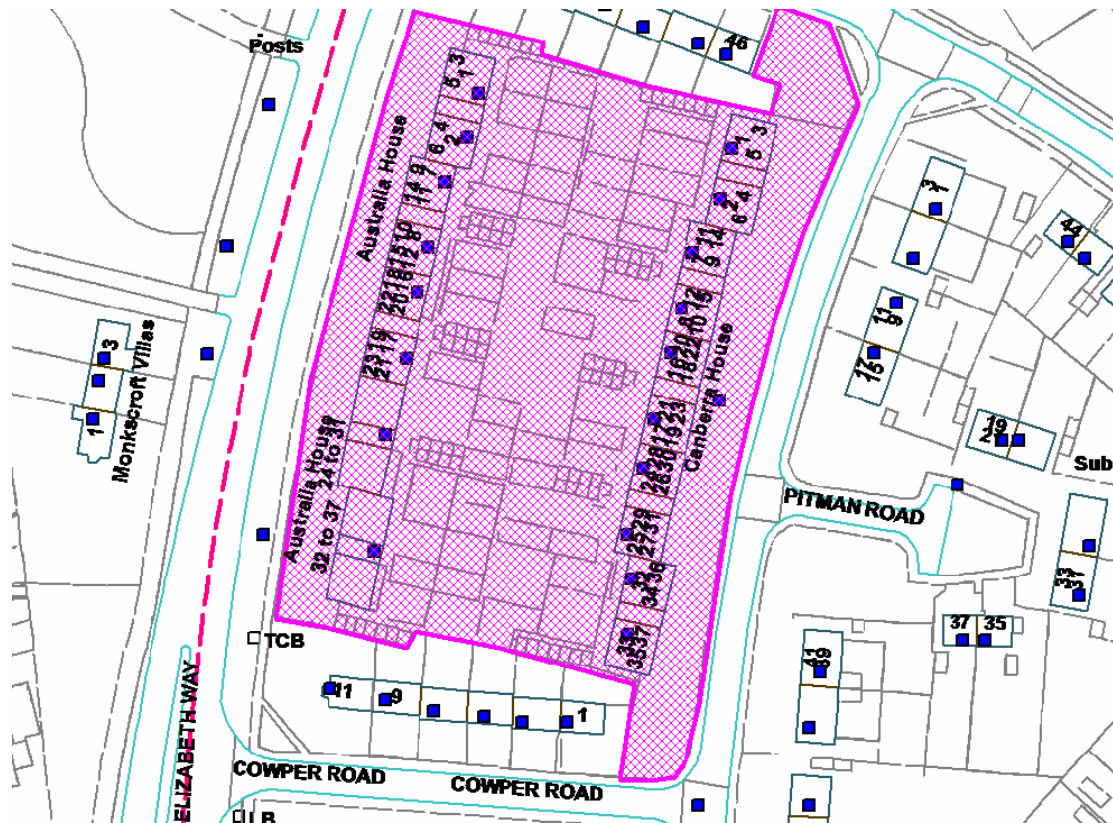


<b>APPLICATION NO:</b> 14/01812/FUL	<b>OFFICER:</b> Mr Ben Hawkes
<b>DATE REGISTERED:</b> 13th October 2014	<b>DATE OF EXPIRY:</b> 8th December 2014
<b>WARD:</b> St Marks	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Cheltenham Borough Homes
<b>LOCATION:</b>	Australia House, Princess Elizabeth Way, Cheltenham
<b>PROPOSAL:</b>	New soil pipes to Australia House and Canberra House

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is a development of flats comprising 10 blocks in two separate rows on the east side of Princess Elizabeth Way, between the side roads of Cowper Road and Shelley Road.
- 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 require 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

#### **03/00080/GDO 14th March 2003 PRIOR**

(Grass verge opposite Australia House) Installation of a 12.5m telecommunications column with internal antennae and 2 no. equipment cabins at ground level

#### **04/01567/FUL 5th August 2011 DISPOS**

External encapsulation works to include roof refurbishment and UPVc fascia and rainwater goods

## 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

### **Gloucestershire Centre For Environmental Records**

*17th October 2014*

Report available to view on line.

## 5. PUBLICITY AND REPRESENTATIONS

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

- 5.1 The application was publicised by way of a site notice 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 Canberra House and Australia House are a common design in this area and match that of similar blocks in the area such as Hobart House which is the next block further north on Princess Elizabeth Way.

The views of the rear of the buildings from the public areas/highways in the locality are limited due to the two blocks within this application being back to back with a communal open area for the use by residents in between.

### **6.3 Design and layout**

There are a number of drain pipes on the rear elevations of these buildings, the proposed soil and vent pipes will be seen in the context of these. Whilst the addition of these soil and vent pipes will be visible on the exterior of the property it is not considered that this is harmful to the visual amenities of the locality, particularly as the proposed works are at the rear of the buildings with limited views of these elevations.

### **6.4 Impact on neighbouring property**

The row of houses at each end of the blocks running along Cowper Road and Shelley Road will have a view of the proposed pipes but it is not considered that this will result in any adverse impact upon their residential amenity.

### **6.5 Other considerations**

The proposed works are necessary in order to upgrade the existing services which are deteriorating due to age. This application is the latest in a number of similar applications which are being made to improve local authority housing.

### **6.6 Environmental Impact**

- 6.7 Whilst records show that important species or habitats have been sighted on or near the application site in the past, it is not considered that the proposed small scale development will have any impact on these species.

## **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 1812.01 and 1812.02 received 3rd October 2014.  
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.