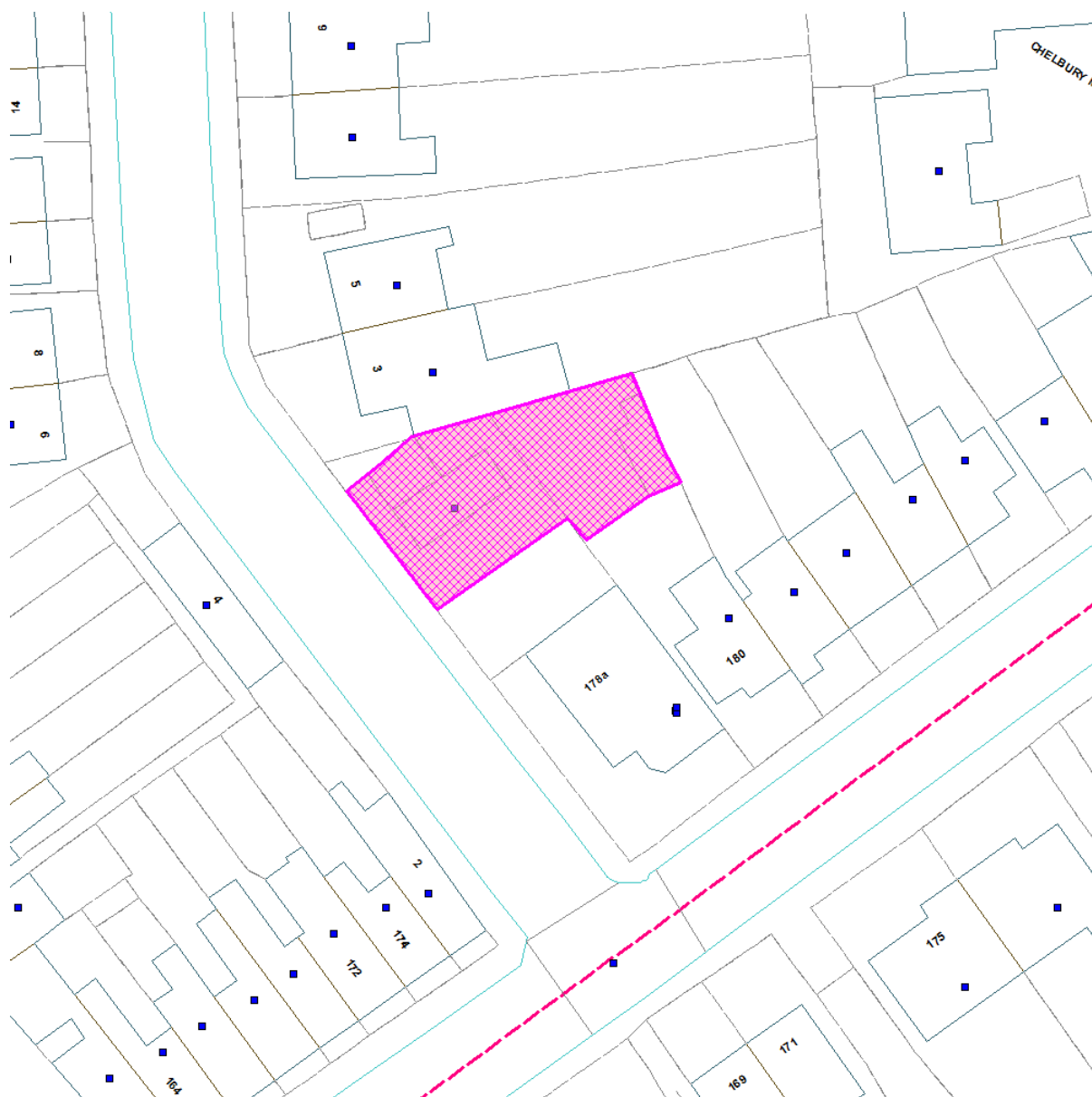


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|---|---|
| APPLICATION NO: 16/01672/FUL | OFFICER: Mr Ben Hawkes |
| DATE REGISTERED: 17th September 2016 | DATE OF EXPIRY: 12th November 2016 |
| WARD: Pittville | PARISH: |
| APPLICANT: | Mr C Hill |
| AGENT: | The Surveying Practice |
| LOCATION: | Rear Of 178 Prestbury Road, Cheltenham |
| PROPOSAL: | Proposed new dwelling |

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a piece of land to the rear of 178 Prestbury Road, which currently accommodates garages and outbuildings associated with the residential building of 178 Prestbury Road.
- 1.2 The applicant is seeking planning permission for the erection of detached 3 bedroom dwelling.
- 1.3 The application has been called to planning committee at the request of both Councillor Lillywhite and Councillor Parsons who wish members to consider the parking implications of the new dwelling and the potential loss of light to the neighbour of number 3 Oakland Avenue.

2. CONSTRAINTS AND 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

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

Cheltenham Civic Society

19th October 2016

It is difficult to make a reasoned comment on the basis of the information provided beyond that the site is adequate for a dwelling of this size

GCC Highways Planning Liaison Officer

7th October 2016

I refer to the above planning application received on 20th September 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.

Architects Panel

13th October 2016

Design Concept

The panel had no objection to the principle of the development.

Design Detail

Although no drawings were submitted to show the site context, the panel felt the building position and plot size looked suitable.

The building design is uninspiring but acceptable.

Recommendation

Supported.

5. PUBLICITY AND REPRESENTATIONS

| | |
|-------------------------|-----------|
| Number of letters sent | 12 |
| Total comments received | 4 |
| Number of objections | 4 |
| Number of supporting | 0 |
| General comment | 0 |

- 5.1** 12 letters were sent to neighbouring properties; 4 letters of representation have been received; the areas of concern that have been identified relate to:

- parking
- loss of light to number 3 Oakland Avenue.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** The main considerations of this application are the principle of a new dwelling, the design, any impact on neighbouring amenity and parking.

6.3 The principle of a new dwelling

6.4 A previous pre-application was submitted (15/01308/PREAPP) where officers were asked to consider the principle of a new dwelling in this location; at the time of the pre-application submission the size of the plot was considerably less and officers did not consider the available space sufficient to be able to accommodate a new detached dwelling. This planning application identifies additional land which will form part of the proposed development site; officers consider the plot to be sufficient in size to accommodate a new dwelling; the principle of a new dwelling so is now considered to be acceptable.

6.5 Design

6.6 The proposed new building is considered to be an appropriate size for its location and its plot. The size and layout allows the development to respect the existing pattern of development and provides adequate space around the property with provision for front and rear private amenity space, off street parking and access to the rear of the site for bin and cycle storage.

6.7 In terms of design, comments have been received from both the Civic Society and Architects' Panel. Whilst the principle of a new dwelling was considered to be acceptable, concerns were raised regarding the design and its context. The architects' panel comment suggested that further contextual information was needed in order to fully assess the proposal. In response to this, a number of 3D images have been submitted and show the relationship of the new dwelling with its immediate neighbour. Officers consider the proposal to sit comfortably in the plot and to have a positive relationship with the neighbouring buildings.

6.8 There are a range of different styles and sizes of property in the immediate locality, with a varied use of red brick and render. The new dwelling is proposed to replicate the size, design and appearance of the property directly opposite the application site at number 4 Oakland Avenue with materials to match, Officers consider this to be an appropriate design for a new dwelling in this location that will not result in any unacceptable harm to the character of the existing street scene.

6.9 In order to create an acceptable design which reflects the neighbouring property conditions have been suggested for the external finish to be painted render, the roof tiles to be slate and the windows to be UPVC Sash windows.

6.10 Officers consider the replacement of the existing garage buildings with a new dwelling of the proposed design to be an improvement to the character of the area. The building will be a positive addition to the street scene.

6.11 The proposal is considered to be compliant with the requirements of the local plan policy CP7 and the Supplementary Planning Document – Garden land and infill sites in Cheltenham (adopted 2009) which requires development to respond to the existing layout and pattern of development, to respect the built form and the age and architectural style of its surroundings.

6.12 Impact on neighbouring property

6.13 The design of the proposed new dwelling includes the use of Velux windows on the rear elevation at first floor. Given the position of the windows and the distance to the boundaries it is not considered that these windows will result in any direct overlooking of the neighbouring properties. The proposed first floor front elevation windows will overlook the highway which is considered to be appropriate and reflects other development in the street. Officers do not consider that the proposed development will result in any loss of privacy to any neighbouring land user and no letters of objection have been received in this regard.

6.14 In terms of loss of light, a concern from the neighbour at number 3 Oakland Avenue has been raised which specifically relates to a ground floor side elevation window which serves the kitchen to this property. On site the window is not clearly visible as it is located behind the garage lean to structure of this property. An additional site visit has been made to this property to view the proposed site from this neighbouring window; whilst it is difficult to assess the impact of the development due to the existing lean to garage compromising light to this room, the impact to this room has been assessed as though the lean to garage is not there. An advanced detailed light test has been carried out to assess loss of light and whilst officers acknowledge that the development will have an impact on light to this room, the light test identifies that the development will still enable sufficient light to this kitchen window and it will therefore remain as a 'well light' room. In addition a glazed door to the rear of the property also serves this room and will provide additional light. The view of officers is that the siting of the building and its relationship with this neighbouring property means that the proposal will not result in an unacceptable loss of light.

6.15 The proposal is considered to be compliant with local plan policy CP4 which requires development to protect neighbouring amenity.

6.16 Parking and access

6.17 There is no new access proposed for this development. Access to the off street parking space will be via the existing dropped kerb; there is therefore no change that will affect highway safety.

6.18 A number of concerns have been raised by local residents with regards to parking congestion around the site. The development will result in the loss of one off street parking space for the existing property but includes one off street parking space for the proposed new dwelling. It is acknowledged that there will be some parking displacement as a result of the development. Officers have visited the site on 3 separate occasions with parking outside the application site not being an issue. On street parking on Oakland Avenue and Prestbury Road is unrestricted. Oakland Avenue is a no through road and therefore the demand for on street parking is mainly that of the residential properties. For these reasons and given the scale of the development, a parking survey has not been considered necessary.

6.19 Officers do not consider the proposal for one additional dwelling in this street to result in any unacceptable impact on parking congestion. The application site is also considered to be within a sustainable location with easy bus and bike routes into the town centre. The proposal is considered to be compliant with local plan policies TP1 and TP6 relating to highway safety.

7. CONCLUSION AND RECOMMENDATION

7.1 With all of the above in mind, officer recommendation is that planning permission be granted, subject to the conditions set out 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 The external appearance of the proposed development shall be painted smooth render and shall be retained as such at all times.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 The external roof material of the proposed development shall be slate and shall be retained as such at all times.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP3 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 All front elevation windows shall be upvc sash windows.

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).

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.