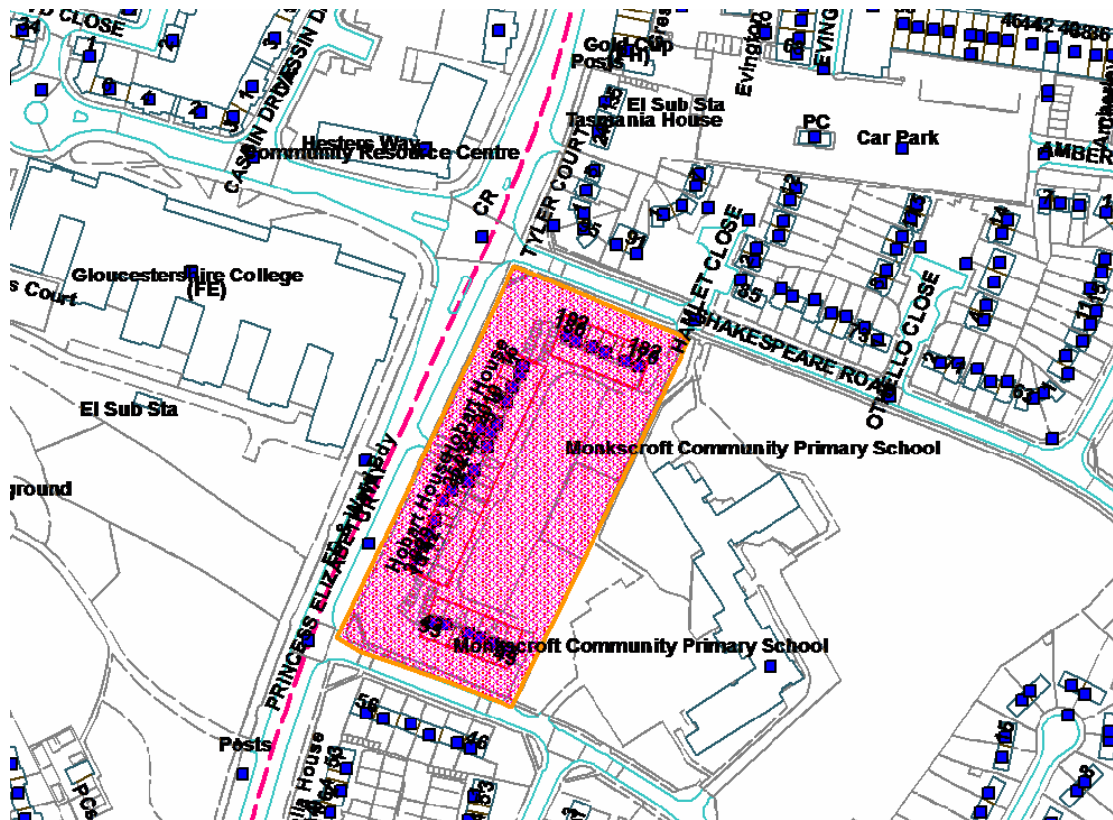


APPLICATION NO: 14/01632/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 12th November 2014	DATE OF EXPIRY: 7th January 2015
WARD: St Marks	PARISH: None
APPLICANT:	Mr Tim Hobbs
AGENT:	Cheltenham Borough Homes
LOCATION:	Hobart House, Princess Elizabeth Way, Cheltenham
PROPOSAL:	Replacement windows and doors and associated external alterations to Hobart House, nos. 33-55 Shelley Road and nos.170-192 Shakespeare Road

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to a three large block of flats on the eastern side of Princess Elizabeth Way between Shakespeare Road and Shelley Road. The buildings are facing brick with a pitched tiled roof behind a parapet, and at four storeys are extremely prominent within the street scene. The rear of the site backs onto Monkscroft Community Primary School.
- 1.2 The application is seeking planning permission for the replacement of all existing windows and external doors and associated alterations.
- 1.3 The application is before the planning committee as the properties are council owned.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

12/01291/FUL

PERMIT

12th October 2012

Regeneration of external areas to include reconfiguration of car parks, paths and landscaping, new bin stores, new cycle store and installation of railings and gates

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATION RESPONSES

None

5. PUBLICITY AND REPRESENTATIONS

- 5.1 54 individual letters of notification were sent out to the residents of the buildings and, in addition, two site notices were posted. No representations have been received in response to the publicity.

6. OFFICER COMMENTS

- 6.1 The main consideration when determining this application relates to design.
- 6.2 Local plan policy CP7 requires all development to be of a high standard of architectural design; to complement and respect neighbouring development and the character of the locality; and to avoid causing harm to the architectural integrity of the building.

- 6.3 The proposal to replace the existing windows and external doors will not significantly alter the appearance of the buildings and is considered to be acceptable.
- 6.4 The recommendation therefore is to permit the application.

7. CONDITIONS

- 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.

INFORMATIVE

- 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.