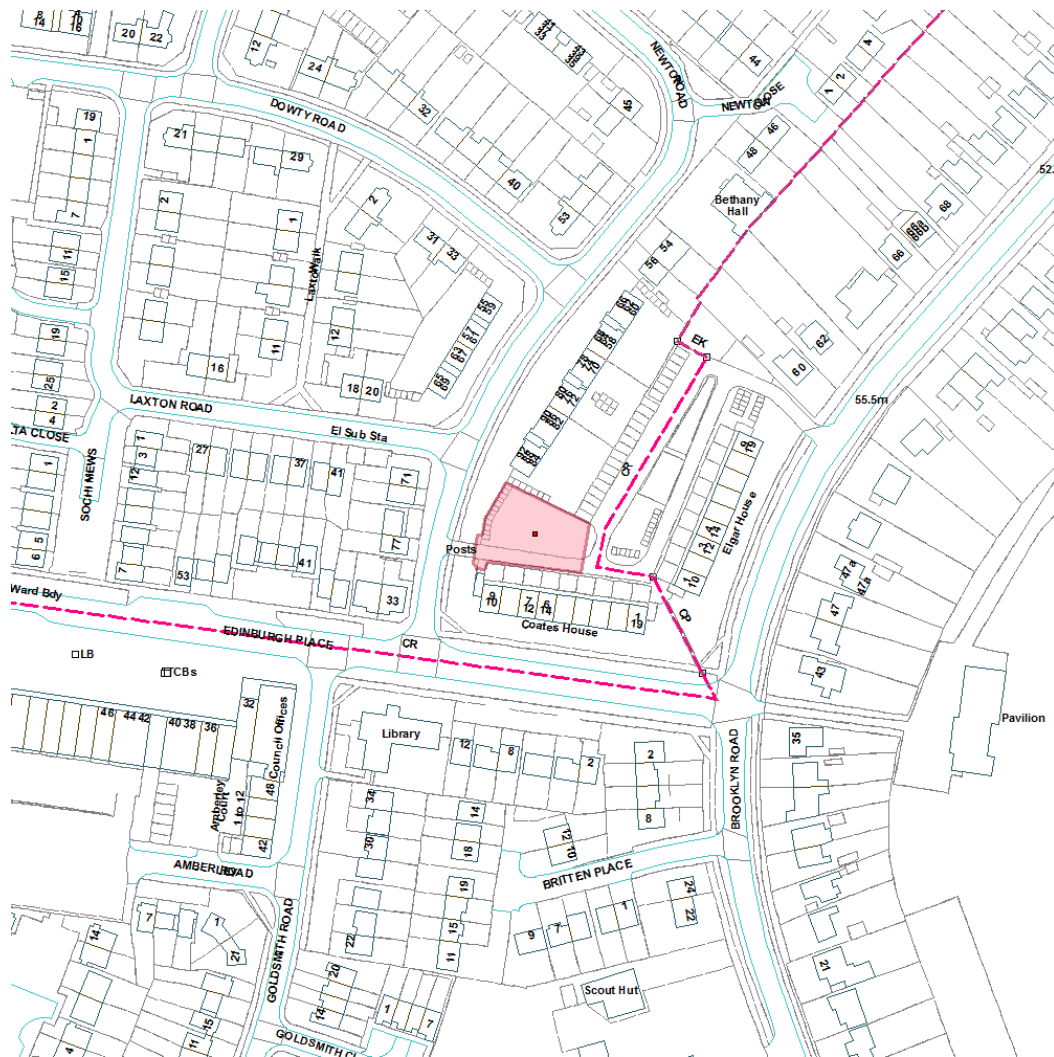


APPLICATION NO: 16/00971/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 2nd June 2016	DATE OF EXPIRY: 28th July 2016
WARD: Hesters Way	PARISH: N/A
APPLICANT:	Cheltenham Borough Homes
AGENT:	Quattro Design Architects Ltd
LOCATION:	Land at Newton Road, Cheltenham
PROPOSAL:	Construction of 2no. two bedroom flats and 4no. one bedroom flats and provision of 8no. parking spaces with associated hard and soft landscaping

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application proposes the erection of 6no. affordable housing units comprising 4no. one bed flats and 2no. 2 bed flats on the eastern side of Newton Road close to the junction with Edinburgh Place. The scheme would also provide for 8no. additional car parking spaces within the site together with a new bin storage area to serve the new flats and the existing flats within the adjacent Coates House.
- 1.2 The site is irregular in shape and is bounded by three storey blocks of flats, including Coates House to the south and Elgar House in Brooklyn Road to the rear. Opposite the site, the buildings are two storeys in height.
- 1.3 The site is an unattractive and underutilised area which is currently laid to hardstanding and accommodates a number of small sheds together with a bin storage area for the residents of Coates House.
- 1.4 The application site is before the planning committee as the land is owned by the Council. Members will visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

15/01822/FUL

Withdrawn

8th December 2015

Erection of 2no. dwellings with associated hard and soft landscaping following demolition of existing storage units.

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

HS 1 Housing 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

Building Control

2nd June 2016

No comment.

Gloucestershire Centre for Environmental Records

9th June 2016

Report available to view on line.

GCC Highways Planning Liaison Officer

17th June 2016

The site is sustainably located for the proposed flats in walking/cycling distance of local amenities and public transport connections reducing car use in accordance the NPPF.

Suitable parking provision has been provided and vehicle access, separate pedestrian access has been provided although a new footway from the proposed pedestrian gateway to the footway on Newton Road will be sought via condition.

There is suitable cycle parking which will be required by condition to be covered and secure.

The bin store is distant from the road for collection therefore it is sought via condition the bin store either be located adjacent to the pedestrian site gateway north of the vehicle access from Newton Road or a collection point be provided in this location with bins moved to collection point on day of collection.

In conclusion I recommend no objection subject to the following conditions;

1. Notwithstanding the proposed plans the permanent bin store or a temporary collection point be provided with sufficient hardstanding north of the pedestrian site access gateway north of the vehicle access on the proposed plans.

Reason: To ensure accessible bin storage that will not result in bin and waste being left obstructing or inconveniencing site users or highway users or creating conflicts between vehicles, pedestrians or cyclists in accordance with NPPF paragraph 35.

2. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan 4060/P/10 A, and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 35.

3. The development hereby permitted shall not be occupied until the cycle storage facilities have been made available for use in accordance with the submitted plan 4060/P/10 A, and those facilities shall be maintained for the duration of the development.

Reason: To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework.

Statement of Due Regard

Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development.

It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development.

It is considered that the following protected groups will not be affected by the transport impacts of the proposed development: age, disability, gender reassignment, marriage and

civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation, other groups (such as long term unemployed), social-economically deprived groups, community cohesion, and human rights.

Cheltenham Civic Society

27th June 2016

There is an opportunity to do something better here.

5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent out to 55 neighbouring properties. In response to the publicity, two representations have been received in objection to the application. These representations have been circulated in full to Members but, briefly, the concerns relate to:

- density
- height and size of the building
- loss of privacy / light
- parking and highway safety
- bin storage
- noise and disturbance

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The main considerations when determining this application relate to the principle of development, design and layout of the proposed housing; impact on neighbouring amenity; and parking and highway safety.

6.2 Principle

6.2.1 As previously stated, the application site is an unattractive and underutilised area which is currently laid to hardstanding and accommodates a number of small sheds together with a bin storage area for Coates House. The surrounding area is primarily residential and as such it is considered that the development of the site for residential purposes is an appropriate one which would make good use of the site and provide much needed new affordable homes within the borough. It is acknowledged that there is a need for houses but a flatted development in this location is considered more appropriate to its surroundings. This view is endorsed by Housing Services.

6.3 Design and layout

6.3.1 Local plan policy CP7 (design) requires all new development to be of a high standard of architectural design and to complement and respect neighbouring development and the character of the locality.

6.3.2 The flats are traditional in design and have been designed to reflect existing housing surrounding the site, with a mix of facing brick and render to the external elevations beneath pitched tiled roofs; such a design approach is considered to be wholly appropriate within the locality. Revisions to the arrangement of the external facing materials have been made during the course of the application following suggestions made by officers. In addition, the introduction of splayed oriel windows to address overlooking of the properties in Coates House has provided some interest to the building. As such it is considered that the form,

mass, design and general appearance of the proposed building is acceptable. A communal garden would be provided for residents.

6.3.3 The site has been laid out to address the constraints of the site and the existing housing. An existing vehicular access from Newton Road would be utilised to access the development, with a separate pedestrian access for the flats provide alongside. The existing pedestrian access to Coates House would be maintained and improved with the erection of a 1.2m fence separating the access from the parking court.

6.3.4 The proposed development is therefore considered to be of an acceptable design and layout which would sit comfortably within its context and would provide an enhancement to the locality. As such, the proposal is considered to be in accordance with the aims and objectives of policy CP7 and guidance set out within the Council's SPD relating to development on garden land and infill sites, and the NPPF.

6.4 Impact on neighbouring amenity

6.4.1 Local plan policy CP4 (safe and sustainable living) advises that development will only be permitted where it would not cause unacceptable harm to the amenity of adjoining land users or the locality.

6.4.2 As previously mentioned, the site has been laid out to address the constraints of the site and the existing housing. The building comfortably passes the established 25° and 45° daylight tests used to assess the impact of new developments on nearby buildings.

6.4.3 Revisions to the fenestration in the south facing elevation have been sought during the course of the application because the distance between clear glazed windows serving the new development and existing windows in Coates House fell short of the desired 21 metres, achieving only 19 metres. The revised plans incorporate a splayed oriel window for the main bedroom window to Flats 2, 4 and 6 with a combination of clear and obscured glazing. In addition, the smaller windows to the bedroom have been obscured, together with the kitchen window in this elevation. These flats benefit from clear glazed windows to the east facing elevation which would serve the main living space.

6.4.4 As such, whilst the proposed development would inevitably have an impact on the surrounding residents, any such impact would not significant or to an unacceptable level. The proposal is therefore considered to be in accordance with policy CP4 and guidance set out within the Council's SPD relating to development on garden land and infill sites, and the NPPF.

6.5 Parking and highway safety

6.5.1 Local plan policy TP1 (development and highway safety) advises that development will not be permitted where it would endanger highway safety.

6.5.2 The application has been assessed by the County Highways Development Management Team who raises no objection to the proposals subject to the inclusion of conditions.

6.5.3 It is not considered necessary to attach the condition in respect of the relocation of the bin store or the provision of a collection point; the proposals have been agreed by Ubico.

6.5.4 The proposal is therefore considered to be in accordance with the requirements of policy TP1 and guidance set out within the NPPF.

6.6 Other considerations

6.6.1 Concern has been raised by a resident in Coates House in relation to the level of proposed bin storage. As previously noted, the application proposes the provision of a new bin

storage area, with appropriate containers, which has been agreed by Ubico. The new bin storage area is considered sufficient to serve both the 6no. new flats and the existing 12no. flats within Coates House.

6.7 Conclusion and recommendation

- 6.7.1** The proposed development accords with relevant local plan policy, and guidance set out within the NPF, and the recommendation therefore is to grant planning permission subject to the following conditions:

7. SUGGESTED CONDITIONS

- 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 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).

- 5 The development shall not be occupied unless covered bicycle storage has been constructed in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. The covered bicycle storage shall at all times be retained in accordance with the approved details.

Reason: To ensure adequate provision and availability of cycle parking, having regard to Policy TP6 of the Cheltenham Borough Local Plan (adopted 2006).

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

Reason: To ensure adequate provision of refuse storage, having regard to Policy W36 of the Gloucestershire Waste Local Plan.

- 7 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 windows annotated on the approved plans to be obscurely glazed shall at all times be 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).

INFORMATIVE

- 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.