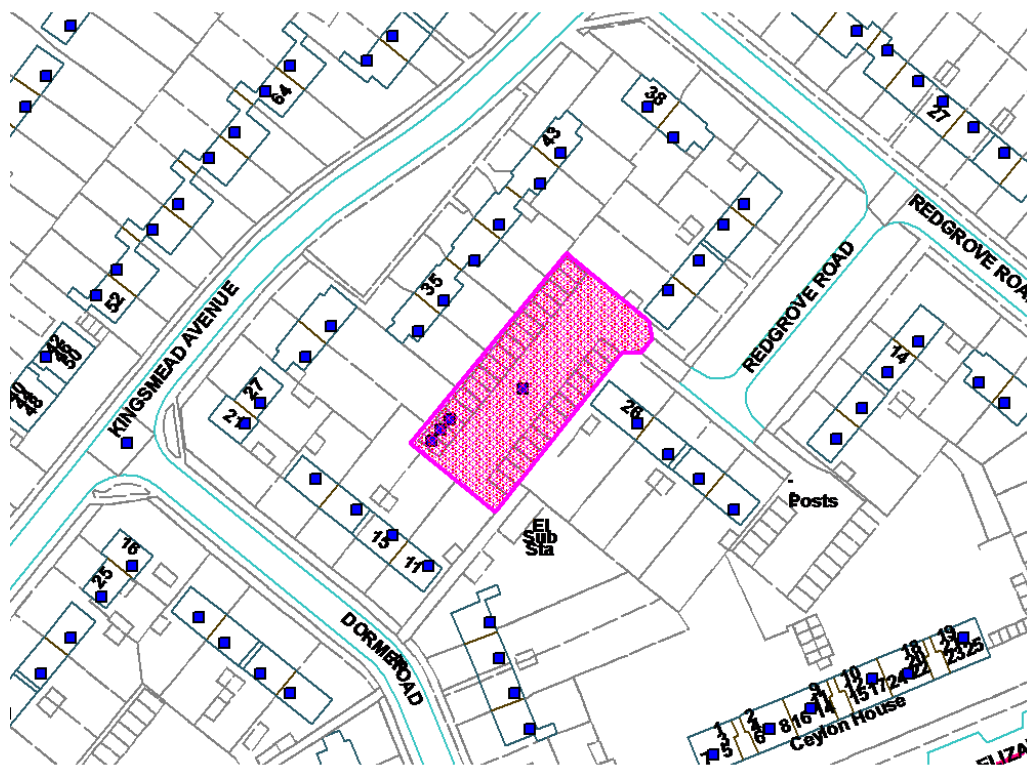


APPLICATION NO: 14/01676/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 19th September 2014		DATE OF EXPIRY: 14th November 2014	
WARD: Springbank		PARISH:	
APPLICANT:	Mr Gordon Malcolm		
AGENT:	Quattro Design Architects Ltd		
LOCATION:	Garages adjacent to 26 Redgrove Road, Cheltenham		
PROPOSAL:	Demolition of existing garage blocks and erection of 3no. dwellings and associated hard and soft landscaping		

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application proposes the erection of a terrace of three new dwellings on a parcel of land previously occupied by 30 garages which have since been demolished.
- 1.2 The application site is accessed via a short cul-de-sac which runs south from the main Redgrove Road.
- 1.3 The application is before planning committee due to the applicant being Cheltenham Borough Homes. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

HS 1 Housing development

HS 4 Affordable Housing

TP 1 Development and highway safety

TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)

Planning obligations (2003)

Play space in residential development (2003)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Tree Officer

13th October 2014

The Tree Section does not object to this application.

Please use conditions:

- TRE02B-Tree protection Plan
- TRE03B-Protective fencing and a Method Statement demonstrating how the current hard surface within the Root Protection Area is to be removed.

There are few/no landscaping soft details. There is potential to plant trees in the parking area to the north as well as within the rear gardens. Please could this be conditioned as a part of any planning permission.

GCC Highways Planning Liaison Officer

25th September 2014

With regards to the above site; under our Highway's Standing advice criteria we do not need to be consulted on this application and this can be dealt with by yourselves with the aid of our guidance

Building Control

2nd October 2014

No comment.

Contaminated Land Officer

29th September 2014

Small development planning condition for potentially contaminated land

No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	19
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1** Letters were sent to 19 neighbouring properties and no representations have been received in response.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.1.1** The key considerations in relation to this proposal are the principle of development of this site, the design and layout of the proposal, potential impact on neighbouring amenity and highway safety considerations.

6.2 Principle of development

- 6.2.1** The application site constitutes a parcel of previously developed land that is currently redundant in use. The garages have been demolished and the site is now somewhat neglected and not heavily used. The principle of redeveloping the site for residential purposes is therefore considered to be entirely appropriate. The proposal will make more efficient use of land but of course has to be acceptable in terms of all other material considerations. The report will now move on to assess these matters.

6.3 Design and layout

- 6.3.1** Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development. In response to this, the application seeks to introduce a terrace of three dwellings in a south-east/north-west axis across the site, essentially continuing the building line of the existing houses within Redgrove Road.
- 6.3.2** The dwellings are two storeys in height and are to be finished in a mixture of facing brick and render. Architecturally, they take a traditional form but are given a contemporary 'flavour' by the proposed fenestration and wrap around porch canopy detail.
- 6.3.3** It is considered that the design and layout of the proposed development is entirely appropriate and responds well to neighbouring development. Generous gardens are provided to the rear of the houses and two car parking spaces are also provided for each dwelling.
- 6.3.4** Officers consider the proposal is fully compliant with the requirements of local plan policy CP7 and when assessed against the provisions the SPD in relation to infill development, it is a successful scheme.

6.4 Impact on neighbouring property

- 6.4.1** The nature of the site is such that it is bounded by residential development on each of its boundaries. For the development to be successful it has to be respectful to these neighbouring properties.
- 6.4.2** Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality and it is considered that the proposal is successful in this regard. First floor windows are located in appropriate positions to ensure overlooking is minimised and the proposal will not result in a loss of light to neighbouring properties.
- 6.4.3** Officers are satisfied that the scheme complies with the objectives of local plan policy CP4.

6.5 Access and highway issues

- 6.5.1** The application site was previously occupied by 30 garages which would have resulted in car movements throughout the day. The access to the site was designed to cater for this and the proposal does not seek to amend these arrangements. The existing access will happily cater for the movements generated by three new dwellings and the County Council are content for the Local Planning Authority to make the judgement in this instance, in accordance with their standing advice.

7. CONCLUSION AND RECOMMENDATION

- 7.1** The proposal represents a good use of this brownfield site. It is respectful to neighbouring development in terms of design and layout and will not compromise neighbouring amenity.
- 7.2** It is recommended that planning permission be granted subject to the suggested conditions below.

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 4063/10, 20, 21, 70, 75 received 15/9/14.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, samples of the proposed facing materials and roofing materials shall be submitted to and approved in writing by the Local Planning Authority, and the materials used in the development shall be in accordance with the samples so approved.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.