

APPLICATION NO: 15/00483/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 20th March 2015		DATE OF EXPIRY: 15th May 2015
WARD: St Marks		PARISH:
APPLICANT:	Mrs G Martin	
AGENT:	Mr Russell Ranford	
LOCATION:	11 Oldfield Crescent, Cheltenham	
PROPOSAL:	Proposed bungalow, associated parking and landscaping	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. The officer report for the above application states a recommendation of approval (Page 47 of committee papers). This is **incorrect** and the recommendation for the application is for **refusal**, as per the officer report and recommended refusal reason.

2. CONCLUSION AND RECOMMENDATION

The recommendation is to **refuse** this application, subject to the refusal reason below.

3. CONDITIONS/REFUSAL REASONS

- 1 The proposed development would diminish the existing sense of spaciousness between properties and in doing so fails to respect the established character of the area. The proposed bungalow would also be at odds with the scale of the immediately surrounding buildings and would therefore read as an incongruous addition to the street scene. For those reasons, the proposal conflicts with the Council's Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham, in terms of the layout and access arrangements. As such, the proposal is contrary to both the Supplementary Planning Document and Local Plan Policy CP7.

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 authority cannot provide a solution that will overcome the harm caused as a result of the subdivision of the site and the introduction of a new dwelling.

As a consequence, the proposal cannot be considered to be sustainable development and therefore the authority had no option but to refuse planning permission.