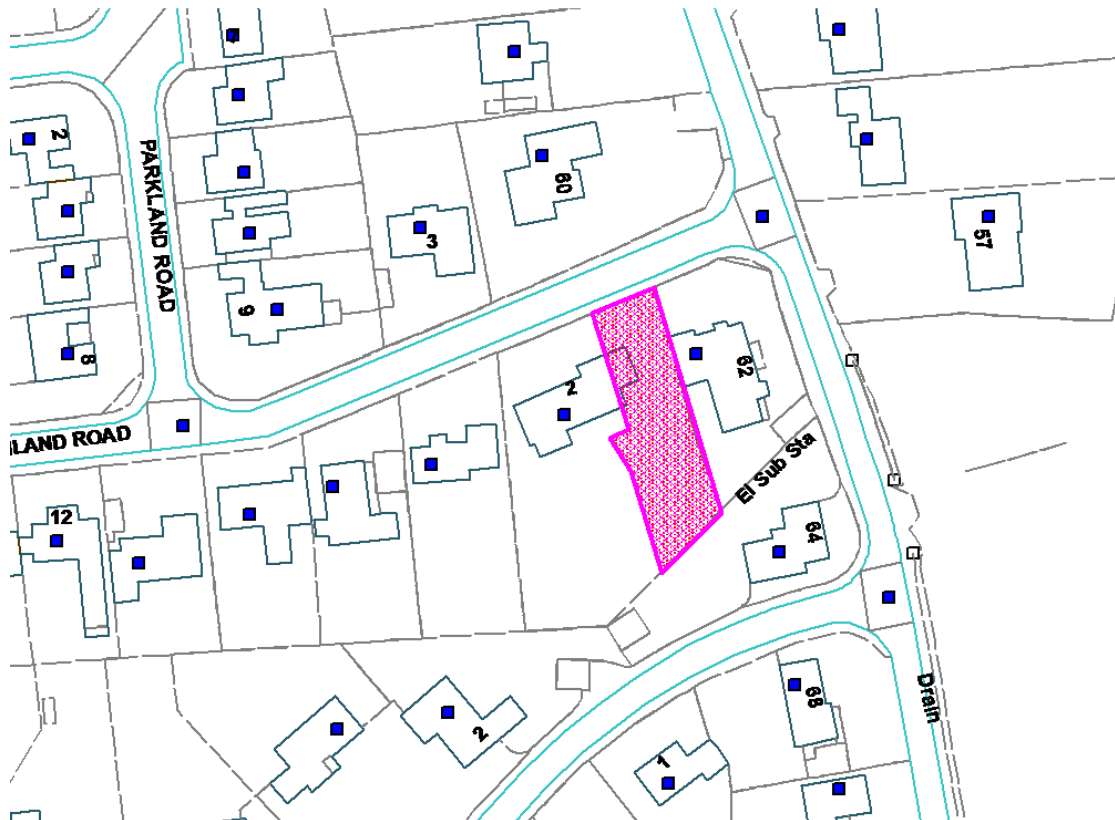


APPLICATION NO: 15/00185/FUL		OFFICER: Mr Ed Baker
DATE REGISTERED: 3rd February 2015		DATE OF EXPIRY: 31st March 2015
WARD: Charlton Park		PARISH: None
APPLICANT:	Mrs Mary Bridgewater	
AGENT:	Urban Aspects Ltd	
LOCATION:	2 Highland Road, Cheltenham	
PROPOSAL:	Erection of dwelling and single garage	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site forms part of the side and rear garden of No. 2 Highland Road. No. 2 Highland Road is a large two storey detached dwelling and is located close to the entrance of a large housing estate of late 20th Century origin.
- 1.2 The site has a frontage with Highland Road on its north side. There are neighbouring houses to either side including No. 4 Highland Road to the west and No. 62 Sandy Lane to the east. No. 60 Sandy Lane is located to the other side of Highland Road to the north as is No. 3 Highland Road. At the rear (south) the site backs onto Hartley Close.
- 1.3 The application seeks full planning permission for the erection of a detached two storey dwelling between No. 2 Highland Road and No. 62 Sandy Lane. No. 2 Highland Road currently benefits from two vehicular accesses and the most eastern one, which is shared with No. 62 Sandy Lane, will form the access to the new dwelling. The proposal involves demolition of the existing double garage and single storey extension on the eastern side of No. 2 Highland Road to make room for the new house. The proposal also involves the erection of a single detached garage for the existing house, No. 2 Highland Road.
- 1.4 The proposed dwelling would have a front facing gable onto the road. It would have a pitched roof finished in red/brown tiles. The upper half of the dwelling would be clad in artificial weatherboarding (Dark Oak) and the lower half in smooth render. The windows would be grey PVCu. The rear garden would be subdivided to provide garden for the new dwelling. The boundary treatment at the rear would be a new 1.8 metre fence between the new dwelling and No. 2 Highland Road. The existing red brick boundary wall to No. 62 Sandy Lane would be retained.
- 1.5 The application is before committee at the request of Cllr Baker to allow members to consider the impact on the adjacent bungalow. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

72/00139/PO 4th May 1972 REF

2 D Adjoining 2 Highland Road Cheltenham Gloucestershire - Erection Of One Detached Dwelling And Construction Of Vehicular Access

81/00172/PO 21st May 1981 PER

2 D Adjoining 2 Highland Road Cheltenham Gloucestershire - Erection Of 1 No Dwelling

82/00055/PF 7th April 1982 PER

2 Storey Extension To Form Enlarged Living Room And Bedrooms And New Porch

82/00324/PF 5th October 1982 PER

Adjoining 2 Highland Road - Erection of 1 No Dwelling

82/00470/PF 28th January 1983 PER

Erection of Bungalow

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
HS 1 Housing development
RC 6 Play space in residential development
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

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

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Gloucestershire Centre for Environmental Records

23rd February 2015

Biodiversity Report available to view on line.

GCC Highways Planning Liaison Officer

24th February 2015

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. If you have any queries please do not hesitate to contact me.

Cheltenham Civic Society

2nd March 2015

No Comment.

Architect's Panel

The proposed dwelling seems too small for its context which is characterised by larger properties in bigger plots. The direction of the pitch and the slope of the roof further alienate it from its neighbours and we believe the height could be increased to improve usability at first floor level. Whilst it may be possible to adjust the design to create a more harmonious proposal, we wonder if it would be better to demolish the existing property and re-develop both sites together to give a better-sized plot. We would therefore not support the proposal in its current form.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	9
Total comments received	4
Number of objections	3
Number of supporting	0
General comment	1

- 5.1 The comments received are reproduced as appendices to this report. For ease of reference, the comments are summarised below:
- 5.2 Concerns about highway safety – No.2 Highland Road has a shared drive and the access is close to the busy junction. The proposal will lead to move traffic, especially at peak times, and it is already difficult getting out of the junction. Vehicles already cut the junction.
- 5.3 Design impact – the development will appear cramped. It is contrary to the plan of the estate and would be out of character. Other properties enjoy spacious plots. The new dwelling is not of a good design. The design of the garage is out of keeping with others on the estate. The need for housing in sustainable locations does not outweigh the harm.
- 5.4 Impact on the amenity of No. 62 Sandy Lane – the site is elevated from the neighbour and will result in harmful overlooking and loss of privacy. Loss of light to that property. Loss of rural amenity. Proximity of the parking area would cause disturbance and loss of privacy.
- 5.5 Devaluation of local property.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 It is considered that the main issues are as set out below.

6.3 Sustainability

- 6.4 The site is located in a sustainable location with reasonable access to jobs, services, public transport and shops. This is an established and built up residential area and the proposal is considered to raise no strategic issues of concern. The acceptability of the proposal should therefore rest on consideration of the following development management considerations.

6.5 Design and layout

- 6.6 The proposed dwelling is of a straightforward design, which is considered neither exceptional nor poor. It is considered a reasonable response to the variety of designed properties in the area and on the same residential estate. Added interest to the design would be provided by timber affect panelling on the upper part of the elevations and grey window frames (rather than white windows typically found the locality).
- 6.7 The new dwelling would have a front facing gable which is not unusual with some other properties in the near vicinity also gable onto the road. The use of panelling is also found

elsewhere on the estate as is the use of render. The roof materials have been adjusted from artificial grey slate to red/brown tiles, which is the predominant material in the area.

- 6.8** There has been criticism of the design locally as well as from the Architects Panel, however, it is not considered to be inherently poor as has been suggested. Indeed, it responds and reflects many of the design features found in other properties on the same estate, as has been demonstrated by the agent in the supporting Design & Access Statement. Nor is it felt that the development would appear cramped; the new dwelling would have a not dissimilar relationship with adjacent properties as other houses on the estate. The new single garage would be set back from the road and is relatively small, and would have minimal impact on the character and appearance of the area.
- 6.9** On balance, the proposal is considered to comply with the requirements of local plan policy CP7 and the guidance set out within the Council's SPD relating to infill development. It is therefore considered that it would be difficult to sustain refusal of the application on design grounds.

6.10 Impact on neighbouring property

- 6.11** The neighbours likely to be most affected by the new dwelling are No. 62 Sandy Lane to the immediate east and the applicant's property, No. 2 Highland Road. The new dwelling follows the existing building line and would be located in between, and parallel with, the adjacent properties on either side. It would be positioned forward and to the north of the rear of No. 62 Sandy Lane, which because of the orientation of the sun, means that loss of sunlight would not be minimal.
- 6.12** The site is elevated from No. 62 Sandy Lane and the new dwelling would result in some loss of outlook to the neighbour, but it is considered that this would not be significant. There would similarly be a degree of overlooking but again it would not be significant, or dissimilar to the relationship found elsewhere between houses on this estate and others. Furthermore, the new dwelling would not result in significant impacts on No. 2 Highland Road. In summary, it is considered that the proposal would not result in significant harm to neighbour amenity.

6.13 Access and highway issues

- 6.14** The new dwelling would essentially use the existing shared access between No. 2 Highland Road and No. 62 Sandy Lane. No. 2 Highland Road would revert to using its existing alternative access. The net transport impact of the new dwelling is likely to be minimal. In response to concerns about the proximity of the access to the junction with Sandy Lane, there is already an access in situ in this same location, which is shared with No. 62 Sandy Lane.
- 6.15** The proposal includes adequate space for off-street parking and turning for two vehicles, which is considered acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1** Having regard to the aforementioned analysis, the proposal is considered acceptable. Planning permission should therefore be granted subject to the conditions set out 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 01, 02, 03, 05 and 06 received on 02 February 2015; and drawing number 04A received on 17 February 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The dwelling shall not be occupied until the parking and turning areas have been laid out in accordance with drawing number 03 received on 02 February 2015. The said areas shall be retained at all times free of obstruction for the parking and turning of vehicles.
Reason: To ensure that adequate parking and turning space is provided within the curtilage of the site to enable vehicles to enter and leave the site in forward gear.
- 4 There shall be no obstruction to visibility exceeding 900mm in height above adjoining carriageway level within the area measured 2 metres back from the carriageway edge and extending across the entire frontage of the site with Highland Road.
Reason: In accordance with Local Plan Policy TP1 relating to development and highway safety.
- 5 The bottom sill of the rooflights on either side elevation shall be no lower than 1.7 metres above the floor level of the floor to which they serve.
Reason: In the interests of protecting the neighbours from overlooking and loss of privacy.
- 6 Prior to the commencement of development, a scheme for the provision or improvement of recreational facilities to serve the proposed dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling(s) shall not be occupied until the approved scheme has been implemented.
Reason: To avoid any increase in the Borough's imbalance between population and the provision of outdoor play space and related facilities in accordance with Local Plan Policy RC6 relating to play space in residential development.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no fences, gates, or walls shall be erected forward of the front (north) elevation of the dwelling without express planning permission.
Reason: Any further boundary enclosures requires detailed consideration to safeguard the open plan character of the estate in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living and design.

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.