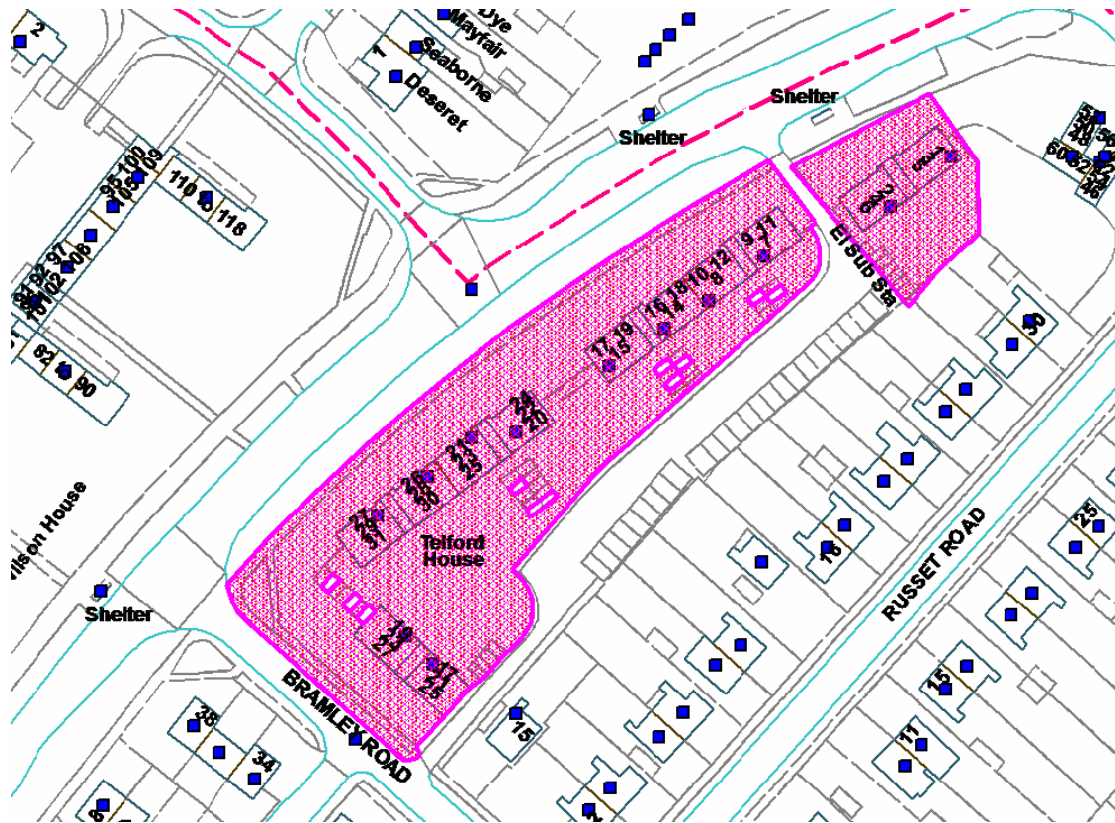


APPLICATION NO: 14/00739/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 20th May 2014		DATE OF EXPIRY: 15th July 2014	
WARD: Hesters Way		PARISH:	
APPLICANT:	Cheltenham Borough Council		
AGENT:	Cheltenham Borough Homes		
LOCATION:	Telford House, Princess Elizabeth Way, Cheltenham		
PROPOSAL:	Proposed replacement of soil/waste pipes to external rear elevation		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a development of flats comprising 5 separate blocks on the south side of Princess Elizabeth Way between the junctions of Bramley Road and Orchard Way.
- 1.2 This application seeks planning permission for the installation of 2 external soil and vent pipes on the rear of each block to replace the current internal pipes which are beyond repair. To replace them in situ would necessitate the residents having to be temporarily re-housed whilst the works were being carried out.
- 1.3 The application is before committee as the Local Authority own the site.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

None.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	30
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

The application was publicised by way of letters to neighbouring properties and notices erected at the site. No responses have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be the visual impact and the impact on neighbouring properties.

6.2 The site and its context

The blocks which make up Telford House are seen in the context of other similar blocks such as Edward Wilson House opposite. The rear of the buildings are visible from certain vantage points however the rear elevations of the buildings are not overly sensitive in the street scene.

6.3 Design and layout

There are a number of drain pipes on the rear elevations of these buildings and as such the proposed soil and vent pipes will be seen in the context of these. As such whilst they do add somewhat to the clutter on the rear elevation it is not considered that this is harmful to the visual amenities of the locality, particularly bearing in mind the context i.e. the rear of these buildings.

6.4 Impact on neighbouring property

Whilst some of the houses to the rear of the site will be able to see the proposed pipes it is not considered that they would result in any adverse impact upon their residential amenity.

6.5 Other considerations

There are strong practical reasons for requiring these external soil pipes, as detailed above. This proposal is the latest in an number of similar applications as part of rolling improvements to local authority housing stock.

7. CONCLUSION AND RECOMMENDATION

- 7.1 For the reasons outlined above the application is considered to be acceptable and is therefore recommended for approval.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with drawing numbers 005/01, 02, 03, 04, 05 received 28/4/14.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.