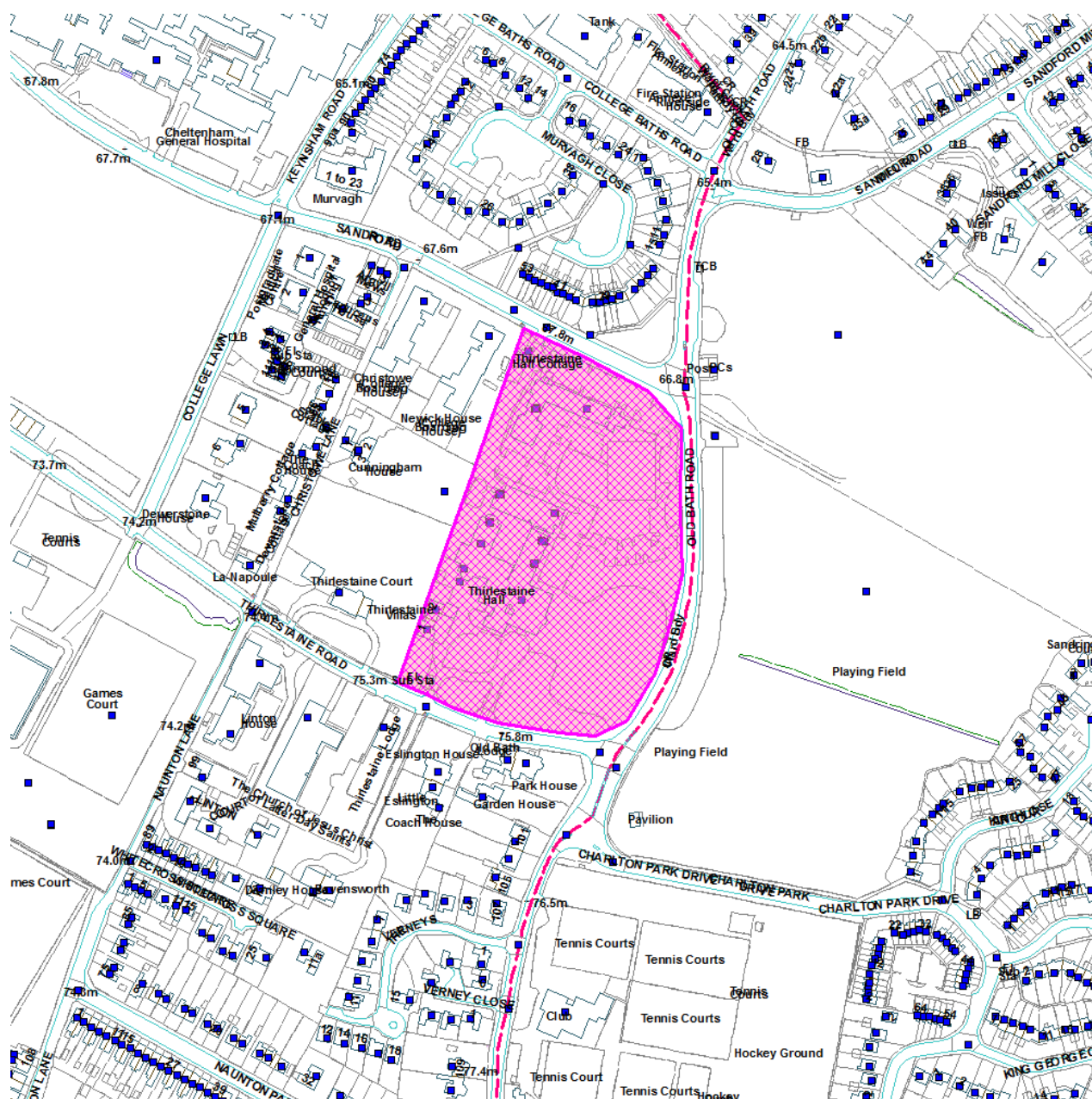


APPLICATION NO: 16/01907/FUL	OFFICER: Mr Gary Dickens
DATE REGISTERED: 29th October 2016	DATE OF EXPIRY: 27th January 2016
WARD: College	PARISH:
APPLICANT:	Berkeley Homes (Oxford And Chiltern) Ltd
AGENT:	
LOCATION:	Sandford Court, Humphris Place, Cheltenham
PROPOSAL:	Erection of two picket fences adjacent to patios (retrospective)

RECOMMENDATION: Permit



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to Sandford Court. The site is a recently completed residential development located in the central conservation area and within the curtilage of a listed building.
- 1.2 The application is for the retention of two picket fences within the communal garden area. Any development of a gate, fence, wall or other means of enclosure (excluding soft landscaping) within the curtilage of a listed building requires planning permission.
- 1.3 The application is before the planning committee at the request of Cllr Klara Sudbury on behalf of local residents. Members will visit the site on planning view.
- 1.4 Revised plans were submitted during the course of the application at the request of officers and additional neighbour consultation undertaken.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Smoke Control Order

Relevant Planning History:

11/01909/PREAPP CLO

Change of use from B1 to a mixed use including C2 and C3.

13/00092/PREAPP CLO

Conversion of existing building to residential accommodation

13/00735/PREAPP 10th May 2013 CLO

Advice regarding listed wall

11/00480/CACN 9th May 2011 NOOBJ

1) Monterey cypress on boundary with Old Bath Rd - fell. 2) Twin stemmed cypress to right of Thirlestaine Rd entrance - fell. 3) Acacia along North West boundary - remove primary branch over car park

2)

12/00870/FUL 12th November 2012 OBL106

Demolition of former office buildings and redevelopment to create a mixed residential and care redevelopment of the site for a total of 147 units including the conversion of Thirlestaine Hall, Villas and Cottage

12/00870/LBC 12th November 2012 GRANT

Demolition of former office buildings and redevelopment to create a mixed residential and care redevelopment of the site for a total of 147 units including the conversion of Thirlestaine Hall, Villas and Cottage

12/00870/CAC 12th November 2012 GRANT

Demolition of existing former office buildings associated with the Chelsea Building Society

12/01889/FUL 20th June 2013 OBL106

Proposed amendments to assisted living block (building C) to include 4 additional assisted living units (24 to 28 units); revision to fenestration at ground level and internal layout; revisions to boundary wall at Thirlestaine Hall Cottage and relocation of cycle storage for the assisted living building

12/01889/LBC 20th June 2013 GRANT

Proposed amendments to assisted living block (building C) to include 4 additional assisted living units (24 to 28 units); revision to fenestration at ground level and internal layout; revisions to boundary wall at Thirlestaine Hall Cottage and relocation of cycle storage for the assisted living building

13/00175/DISCON 3rd June 2014 DISCHA

Discharge of conditions 3, 7, 9, 11, 15, 18, 19 and 40 of planning permission ref: 12/00870/FUL

13/00280/ADV 8th May 2013 GRANT

Erection of three strings of illustrated hoarding, seven free standing sign boards and six flag poles and flags

13/00380/DISCON 5th August 2013 DISCHA

Discharge of conditions 3, 6, 7, 21, 22, 24, 33, 40 and 41 in respect of building D (also identified as building 6) only on planning permissions 12/00870/FUL and 12/01889FUL.

13/00733/DISCON 3rd June 2014 DISCHA

Discharge of conditions on planning approval 12/00870/FUL. Nos 4 (schedule of works) , 6 (design and details of finishes) , 8 (method statements , 11 (sample panel of new render) , 13 (external lighting plan) , 26 (pedestrian improvements) , 27 (Sandford Road Accessed Works) , 36 (installation of fire hydrants), 38 (measures re seagulls) and 41 (landscaping)

13/00734/DISCON 3rd June 2014 DISCHA

Discharge of conditions on planning approval 12/00870/LBC. Nos 3 (detail and finishes) , 4 (method statements) and 5 (render sample)

13/01379/AMEND 4th November 2013 PAMEND

Non-material amendments to planning approval 12/00870/FUL- 1. Building drawn to brick dimensions vertically and horizontally, 2. roof feature above main entrance added, 3. false window to side of central door to 2nd floor terrace changed, 4. window sizes amended to brick dimensions vertically and horizontally, 5. external door next to sun lounge beneath balcony removed, 6. WG36, WF31, WS42 moved 440mm to accomodated shower in corner of ass. bath, 7. roof lights increased in size and 8. replacement of ground floor windows - WG61, 58, 57, 54, 53, 50, 49, 45, 44, 41, 39, and 37 with door to garden area

14/01711/DISCON 29th January 2015 DISCHA

Discharge of condition 37 (Mangement plan - observatory) on planning permission ref: 12/00870/FUL

C12/00029/DEMO 4th October 2012 REC

Demolition of Thirlestaine Hall.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development

CP 4 Safe and sustainable living

CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

Central conservation area: College Character Area and Management Plan (July 2008)

4. CONSULTATIONS

None

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	47
Total comments received	27
Number of objections	26
Number of supporting	1
General comment	0

- 5.1 The application was publicised by way of letters to 47 neighbouring properties, a site notice and an advert placed in the Gloucestershire Echo. Twenty-seven responses were received of which twenty-six objected and one supported.
- 5.2 All representations have been circulated in full to Members but, in brief, the main objections relate to:
- The impact on the communal gardens and the impression created of private space.
 - The design and aesthetic appearance of the fencing.

6. OFFICER COMMENTS

To follow

7. CONCLUSION AND RECOMMENDATION

To follow

8. CONDITIONS

To follow

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.