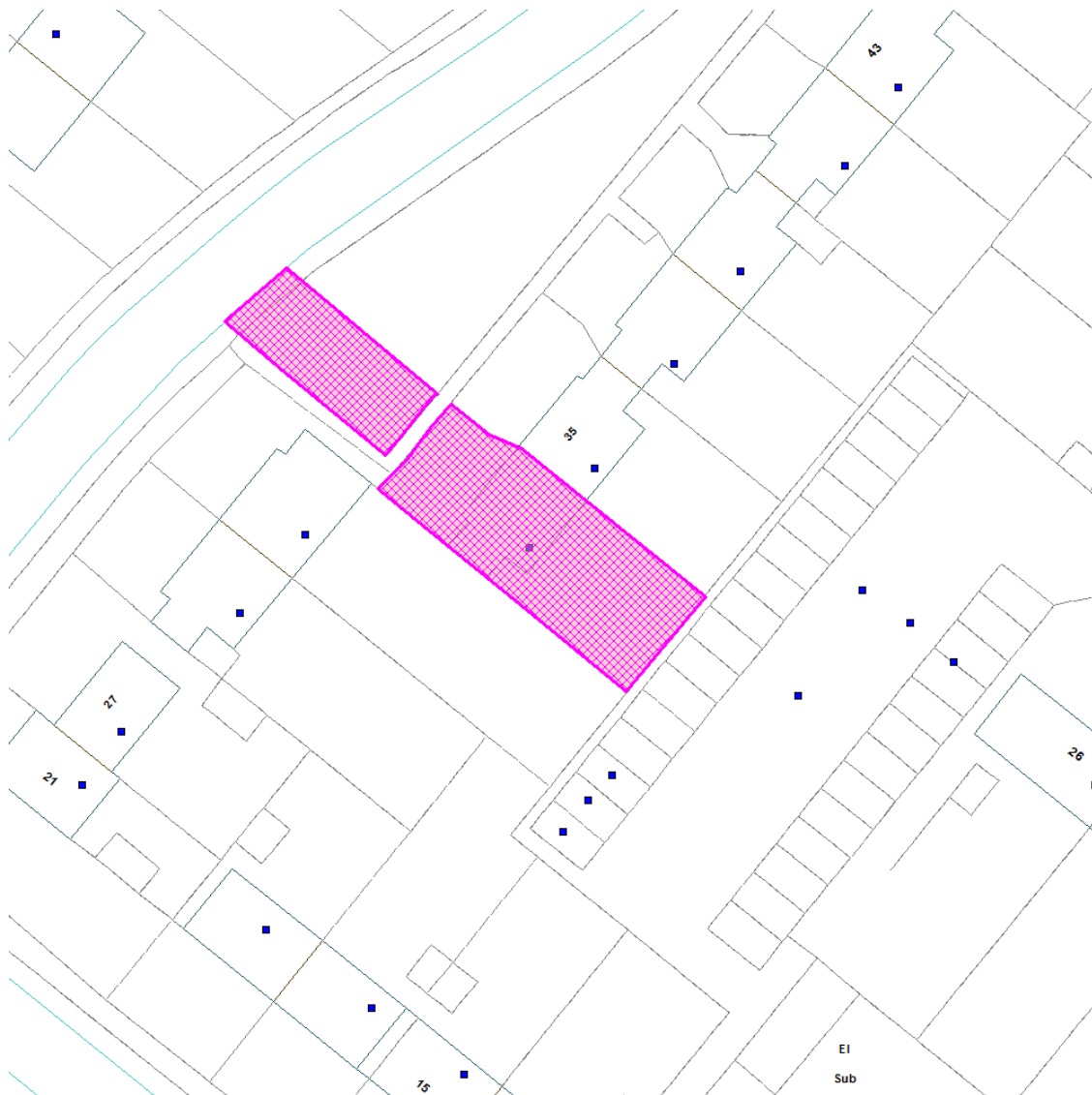


APPLICATION NO: 16/00317/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 25th February 2016		DATE OF EXPIRY: 21st April 2016	
WARD: Springbank		PARISH:	
APPLICANT:	Mr F Shoniwa		
AGENT:			
LOCATION:	33 Kingsmead Avenue, Cheltenham, Gloucestershire		
PROPOSAL:	Construction of a driveway (retrospective)		

RECOMMENDATION: Permit



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 33 Kingsmead Avenue. The site is a semi-detached dwelling located in the ward of Springbank.
- 1.2 This is a retrospective application for the construction of a driveway with dropped kerb. The access involves crossing a grass verge owned and maintained by Cheltenham Borough Council.
- 1.3 The application is before committee as the property is owned by Cheltenham Borough Homes.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Smoke Control Order

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development

CP 3 Sustainable environment

CP 4 Safe and sustainable living

CP 7 Design

TP1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

None.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	5
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

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

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main issues in considering this application are any visual impact of the works on the surroundings and any highway safety implications.

6.3 The hardstanding to the front of the property consists of permeable block paving. The driveway from the roadside to the hardstanding is tarmac with a slight gradient enabling rainwater to be directed to permeable paving.

6.4 The construction of the driveway has resulted in the removal of part of a grass verge. Although the loss of this soft landscape is unfortunate, as this is an end property in a row of six which are located behind the grass verge, it is not considered that any significantly harmful impact will be felt. Should future requests for similar work be proposed, these will be considered on their merits.

6.5 Overall, it is not considered that the construction of a driveway would result in any significantly harmful impact on the visual amenity of the surrounding area and is therefore compliant with policy CP7 of the Local Plan.

6.6 Access and highway issues

6.7 Local Plan Policy TP1 requires development to not endanger highway safety, directly or indirectly, through the creation of a new access.

6.8 The applicant has previously sought permission from Gloucestershire Highways (Amey) regarding the creation of a new vehicle access which was permitted in September 2015 and inspected in November 2015 on completion of the works.

6.9 It is not considered that the proposal will have any highway safety issues.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons outlined above the proposal is considered to be in accordance with policies CP7 and TP1 and is therefore recommended for approval.

8. CONDITIONS

- 1** 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.

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.

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Update to Officer Report

1. OFFICER COMMENTS

- 1.1 Since the publication of the main report and following Planning View, this application has been **deferred** for consideration at a future Planning Committee meeting. Further investigation is required by Officers with regards to this application and similar development undertaken at neighbouring properties.