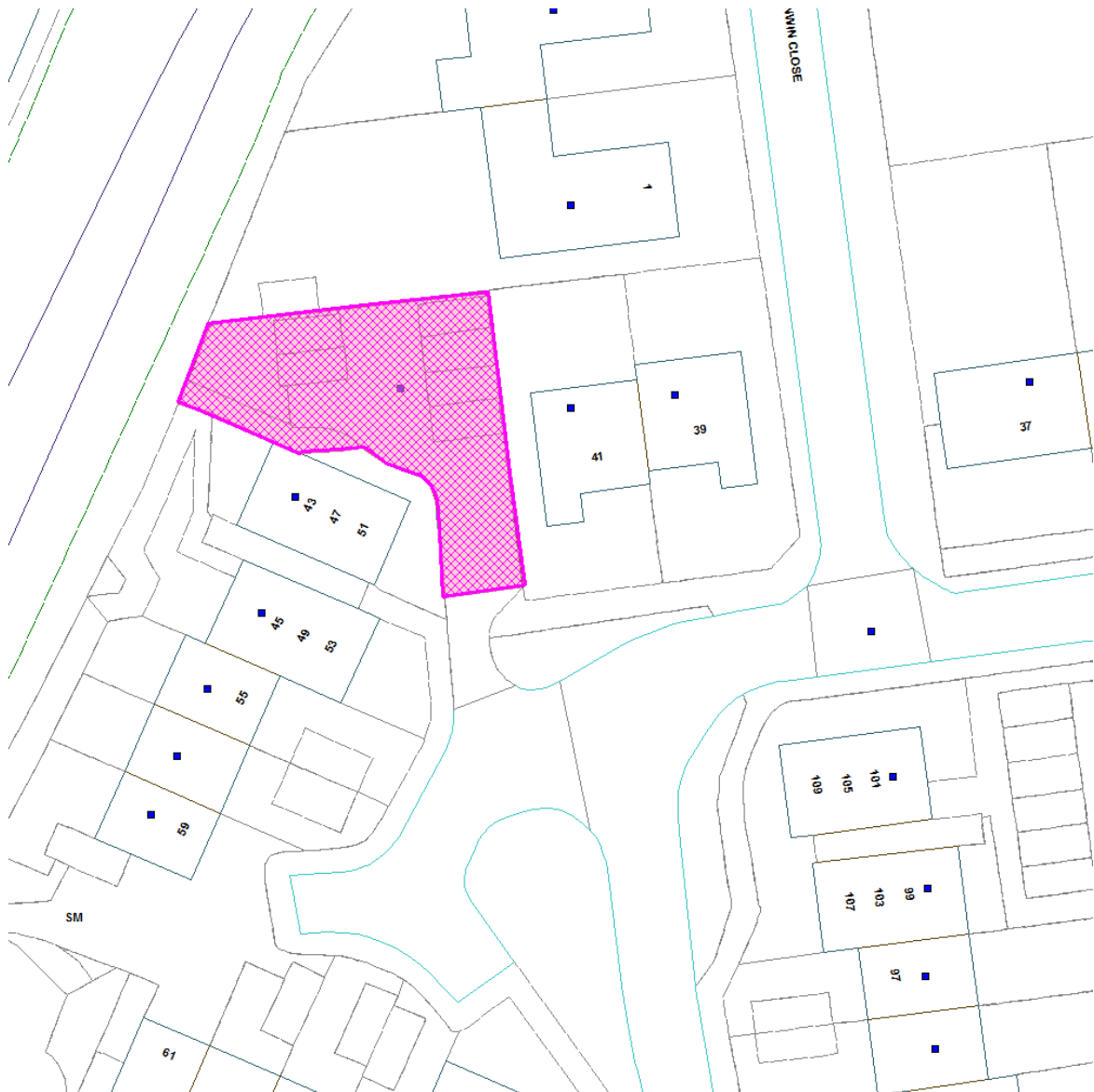


<b>APPLICATION NO:</b> 15/01339/FUL	<b>OFFICER:</b> Miss Chloe Smart
<b>DATE REGISTERED:</b> 28th July 2015	<b>DATE OF EXPIRY:</b> 22nd September 2015
<b>WARD:</b> Benhall/The Reddings	<b>PARISH:</b>
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	Cheltenham Borough Homes Ltd
<b>LOCATION:</b>	Unwin Road Garages, Unwin Road, Cheltenham
<b>PROPOSAL:</b>	Resurfacing of access road, marking of six car parking spaces and erection of fixed posts per car parking bay (following demolition of existing garages).

**RECOMMENDATION:** Permit



## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application relates to an area to the rear of nos. 41 to 51 Unwin Road (odd numbers only) which currently comprises of six garages and is accessed off Unwin Road.
- 1.2 Planning permission is sought for the re-surfacing of the site and the marking of six car parking spaces (following the demolition of the existing garages).
- 1.3 The proposal is before Planning Committee as the Council is the applicant.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

**Constraints:**

N/A

**Relevant Planning History:**

N/A

## 3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

TP 1 Development and highway safety

National Guidance

National Planning Policy Framework

## 4. CONSULTATIONS

**GCC Highways Planning Liaison Officer**

*25th August 2015*

The proposal seeks permission to resurface the access road and mark out 6 parking bays. The works appear to be to replace the dilapidated garages with open parking spaces to provide beneficial parking spaces to the adjoining properties.

I refer to the above planning application received on 6th August 2015, with unnumbered Plan to which no Highway objection is raised.

## 5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	8
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Eight letters have been sent to neighbouring properties and no responses have been received.

## **6. OFFICER COMMENTS**

### **6.1 Determining Issues**

**6.1.1** The main considerations in relation to this application are the design, the impact on highway safety and neighbouring amenity.

### **6.2 Design**

**6.2.1** Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development.

**6.2.2** The applicant proposes the removal of the existing garages to provide six marked car parking spaces. The tarmac surface proposed is considered entirely appropriate and in keeping with the character of the area. The introduction of marked car parking spaces is considered also considered acceptable.

**6.2.3** The proposal will therefore respect the character of the area in accordance with Local Plan Policy CP7.

### **6.3 Access and highway issues**

**6.3.1** Due to the nature of the application, Gloucestershire County Council Highways has been consulted on the application.

**6.3.2** No objection has been raised to this proposal, with the works considered to provide beneficial parking spaces to the adjoining properties. The proposal is therefore considered in accordance with Local Plan Policy TP1.

### **6.4 Impact on neighbouring property**

**6.4.1** Local Plan Policy CP4 requires development to protect the amenities of neighbouring land users.

**6.4.2** The proposed parking spaces are to be positioned directly adjacent to the boundary with no.41 Unwin Road and no.1 Unwin Close. Whilst there is likely to be some increase in noise disturbance, officers consider this would be minimal and would not provide for an unacceptable increase above the levels of noise generated by the existing garaging and car parking arrangements.

**6.4.3** The proposal is therefore in accordance with Local Plan Policy CP4.

## **7. CONCLUSION AND RECOMMENDATION**

**7.1** Overall, the proposal is considered acceptable in terms of its impact on the character of the surrounding area, highway safety and the amenity of neighbouring land users.

**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 01339:1 and 01339:3 received 27th July 2015.  
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

### **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.