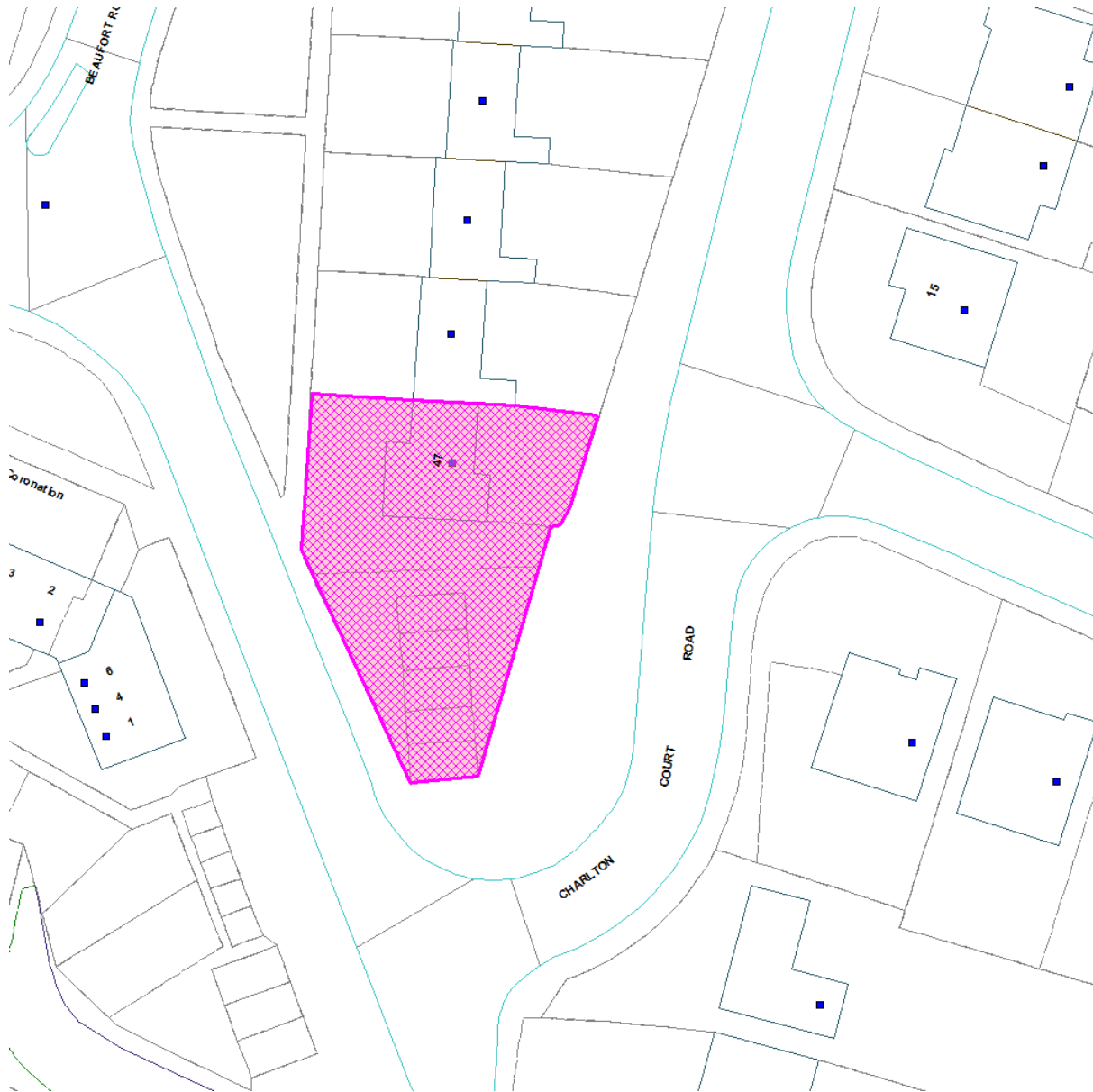


APPLICATION NO: 16/00972/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 1st June 2016	DATE OF EXPIRY: 27th July 2016
WARD: Battledown	PARISH: Charlton Kings
APPLICANT:	Cheltenham Borough Homes Ltd
AGENT:	Quattro Design Architects Ltd
LOCATION:	47 Beaufort Road, Charlton Kings, Cheltenham
PROPOSAL:	Construction of 2no. three bedroom houses and provision of 4no. parking spaces with associated hard and soft landscaping.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site comprises a parcel of land, roughly triangular in shape located on the junction of Beaufort Road and Charlton Court Road. The northern part of the site previously accommodated an end of terrace dwelling which has since been demolished, this area is now laid to grass. The southern part of the site is occupied by a row of 5 garages in a single storey flat roofed block. The eastern boundary of the site is well treed with a highway verge beyond, fronting Charlton Court Road.
- 1.2 Planning permission is sought for the erection of 2 no. 3 bedroom semi-detached houses. They are similar in depth, width and height to the existing dwellings which adjoin the site on the eastern side of Beaufort Road. Plot 1 has a driveway off Beaufort Road leading to two parking spaces. Plot 2 has two parking spaces accessed directly off Beaufort Road. Each dwelling has a bin store and shed within the rear gardens.
- 1.3 The application is before committee as the site is owned by Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

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

GE 7 Accommodation and protection of natural features

HS 1 Housing development

TP 1 Development and highway safety

TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

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

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council

21st June 2016

No objection.

Cheltenham Civic Society

27th June 2016

This is uninspiring - we would have hoped for something better.

Gloucestershire Centre For Environmental Records

9th June 2016

Report available to view on line.

GCC Highways Planning Liaison Officer

7th June 2016

I refer to the above planning application received on 31 May 2016.

With regards to the above site; under our Highway's Standing advice criteria we do not need to be consulted on this application and this can be dealt with by yourselves with the aid of our guidance.

If you have any queries please do not hesitate to contact me.

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.

Tree Officer

30th June 2016

The Tree Section has no objections with this application. If permission is granted please use the following informative and conditions:

Tree Protection

Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference C.1640 and the Tree Protection Plan Drawing Number BHA_005_04 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.

INFTR no XXX-It is strongly recommended that suitable leaf guards to cover guttering and down pipes are installed onto external rain drainage pipework so as to reduce the incidence of such blocked pipework as a result of tree related litter-fallen leaves, twigs, fruit etc

INFTR7- The foundation depth and design must take account of adjacent trees and their future growth potential, so as to avoid future nuisance.

Wales And West Utilities

27th June 2016

Comments available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	25
Total comments received	5
Number of objections	3
Number of supporting	0
General comment	2

5.1 Consultation letters were sent to 25 properties. 5 responses were received which relate to the following issues:

- Happy to see social housing proposed
- Concerns about parking provision and highway safety
- Concerns about flooding
- Concerns about retention of hedge and impact on trees
- Concerns about subsidence and risk of damage
- Concerns about access to party wall
- Loss of garages for parking and storage

6. OFFICER COMMENTS

6.1 Determining Issues

The key issues in determining this application are considered to be (i) principle, (ii) visual impact, (iii) neighbour amenity, (iv) highways and access issues, (v) trees and landscaping, (vi) ecology, (vii) flooding.

6.2 The site and its context

6.3 The site is located within a residential context. The area comprises a mixture of flats and houses. The site previously accommodated a dwelling which has been demolished and a block of garages which is unattractive. The principle of providing two homes within this context is acceptable subject to the satisfactory resolution of all other relevant considerations.

6.4 Design and layout

6.5 The proposed design of the dwellings is simple, however it responds well to the adjacent dwellings and is therefore considered to be appropriate to its context. The span and height

of the dwellings is also very similar and as such the buildings will not be visually jarring and will fit comfortably into the street scene. A gap of 1m is retained between the existing and proposed dwellings. A condition requiring samples of the facing materials is requested as these have not yet been determined. Grey windows are proposed; whilst they are not a common feature in the immediate vicinity their use is becoming more common within the Borough. In terms of wider visual impact the site is an important feature within the approach to the area from London Road and as such it is considered crucial that the overall 'green' appearance of the site from this direction is retained. The positioning of the houses is such that the built forms stops over 16m short of the edge of the highway verge, furthermore the trees and landscaping help to retain the character of the site.

6.6 As such the proposal is considered to be of an acceptable design and therefore in accordance with policy CP7, advice contained in the Development on garden land and infill sites SPD and the NPPF.

6.7 Impact on neighbouring property

6.8 The neighbouring property at 45 Beaufort Road has a blank side elevation as does the proposed adjacent dwelling. The proposed building also does not project beyond the front or rear building line and as such there would be no adverse impact in terms of neighbour amenity with respect to loss or privacy or light.

6.9 The neighbour has expressed concerns regarding the potential for subsidence, however this would be a matter between the developer and neighbour and is not a reason to withhold planning permission. A concern was also raised in relation to the proximity of the new dwelling to the party wall. A gap of 1m would be retained which should be sufficient to gain access is required.

6.10 The proposal is considered to have an acceptable impact on neighbouring property and is therefore in accordance with policy CP4 of the Local Plan and advice contained in the NPPF.

6.11 Access and highway issues

6.12 The site previously occupied a dwelling and 5 garages and as such there has always been vehicular movements associated with the site.

6.13 The proposal results in the loss of the garaging facilities and as such the applicant has submitted a parking survey with the application to consider the impact of displaced parking. It confirms that 3 of the garages are currently in use and that there is capacity within the surrounding streets to accommodate the 3 displaced vehicles.

6.14 The proposal provides for 2 off street parking spaces per dwelling which is sufficient bearing in mind the average car ownership in the area of 1.43 cars per dwelling.

6.15 As a proposal is for under 5 dwellings off a non-classified road the proposal must be considered in accordance with the Gloucestershire County Council standing advice. The accesses provided are of appropriate dimensions and provide adequate visibility onto Beaufort Road, provided the hedge height is below 600mm; a condition to this effect is attached.

6.16 Subject to this the proposal is considered to have an acceptable impact upon highway safety in the vicinity. As such it is in accordance with policies TP1 and TP6 of the Local Plan and advice contained in the NPPF.

6.17 Trees and Landscaping

6.18 The application was accompanied by an Arboricultural Survey Report which has been assessed by the Tree Officer. Subject to conditions they have confirmed that they have no objection to the application. Given the value of the landscaping within the street scene a condition is attached requiring a landscaping scheme to be submitted.

6.19 Subject to the above mentioned condition the proposal is considered to be in accordance with policies GE5, GE6 and GE7 of the Local Plan and advice contained within the NPPF.

6.20 Ecology

An ecological report was submitted with the application which concluded that there was low potential for protected species on the site but made recommendations such as the provision of bird and bat boxes. A condition is recommended to ensure that these works are implemented.

6.21 Flooding

The application site is within flood zone 1 which is at low risk of flooding and as such there are no special consultation or design requirements. It must be remembered that the site currently and previously accommodated buildings and as such it is unlikely that runoff from the site would be significantly increased. However the recommended landscaping condition includes a requirement for hard surfaced areas to be permeable which should limit any potential impact.

6.22 Other considerations

6.23 One representation raises the loss of the garage which they use for storage and the way in which the process of terminating any such lease is being carried out. This is a matter between the tenant and CBH and is not a reason to withhold planning permission.

7. CONCLUSION AND RECOMMENDATION

7.1 For the above mentioned reasons it is considered that the proposal is in accordance with the relevant policy framework and as such is recommended for approval.

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 Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference C.1640 and the Tree Protection Plan Drawing Number BHA_005_04 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.

- 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 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).

- 5 Prior to the first occupation of the dwellings hereby approved and all times thereafter the new and existing hedge along the back edge of the pavement shall be no higher than 0.6m above ground level.

Reason: In the interests of highway safety, having regard to Policy TP1 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 The dwellings hereby approved shall not be occupied until the recommendations of the Preliminary Ecological Appraisal dated February 2016 are implemented in full.

Reason: To safeguard ecological species, having regard to Policies NE1 and NE 3 of the Cheltenham Borough Local Plan (2006). Approval is required upfront to ensure that ecological species and habitat are not permanently lost or harmed.

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.

- 2 It is strongly recommended that suitable leaf guards to cover guttering and down pipes are installed onto external rain drainage pipework so as to reduce the incidence of such blocked pipework as a result of tree related litter-fallen leaves, twigs, fruit etc
- 3 The foundation depth and design must take account of adjacent trees and their future growth potential, so as to avoid future nuisance.
- 4 Wales and West Utilities advise that they have pipelines in the vicinity and it is recommended that they are contacted before works commence to ascertain whether any further consents are required. Please contact Ryan Barkway on 02920 278912.