

APPLICATION NO: 16/00389/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 9th March 2016	DATE OF EXPIRY: 4th May 2016
WARD: Prestbury	PARISH: Prestbury
APPLICANT:	Mr Philip Cottam
AGENT:	Mr David Jones
LOCATION:	66 Bouncers Lane, Cheltenham
PROPOSAL:	Erection of two detached dwellings.

Update to Officer Report

1. OFFICER COMMENTS

1.1 Design and Layout

Further to the previous report, revised plans have now been received. As anticipated the amendments involve the reorientation of the roofs so that the roof pitches away from the boundary. The size of the rear addition has been reduced and no longer overwhelms the rears of the proposed dwellings. The brick detailing on the front elevation has been amended to utilise projecting bricks to add interest. The revised plans are considered to overcome previous reservations in relation to the design.

1.2 Access and Highways

The visibility splay drawing has yet to be received.

2. CONCLUSION AND RECOMMENDATION

Subject to the receipt of the visibility splay drawing the proposal is considered to be acceptable and is therefore recommended for approval subject to the following conditions.

3. CONDITIONS/REFUSAL REASONS

- 1 The development hereby permitted shall be begun before the expiration of three 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 the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No external facing or roofing materials shall be applied unless in accordance with

- a) a written specification of the materials; and
- b) physical sample/s of the materials,

The details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and/or re-enacting that order), the side facing windows shall at all times be non-opening and glazed with obscure glass to at least Pilkington Level 3 (or equivalent).

Reason: To safeguard the privacy of adjacent properties having regard to Policies CP4 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 The development hereby approved shall not be occupied unless the proposed means of vehicular access has been constructed in accordance with the approved plans and shall be retained as such at all times.

Reason: To ensure satisfactory access to the development, having regard to Policy TP1 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference 66 Bouncers Lane and the Tree Protection Plan Drawing Number 66BLTRP-MAY16 dated May 2016. The tree protection shall be erected/installed, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 7 No fires shall be lit within 5m of the Root Protection Area(s) and materials that will contaminate the soil such as cement or diesel must not be discharged within 10m of the tree stem. Existing ground levels shall remain the same within the Root Protection Area(s) and no building materials or surplus soil shall be stored therein. No trenches for services or drains shall be sited within the crown spread of any trees to be retained.

Reason: In the interests of local amenity in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 8 All service runs shall fall outside the Root Protection Area(s) shown on the approved drawings, unless otherwise first agreed in writing by the Local Planning Authority. Any such works shall be carried out in accordance with the National Joint Utilities Group; Volume 4 (2007) (or any standard that reproduces or replaces this standard).

Reason: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policies GE5 and GE6 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 9 The development hereby approved shall not be occupied or operated until the parking and turning areas have been provided in accordance with the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site, having regard to Policies TP1 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).

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, the authority sought amendments to overcome the concerns identified.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.