a number of improvements to the listed villa to the front of the site.
- 7.4** Subject to the satisfactory resolution of the lift over-runs, it will be recommended that members resolve to grant listed building consent and planning permission for the proposals. A full list of suggested conditions will be circulated as an update.