

APPLICATION NO: 15/01065/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 18th June 2015	DATE OF EXPIRY: 13th August 2015
WARD: All Saints	PARISH:
APPLICANT:	Mr Paul Baker
AGENT:	RRA Architects
LOCATION:	16 Hewlett Road, Cheltenham
PROPOSAL:	Refurbishment and Alteration to workshop at the rear of 16 Hewlett Road

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to an existing workshop at the rear of no. 16 Hewlett Road which is currently in use as an A2 (Financial and Professional Services) use. The application site lies within the Central Conservation Area.
- 1.2 The proposal seeks planning permission for amendments to the existing workshop which include the insertion of a side window and the replacement of a garage door with a window. The applicant intends to use the office in association with the existing use on the ground floor of no. 16.
- 1.3 The works require the benefit of planning permission as they represent a material change to the appearance of the building.
- 1.4 The application is before planning committee as the applicant is Councillor Baker.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Core Commercial Area
Smoke Control Order

Relevant Planning History:

85/00905/PF 26th September 1985 PER
Alteration To Access

89/00176/AI 30th March 1989 PER
Display Of Illuminated Projecting Sign

96/00568/PC 12th September 1996 REF
Change Of Use From Shop To Dwelling
Including The Retention Of Existing Workshops At Rear And Provision Of
3 Parking Spaces As Amended By Letter Received On 12 Sep 96

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

N/A

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Six letters have been sent to neighbouring properties and no responses have been received. A site notice has also been displayed at the site.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The key considerations in relation to this application are the design and the impact of the proposal on the Central Conservation Area.

6.3 Design/Impact on conservation area

- 6.4 Local Plan Policy CP7 requires development to be of a high standard of architectural design and to respect the character of the surrounding area.

- 6.5 In addition, section 72 (1) requires that when considering development within a conservation area, special attention is paid to the desirability of preserving or enhancing the character or appearance of that area.

- 6.6 The proposed works will not alter the overall scale and footprint of the building, but will alter the external appearance of the building. The insertion of a window in the side elevation and the replacement of the garage door with a window are considered appropriate and will respect the character of the original building and the conservation area.

- 6.7 In terms of the materials proposed, the applicant proposes a render finish to ensure the appropriate infill of the garage door. A condition has been attached to ensure this is the case.

- 6.8 Overall, the proposed works are considered entirely acceptable and will seek to preserve the character of the conservation area.

6.9 Impact on neighbouring property

- 6.10 There will be no unacceptable impact on neighbouring amenity as a result of this proposal. There will be no increase in overlooking, with the additional window facing towards the car park and a blank wall.

7. CONCLUSION AND RECOMMENDATION

- 7.1 In light of the above, the recommendation is to approve this application 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 1884-01 and 1884-02 received 17th June 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to 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.