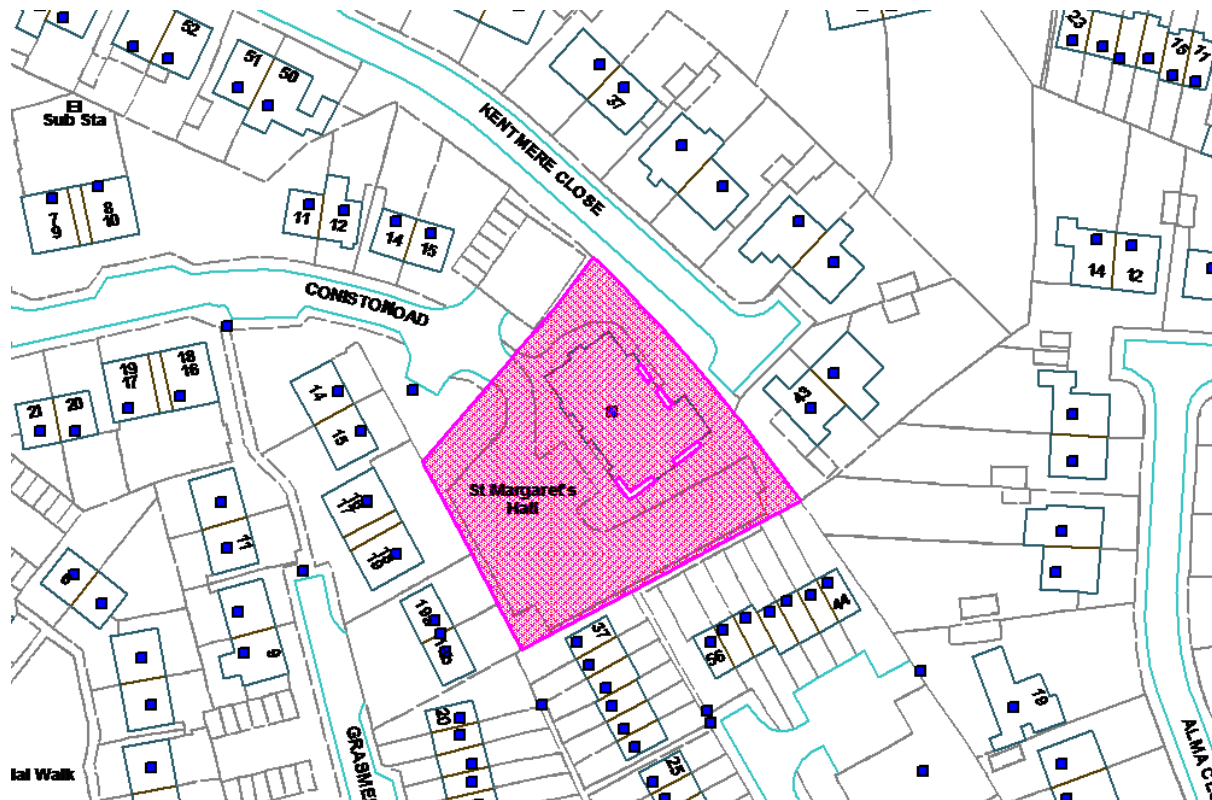


APPLICATION NO: 15/00947/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 30th May 2015		DATE OF EXPIRY: 25th July 2015
WARD: Warden Hill		PARISH:
APPLICANT:	St Margaret's Hall Users Group	
AGENT:	G N Hallett Architectural Services	
LOCATION:	St Margaret's Hall, Coniston Road, Cheltenham	
PROPOSAL:	Construction of a single storey 'annex' extension	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to St Margaret's Hall which is located on Coniston Drive in the ward of Up Hatherley and is currently a multi-functional D2 (Assembly and Leisure) hall facility.
- 1.2 The applicant seeks planning permission for an 'annex' extension to the building which would be capable of being used as a separate facility from the main hall and allow the expansion of activities. An application was approved for an extension to the existing building in 2003 (planning ref: 03/00824/FUL) but this was not implemented.
- 1.3 The proposed extension would be located to the south east elevation of the existing hall with a width of 5.35 metres, a depth of 16.1 metres and a height of 3.25 metres. The materials proposed would be facing brick to match the original building.
- 1.4 The application is before planning committee as the application has been made by The St Margaret's Users Group, of which Councillor Whyborn is the Chairman.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Flood Zone 2

Relevant Planning History:

75/00101/PO 20th March 1975 PER

Church Hall Site Alma Road Cheltenham Gloucestershire - Erection Of Dual Purpose Church/Church Hall For Social Activities And Religious Church Services

77/00076/PF 22nd April 1977 PER

Church Hall Site Alma Road Cheltenham Gloucestershire - Erection Of Church With Use As Church Hall For Community Purposes And Car Parking For 31 Cars

77/00449/PF 15th February 1978 PER

Church Hall Site Alma Road Cheltenham Gloucestershire - Erection Of Single Storey Store For Church Hall/Community Centre

95/00413/PF 22nd June 1995 DEF

Proposed Erection Of 10 Dwellings (Revised Scheme)

95/00504/PF 21st September 1995 REF

Demolition Of St Margaret's Hall And Erection Of 10 Houses (6 Open Market And 4 Affordable Dwellings)

03/00824/FUL 27th June 2003 PER

Single storey annexe to existing hall and re-arrangement of parking spaces

06/00920/FUL 17th July 2006 PER

Location of a metal shed for storage purposes, 8ft x 6ft with sliding doors and lockable

14/00258/FUL 4th April 2014 PER

Proposed installation of evaporative cooling and ventilation units on roof of building.

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

Environmental Health

25th June 2015

I note some concerns from neighbours due to various noise issues from activities on site in the past. The proposal is in some places even closer to residential property. For that reason I would recommend that prior to first use of the proposal a Noise Assessment is carried out to assess the predicted noise levels affecting the nearest residential dwellings. The noise assessment should highlight any necessary measures to reduce any noise to acceptable levels.

If that report highlighted any noise reduction measures, those measures to be completed prior to commencement of the proposal.

Such condition may take the form as follows: -

"No development shall be carried out until a full Noise Assessment is completed and such details have been submitted to and approved by the Local Planning Authority. The details submitted shall include measures to control noise affecting nearest habitable dwellings. All necessary measures highlighted in the report shall be completed to the satisfaction of the Local Planning Authority prior to first use of the proposal".

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected

Further, I would recommend the following noise conditions: -

"No activities shall be carried out which create noise audible at the boundary of any residential accommodation outside of the hours of 08.00 - 23.30 hours on any day"

"Windows, and doors (except for access and egress), at the proposal shall remain closed whilst noisy activities are taking place (for example the playing of amplified music, sports and fitness classes, etc).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity of the site are protected.

Environmental Health

2nd September 2015

I am happy with the most recent submission as detailed below.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	26
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

5.1 Twenty six letters have been sent to neighbouring properties and one response has been received raising an objection to the proposal. A summary of the concerns raised has been provided below;

- Parking problems in the area
- Noise disturbance currently created

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations in relation to this application are the design and the impact of the proposal on neighbouring amenity.

6.3 Design

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

6.5 The proposed extension would be sited to the south eastern side of the building and would be set back 3.1 metres from the front of the building. Whilst the addition is large, it is clearly subordinate in scale to the original building. The flat roof design respects the character of the original building and matching materials ensures a complementary addition.

6.6 Overall, the proposed extension is considered an acceptable addition to the original property and the design is in keeping with both the property and the surrounding area. As such, the proposal is in accordance with Local Plan Policy CP7.

6.7 Impact on neighbouring property

6.8 Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.

6.9 Due to the nature of the application, the Council's Environmental Health Officer (EHO) has been consulted and initially raised a concern as the proposal brings the existing use closer towards residential properties. An objection has also been received by a neighbouring resident, with a concern regarding existing noise disturbance experienced as a result of the current multi-purpose use.

6.10 The EHO originally suggested a condition requiring the submission of a noise assessment to consider the impact of the proposal on neighbouring dwellings. Officers reviewed this response and considered it would be unreasonable to request this information at condition stage as it should be submitted prior to the determination of the application, in order to assess the potential impact. The applicant has confirmed this will not be possible as the application is made on behalf of a small charity with a limited resource.

- 6.11** In light of this, discussions have been ongoing with the applicant. Further information has been provided which sets out the nature of the use of the additional 'annex' facility and mitigation measures which are to be incorporated within the proposed development to reduce any increase in noise disturbance. These include windows which are fixed shut, the inclusion of extraction equipment within the new extension and not externally, also the restriction of the use of the annex to lower noise activities. The EHO has been re-consulted on these additional measures and now raises no objection to the application. Following a request from officers, the applicant has annotated the submitted plans to incorporate these details, with a suitably worded condition attached requiring the implementation of these measures.
- 6.12** Overall, whilst the proposal results in the existing building moving closer towards residential properties, both the Council's EHO and officers are satisfied that based on the revised information that any increase in noise levels resulting from this proposal will not be unacceptable.
- 6.13** The application is therefore considered to meet the requirements of Local Plan Policy CP4.
- 6.14 Access and highway issues**
- 6.15** Whilst a concern has been raised in relation to parking, there will be no loss of parking spaces as a result of this proposal. The car park is considered to provide sufficient parking to accommodate the existing building and the proposed extension.

7. CONCLUSION AND RECOMMENDATION

- 7.1** Overall, the proposal is considered an acceptable addition to the property and is in accordance with CP7 (design) and CP4 (amenity).
- 7.2** The recommendation is therefore to permit this application, subject to the 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 2015/1058/101B, 2015/1058/102B and 2015/1058/103A received 29th May 2015 and 3rd September 2015.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to first use of the extension hereby approved, the noise mitigation measures referred to in drawing no. 2015/1058/101B received 3rd September 2015 shall be fully implemented.
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

- 4 No activities shall be carried out which create noise audible at the boundary of any residential accommodation outside of the hours of 08.00 - 23.30 hours on any day.
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.
- 5 All windows, and doors (except for access and egress) of the extension hereby approved are to remain closed while noise generating activities are taking place (for example activities which involve the playing of amplified music).
Reason: To safeguard the amenities of the adjoining properties in accordance with Local Plan Policy CP4 relating to safe and sustainable living.

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.