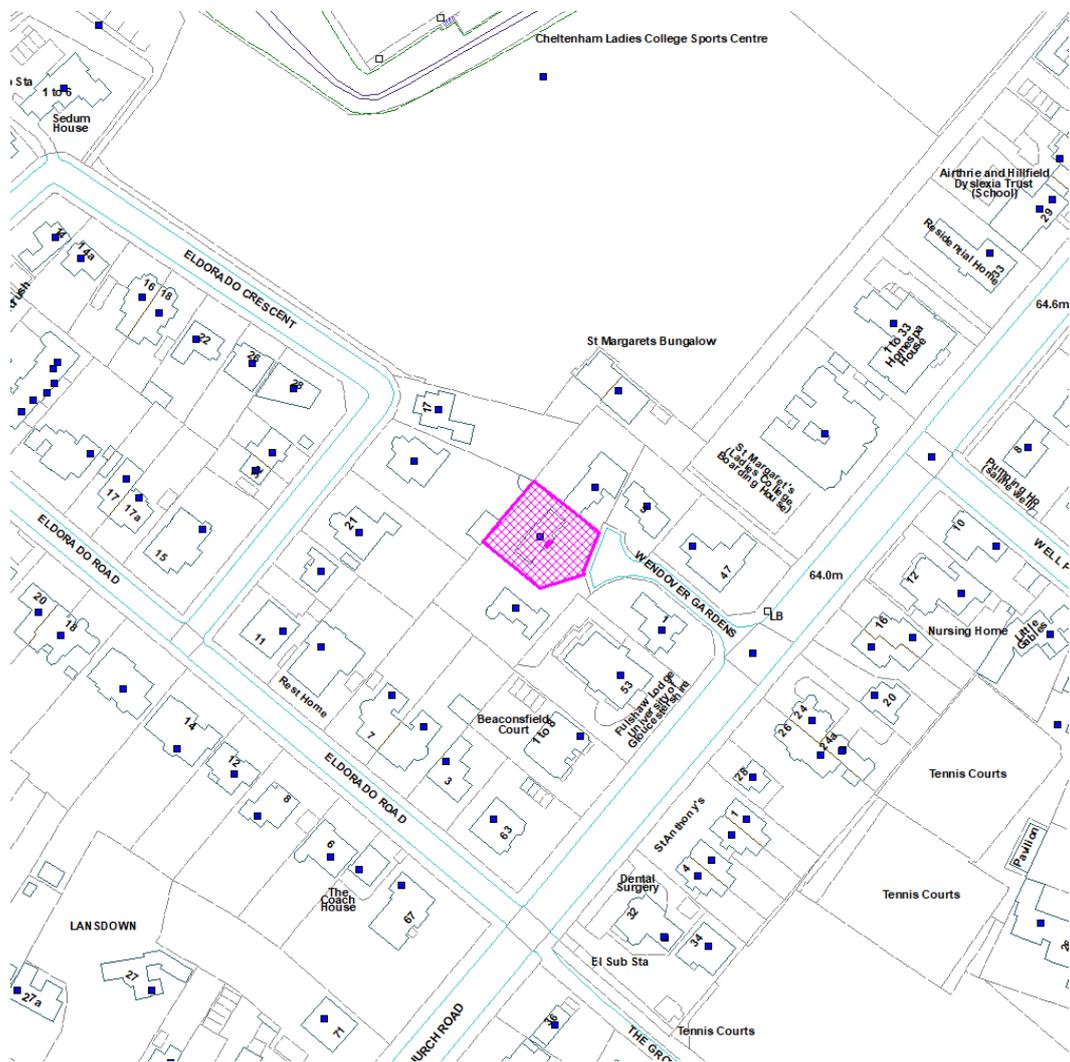


<b>APPLICATION NO:</b> 19/01296/FUL		<b>OFFICER:</b> Michelle Payne
<b>DATE REGISTERED:</b> 3rd July 2019		<b>DATE OF EXPIRY:</b> 28th August 2019
<b>DATE VALIDATED:</b> 3rd July 2019		<b>DATE OF SITE VISIT:</b> 2nd August 2019
<b>WARD:</b> Lansdown		<b>PARISH:</b> n/a
<b>APPLICANT:</b>	Mr Mike Mellor	
<b>AGENT:</b>	Mrs Clare Wood	
<b>LOCATION:</b>	Engadine, 3 Wendover Gardens, Cheltenham	
<b>PROPOSAL:</b>	Demolition of existing dwelling and erection of replacement dwelling	

**RECOMMENDATION:** Permit



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Section 12 Achieving well-designed places  
Section 16 Conserving and enhancing the historic environment

Saved Local Plan Policies

CP 3 Sustainable environment  
CP 4 Safe and sustainable living  
CP 7 Design

Adopted Joint Core Strategy Policies

SD4 Design Requirements  
SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Eldorado Character Area Appraisal and Management Plan (2008)

## 4. CONSULTATION RESPONSES

**Cheltenham Civic Society**

*24th July 2019*

The Civic Society's Planning Forum believes that the proposed dwelling is too large for the plot. The application lacks any contextual drawings and the elevation is poorly presented.

**Building Control**

*5th July 2019*

The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury borough council on 01242 264321 for further information.

**Gloucestershire Centre for Environmental Records**

*30th July 2019*

Biodiversity report available to view.

**Architects Panel**

*13th August 2019*

The panel had no objection to the principle of a replacement dwelling on this site.

The panel thought the amended scheme to be acceptable.

Support.

## 5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent out to 22 neighbouring properties. In addition, a site notice was posted and an advert published in the Gloucestershire Echo. Seven representations have been received in response to the publicity raising the following concerns:

- Overdevelopment / visual impact
- Loss of privacy / increase in noise
- Out-of-keeping
- Height

- Covenant

## 6. OFFICER COMMENTS

- 6.1 The principle of development has largely been established by the previous grant of planning permission for alterations and extensions to the existing dwelling; this permission remains extant and is a material consideration in the determination of this application. Details of the previously approved scheme will be available at the committee meeting.
- 6.2 Neighbouring amenity in terms of privacy, outlook and daylight was carefully considered in the determination of the previous application and, as the images below demonstrate, the scale, massing and footprint of the dwelling now proposed is very similar to the extant scheme and would not result in any additional harm (the red line denotes the outline of the extant scheme). A similar condition to that previously imposed in relation to the new upper floor windows in the rear elevation is recommended together with an additional condition restricting access to the flat roof area, other than the balcony shown on the revised plan, for maintenance purposes only.



Ground floor



First floor



Elevations 1



Elevations 2

- 6.3 As such, whilst the concerns raised by local residents have been duly noted, officers consider the scheme to be acceptable on amenity grounds; it should be noted that no objection was raised by local residents in response to the extant scheme.
- 6.4 Additionally, a contemporary design approach on this site has been previously supported. Whilst it was noted in the previous officer report that the extensions would not read as subservient additions, and that the external alterations would undoubtedly alter the character and appearance of the existing dwelling, officers do not consider that harm would be caused to either the existing dwelling or locality. The scheme now proposed is

considered to be an enhancement to the conservation area, and the Architects Panel also support the proposal.

- 6.5 Members will note on planning view, that the property at the entrance to Wendover Gardens, 51 Christchurch Road, has been altered and extended, with the introduction of render to the elevations, grey powder coated aluminium windows, and grey roof tiles resulting in a wholly contemporary appearance which is not harmful to the character of the area.
- 6.6 The recommendation therefore is to grant planning permission subject to the conditions below:

## **7. SUGGESTED CONDITIONS**

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

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 planning permission hereby granted 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 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the first floor windows in the rear (northwest) elevation serving the master bedroom shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall incorporate a restricted opening mechanism, details of which shall have been submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: To safeguard the amenities of adjacent properties, having regard to saved policy CP4 of the Cheltenham Borough Local Plan (2006) and adopted policy SD14 of the Joint Core Strategy (2017).

- 4 The flat roof area of the development hereby permitted, other than the balcony shown on Drawing No. 114-06 REV D, shall not be used as a roof garden or other external amenity area at any time. Access to the flat roof shall be for maintenance purposes only.

Reason: To safeguard the amenities of adjacent properties, having regard to saved policy CP4 of the Cheltenham Borough Local Plan (2006) and adopted policy SD14 of the Joint Core Strategy (2017).

## **INFORMATIVE**

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 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.