

APPLICATION NO: 16/00905/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 20th May 2016		DATE OF EXPIRY: 15th July 2016
WARD: Charlton Park		PARISH:
APPLICANT:	Mr M Le Grand	
AGENT:	Mark Le Grand & Co	
LOCATION:	Pipers Wold, 22 Greatfield Drive, Cheltenham	
PROPOSAL:	Proposed erection of a pair of semi-detached dwellings (following demolition of existing bungalow).	

RECOMMENDATION:



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site comprises a semi-detached bungalow which is positioned within a generous plot. The applicant is seeking planning permission for the erection of a pair of semi-detached properties, following the demolition of the existing bungalow.
- 1.2 The submission follows pre-application discussions with the applicant and also a recently withdrawn submission for a pair of semi-detached dwellings on the site (planning ref: 16/00543/FUL).
- 1.3 The application is at committee following a request from Councillor Baker due to the concerns raised by local residents.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Landfill Sites boundary
Smoke Control Order

Relevant Planning History:

16/00543/FUL 18th May 2016 WDN

Demolition of existing dwelling and erection of a pair of semi-detached dwellings

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living
CP 7 Design
GE 5 Protection and replacement of trees
GE 6 Trees and development
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Tree Officer

26th May 2016

The Tree Section has no objections with this application, if permission is granted please use the following condition:

Detailed Landscaping

The landscaping proposal shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. The current Landscape Planning Proposals must be modified to also specify species, planting size, root type (it is anticipated that container grown trees will be planted) and protection so as to ensure quick successful establishment. The size of the trees shall be at least a Selected Standard as per

BS 3936-1:1992. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

Reason: To preserve the visual amenities of the locality in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Contaminated Land Officer

16th June 2016

With regard to this application I have no adverse comment to make.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	16
Total comments received	3
Number of objections	2
Number of supporting	0
General comment	1

5.1 Sixteen letters have been sent to neighbouring properties and three responses have been received.

5.2 Comments Received

Brief summary of comments received:

- Introduction of additional dwelling
- Visual amenity
- Increase in height of dwelling – impact of this on the general appearance and attractiveness of the area
- Parking

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations in relation to this application are the principle of the subdivision of the application site, the design and the impact on the character of the locality, neighbouring amenity and significant trees within the application site.

6.3 Principle of development

6.4 The application site lies within the Principal Urban Area of the town where residential development is normally acceptable in principle subject to the considerations listed above.

6.5 Also relevant when considering the principle of residential development, is the Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham. This provides specific guidance in assessing the character of an area in order to ensure that infill development is acceptable within the surrounding context. Having considered the context of the surrounding area, the character primarily derives from large detached dwellings, which are a mixture of two storey dwellings and bungalows, which are set within generous plot sizes. Directly opposite the application site is a pair of recently constructed semi-detached dwellings.

6.6 Officers consider that in this instance, there is scope for the replacement of the existing bungalow with a pair of semi-detached dwellings, providing the scale, mass and layout of the surrounding dwellings is respected, together with retaining a sense of space surrounding the dwellings.

6.7 Design

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

6.9 As stated within the introduction, the application follows the submission of a recently withdrawn application. At this time, the scheme sought permission for a pair of significantly larger dwellings on the site. Officers raised concerns regarding the overall height, width and depth of the dwellings and considered that these would represent an overly large development which would fail to respect the scale of neighbouring development and the locality. The width of the dwellings was considered particularly harmful, due to the established character of space in between dwellings.

6.10 Following feedback from officers, the applicant withdrew the scheme and has subsequently submitted a reduced proposal. The width of the pair of dwellings has been significantly reduced, alongside the overall height and depth of the dwellings. Concerns have been raised within submitted letters of representation regarding the height of the proposal which is greater than the existing bungalow. Whilst it is acknowledged the proposal would have a greater visual impact than the existing bungalow, this is not in itself considered unacceptable or harmful. The submitted street scene demonstrates that the height of the proposal will remain consistent with that of the adjacent dwellings and the applicant has retained a sense of space to either side of the dwellings. In keeping the height consistent with surrounding dwellings and retaining space at either side, the proposal still allows for views through to the escarpment.

6.11 For these reasons, whilst the proposal would result in the intensification of residential development on the application site, the proposal is now considered to respond to the key characteristics of the site and surrounding area which ensures an appropriate development which would respect its context.

6.12 In terms of the architectural approach for the scheme, the applicant proposes a fairly traditional design approach with a hipped roof and gables. This is considered in keeping within the surrounding area, as there is a mix of architectural styles and also materials.

6.13 Impact on neighbouring amenity

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

6.15 The proposal is not considered to result in any unacceptable loss of light or overbearing impact to neighbouring dwellings. In terms of a loss of privacy, the occupier of the neighbouring dwelling to the east has raised a concern regarding the use of the flat roof above the single storey rear aspects of the dwellings as a terrace. In order to alleviate any potential harm which could come about as a result of the use of this flat roof area as a balcony, a condition is suggested restricting its use.

6.16 Trees

6.17 The Tree Officer raises no objection to the scheme, but has requested a condition is attached regarding landscaping. The application is not accompanied by a landscaping plan and therefore a condition has been attached requiring that details are submitted.

6.18 Access and highway issues

- 6.19** The proposal would result in an intensification of the activity at the application site. The existing site comprises of two access points and a large extent of hardstanding. The applicant proposes for the existing access points to serve each of the proposed dwellings.
- 6.20** Whilst concerns have been raised regarding parking, the submitted block plan demonstrates that there is sufficient off street parking to accommodate the additional dwelling proposed. Due to the level of parking provision and the fact that existing access points will remain unaltered, officers do not consider that the proposal would give rise to any unacceptable impact on highway safety.

7. CONCLUSION AND RECOMMENDATION

- 7.1** For the reasons identified, the proposal is now considered to respond to the characteristics of the site and surrounding area in line with Local Plan Policy CP7 and the guidance within the Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham.
- 7.2** In addition, it is not considered there would be any unacceptable impact on neighbouring amenity, highway safety or trees as a result of this application.
- 7.3** The recommendation is therefore to approve this application subject to the conditions below.

8. CONDITIONS / INFORMATIVES

- 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 Prior to the commencement of development, plans showing the existing and proposed ground levels and slab levels of the proposed and adjacent buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented strictly in accordance with the agreed details.
Reason: To ensure a satisfactory relationship of the proposed building with the adjoining properties and land in accordance with Local Plan Policies CP4 and CP7 relating to safe and sustainable living, and design. This information goes to the heart of the consent and is therefore necessary before work commences.
- 4 The roof area of the single storey rear aspects of the development hereby permitted shall not be used as a balcony, roof garden or amenity area.
Reason: To safeguard the amenities of the adjacent property, having regard to Policy CP4 of the Cheltenham Borough Local Plan (adopted 2006).
- 5 Prior to the implementation of any landscaping, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

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.