



Cheltenham Borough Council Planning Committee

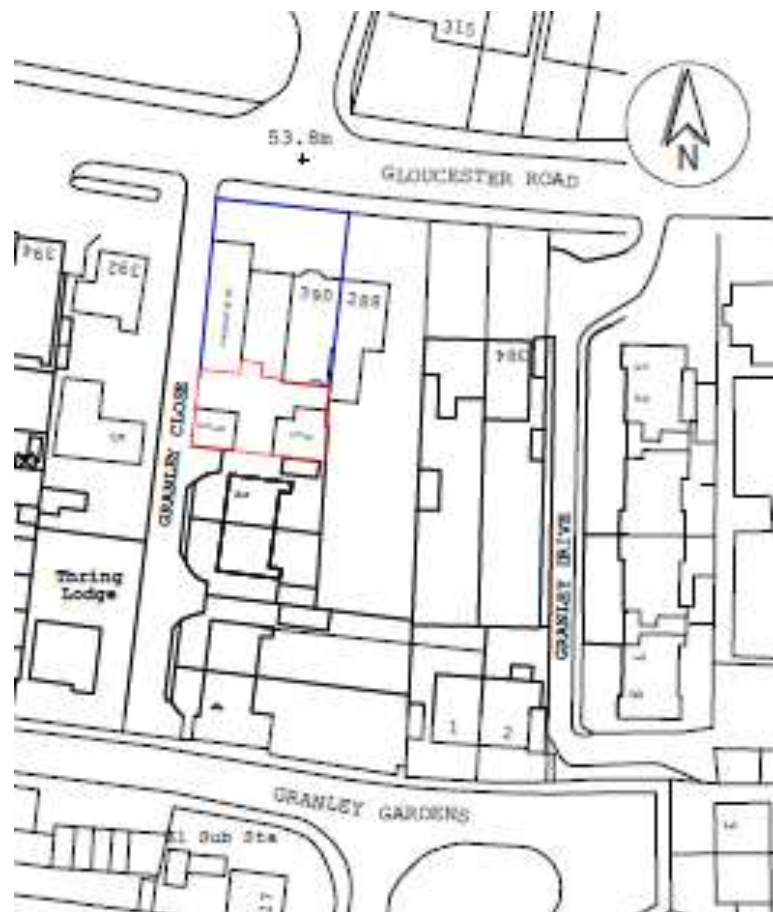
June 2020 – 14:30

390 Gloucester Road

20/00487/FUL

Erection of a dwelling on land to rear

Site location plan



390 Gloucester Road – existing property



The application site



View down Granley Close



Part of site secured by heras fencing

Site context



1 - 4 Granley Close



5 Granley Close

Site context

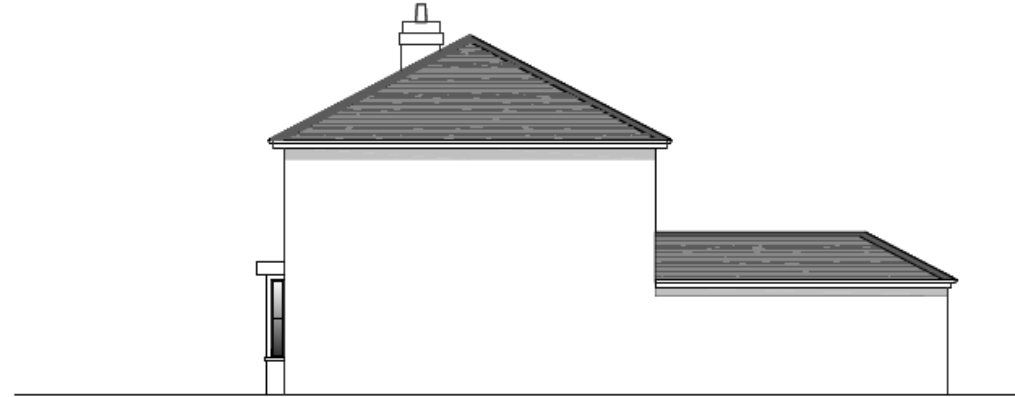


Rear of 396 Gloucester Road

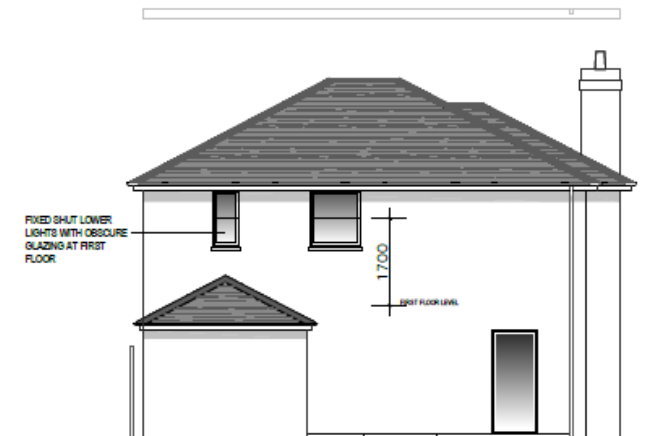
The proposal - elevations



West Elevation

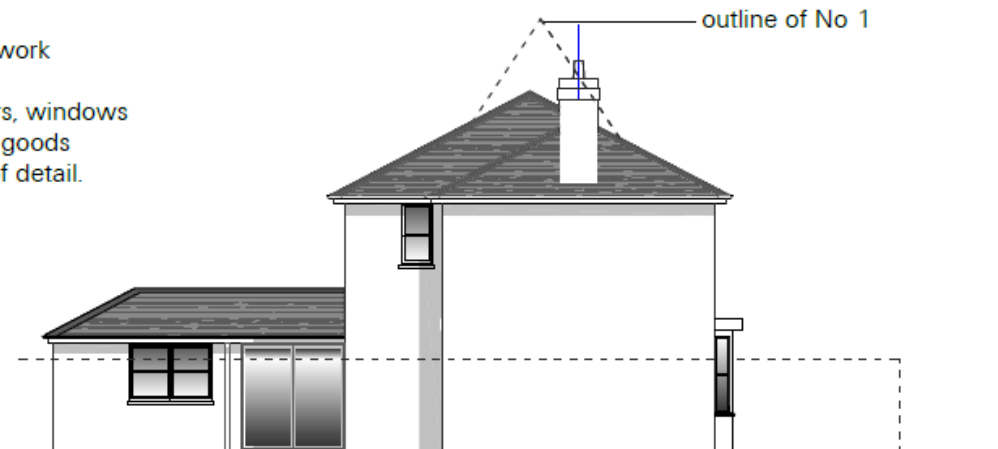


South Elevation



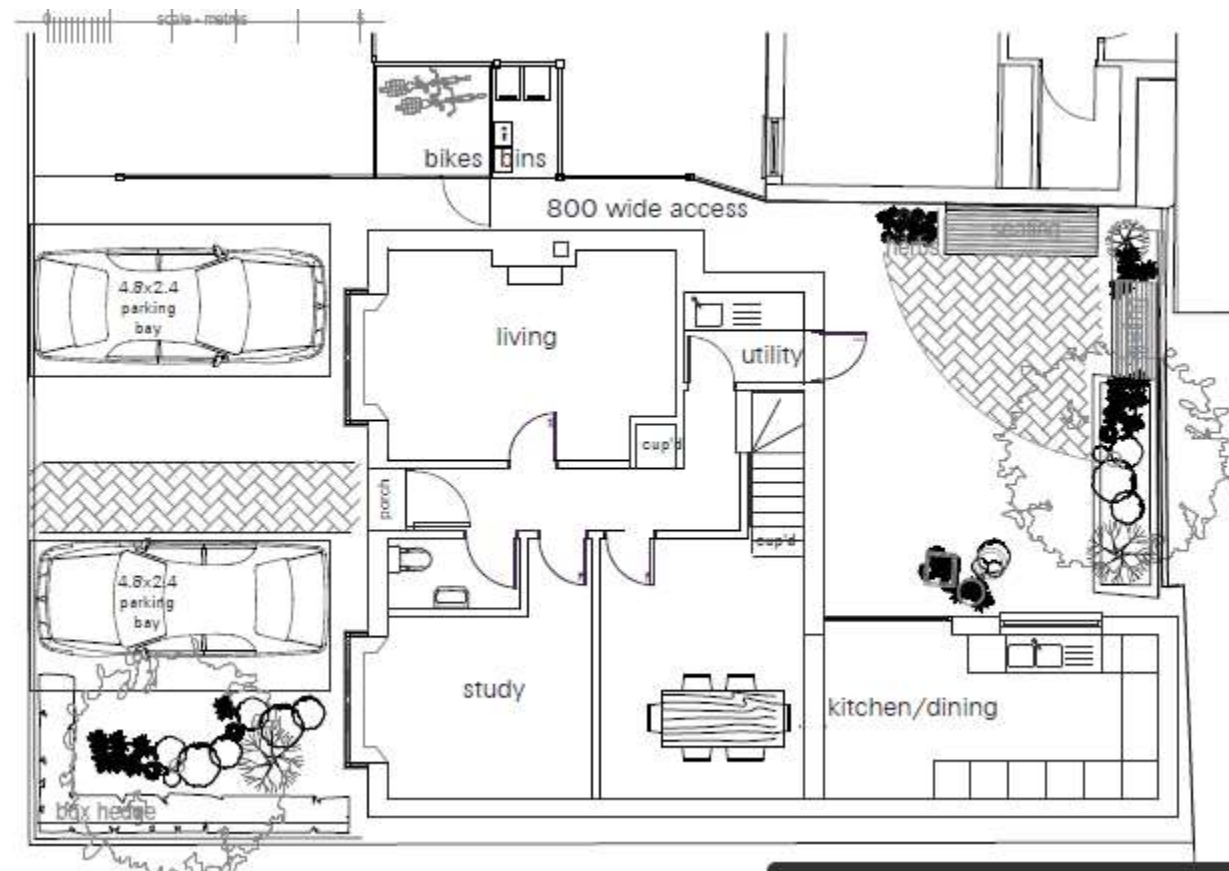
East Elevation

Materials -
Rendered blockwork
Slate roof.
Aluminium doors, windows
UPVc rainwater goods
GRP dormer roof detail.

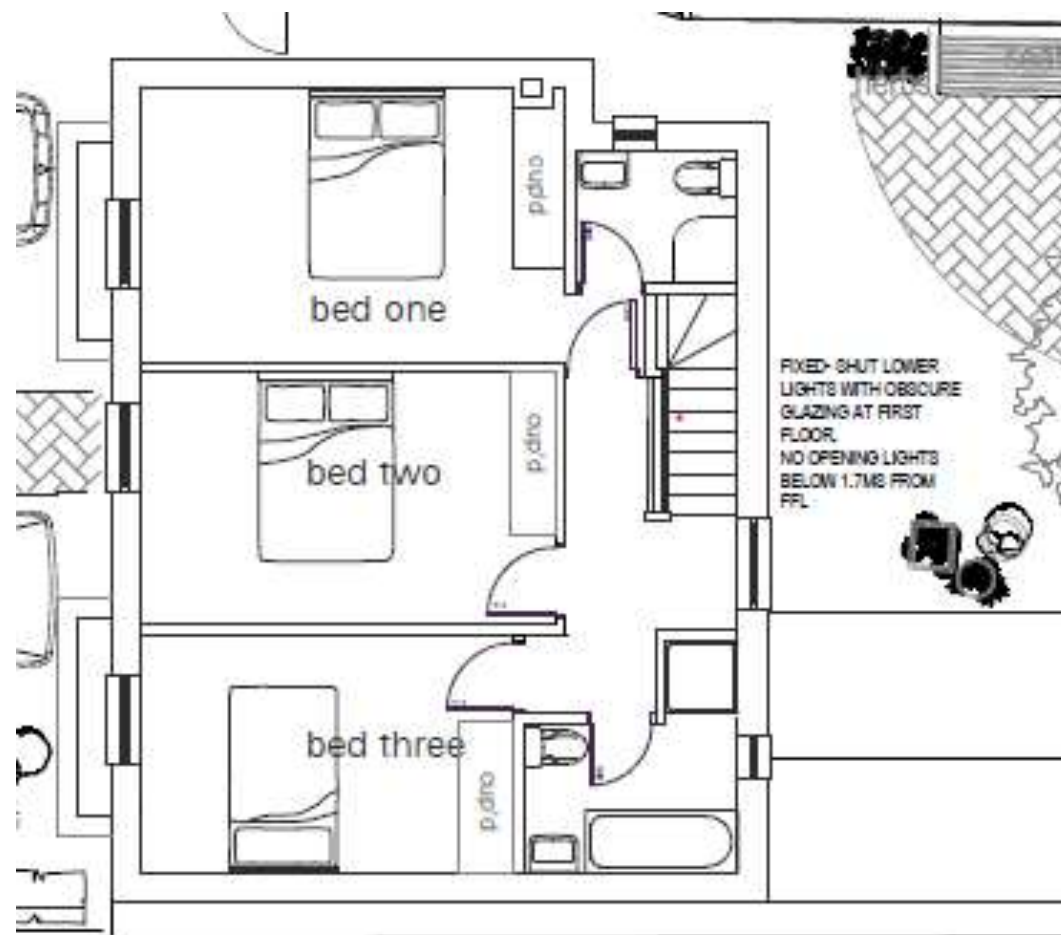


North Elevation

The proposal – ground floor



The proposal – first floor



Comparative street scene



Previously approved



Proposed

Key Planning Matters

- Principle of development - lack of five year housing land supply
- Design
- Highway safety
- Amenity

Summary of recommendation

Officers support the principle of erecting a dwelling in this location; the proposed new dwelling would make a small but valuable contribution to the borough's housing stock.

The design is considered to be acceptable; there are no amenity concerns arising from the proposal; and no Highway objection has been raised by the Local Highway Authority.

The recommendation is to grant planning permission subject to the conditions set out in the officer report.

Beaufort Arms, London Road

20/00611/FUL

Construction of two storey building comprising 2no. one bedroom apartments and 1no. studio apartment following demolition of former skittle alley and storage building

Site location plan



The Beaufort Arms



Existing building with parking on forecourt



Access to apartments on upper floors

The application site



Current state of site following demolition of former skittle alley and outbuilding with only boundary walls remaining

Application No: 20/00611/FUL

Site context



Chinese takeaway on opposite corner of access lane



Neighbouring residential properties set back from highway

Site context

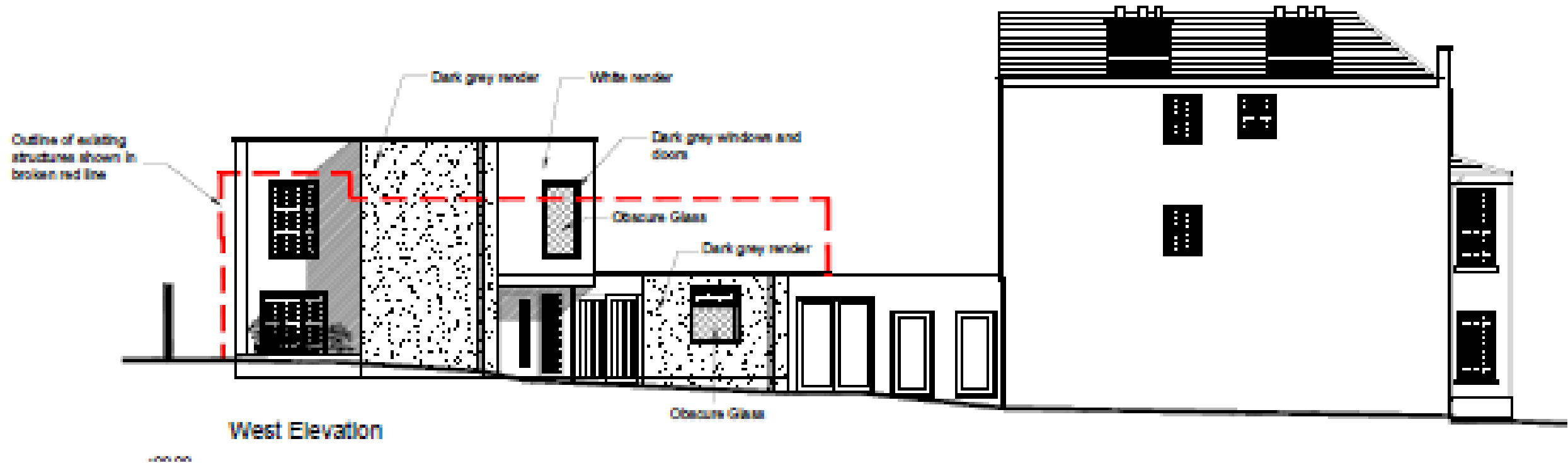


Vehicular access to residential properties opposite the site

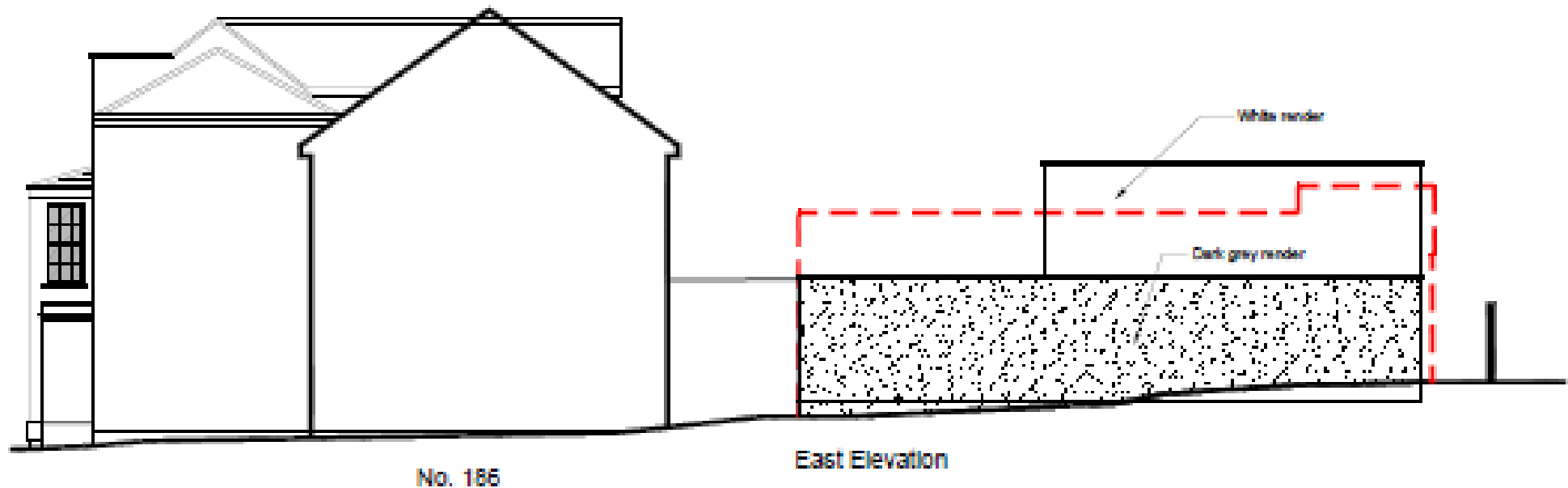


View down shared access towards London Road

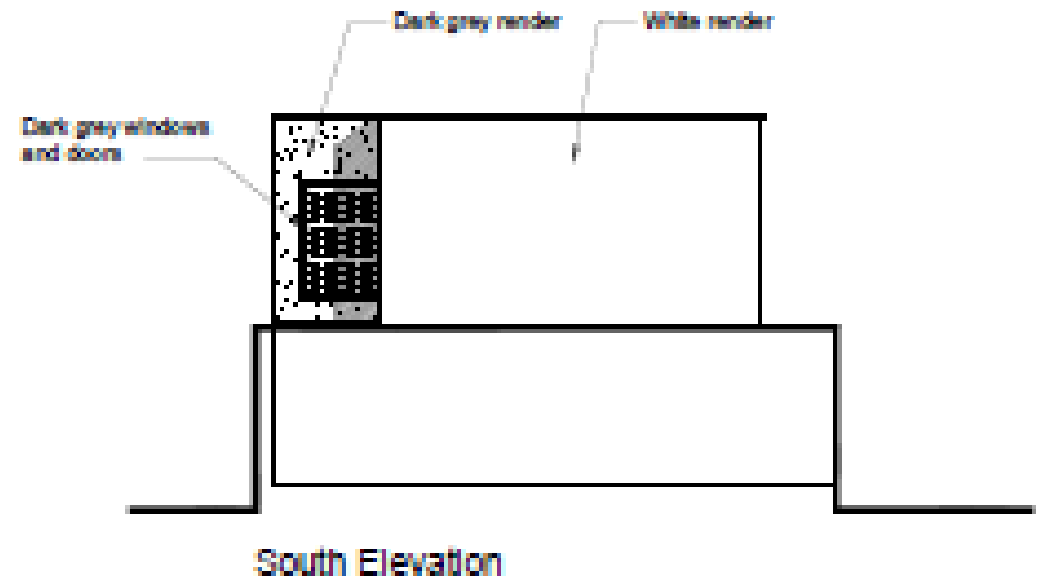
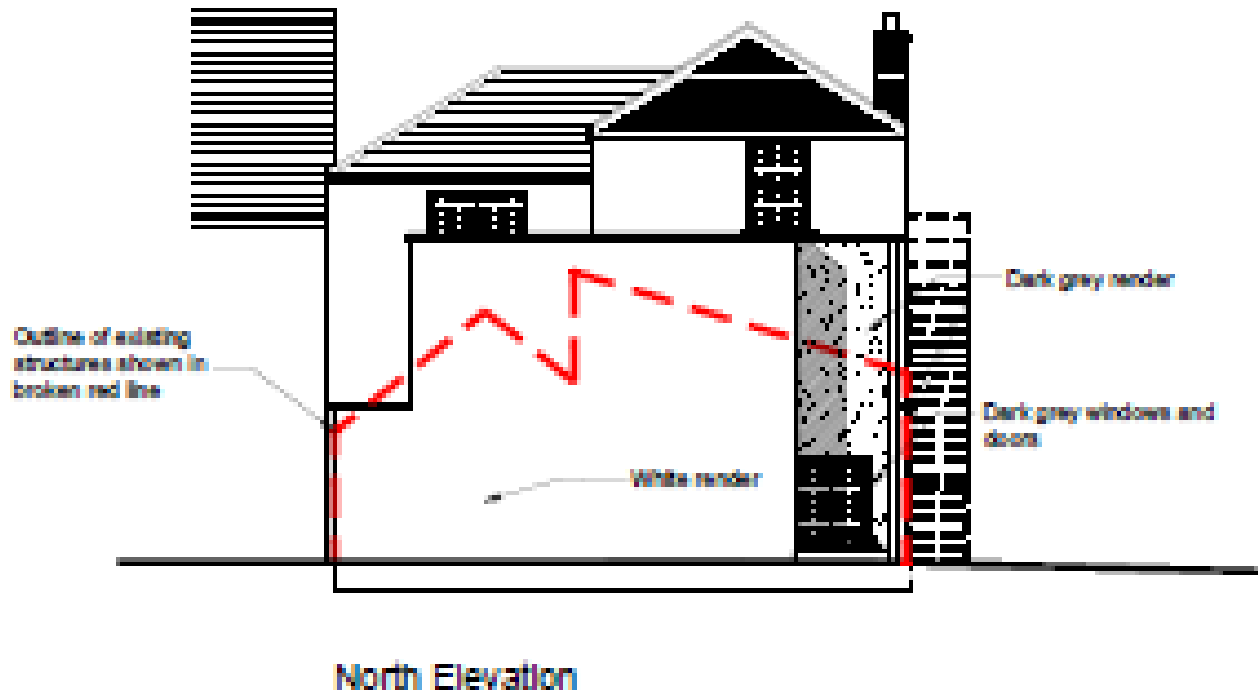
Proposed west elevation



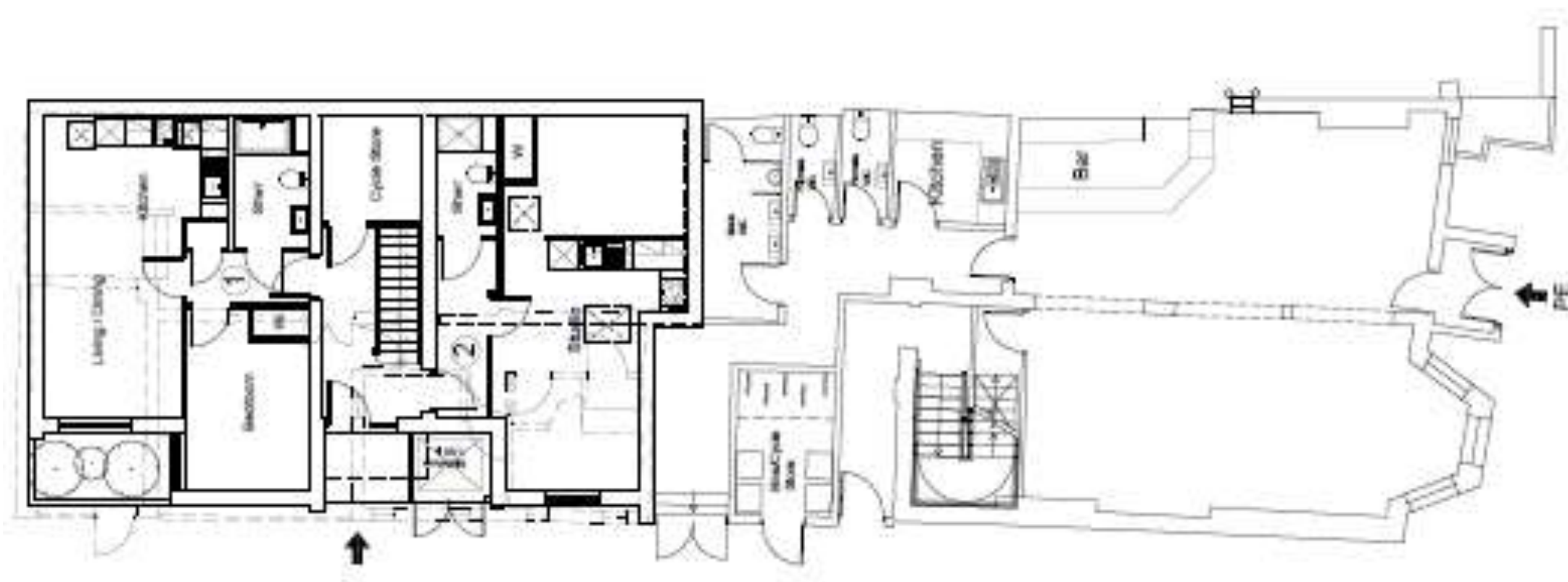
Proposed east elevation



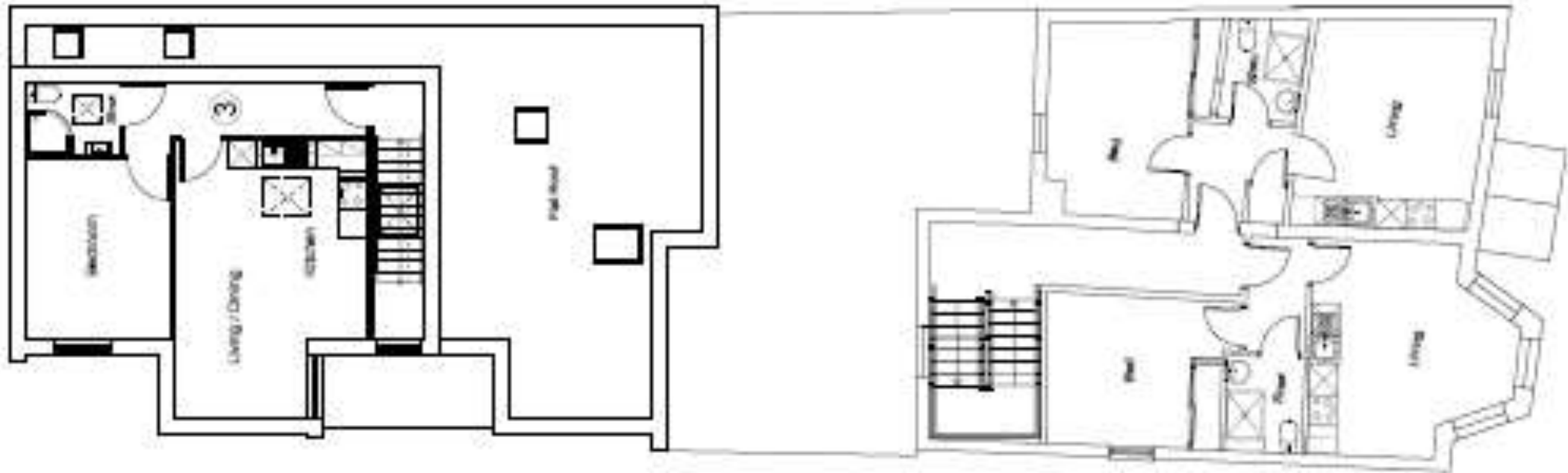
Proposed north and south elevations



Proposed ground floor plan



Proposed first floor plan



Key Planning Matters

- Principle of development - lack of five year housing land supply
- Design
- Amenity
- Highway safety

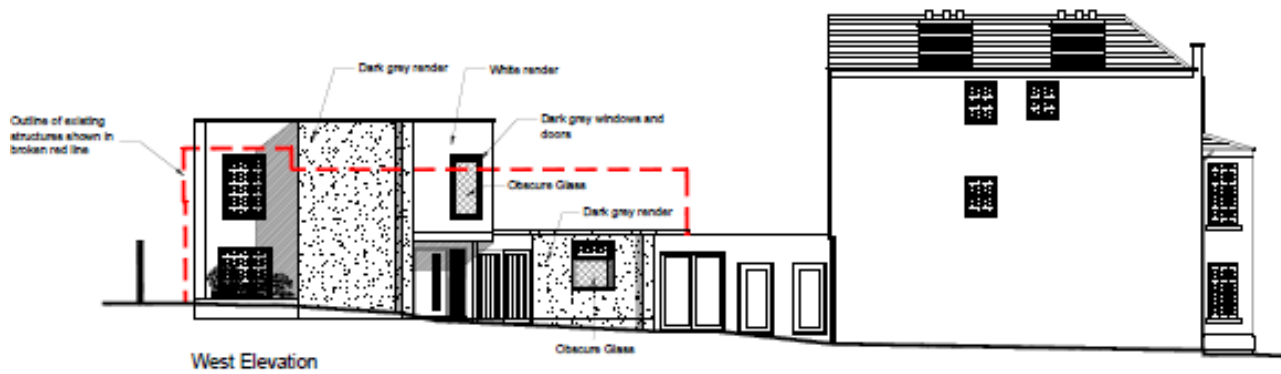
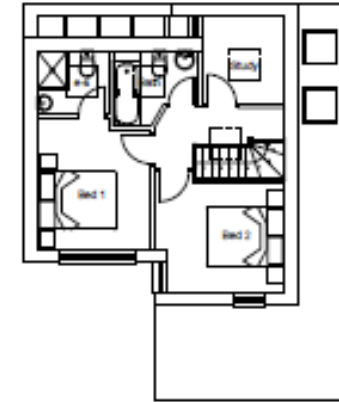
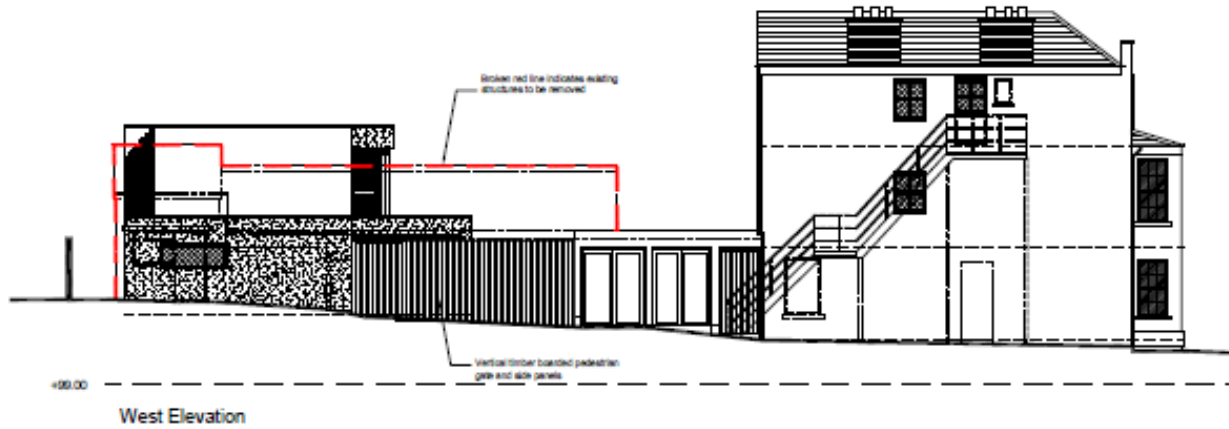
Summary of recommendation

Officers support the principle of erecting a dwelling in this location; the proposed new dwelling would make a small but valuable contribution to the borough's housing stock.

The height, scale, massing and contemporary design of the building is considered to be acceptable; there are no amenity concerns arising from the proposal in its revised form; and no Highway objection has been raised by the Local Highway Authority.

The recommendation is to grant planning permission subject to the conditions set out in the officer report.

Comparative elevation and first floor plan



Farmer Market Promenade 20/00690/CONDIT

Variation of condition 1 on planning permission ref.06/00524/COU -
number of days to be increased to a maximum of 41 days inclusive of
setting up and dismantling

Promenade



Application No 20/00690/CONDIT

Christmas Market



Site plan



Layout plan of units



Key Planning Matters

- Use
- Economic and social benefits

Summary of Condition

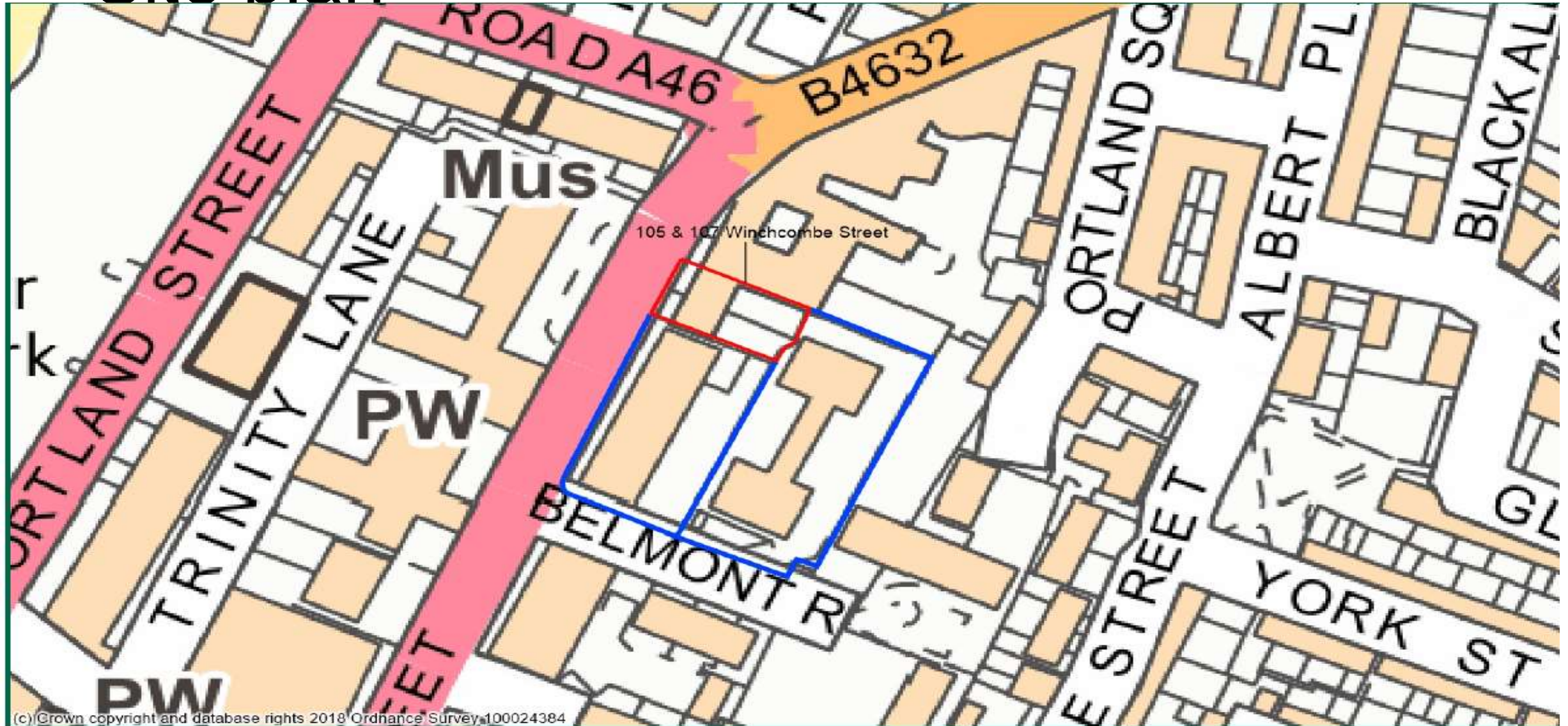
- Revised temporary use of the structures

105 & 107 Winchcombe Street

Re-roofing, render repairs to chimney stack, repairs to frontage, window repairs and internal plaster repairs/decoration and various internal structural repairs.

20/00035/LBC

Site plan

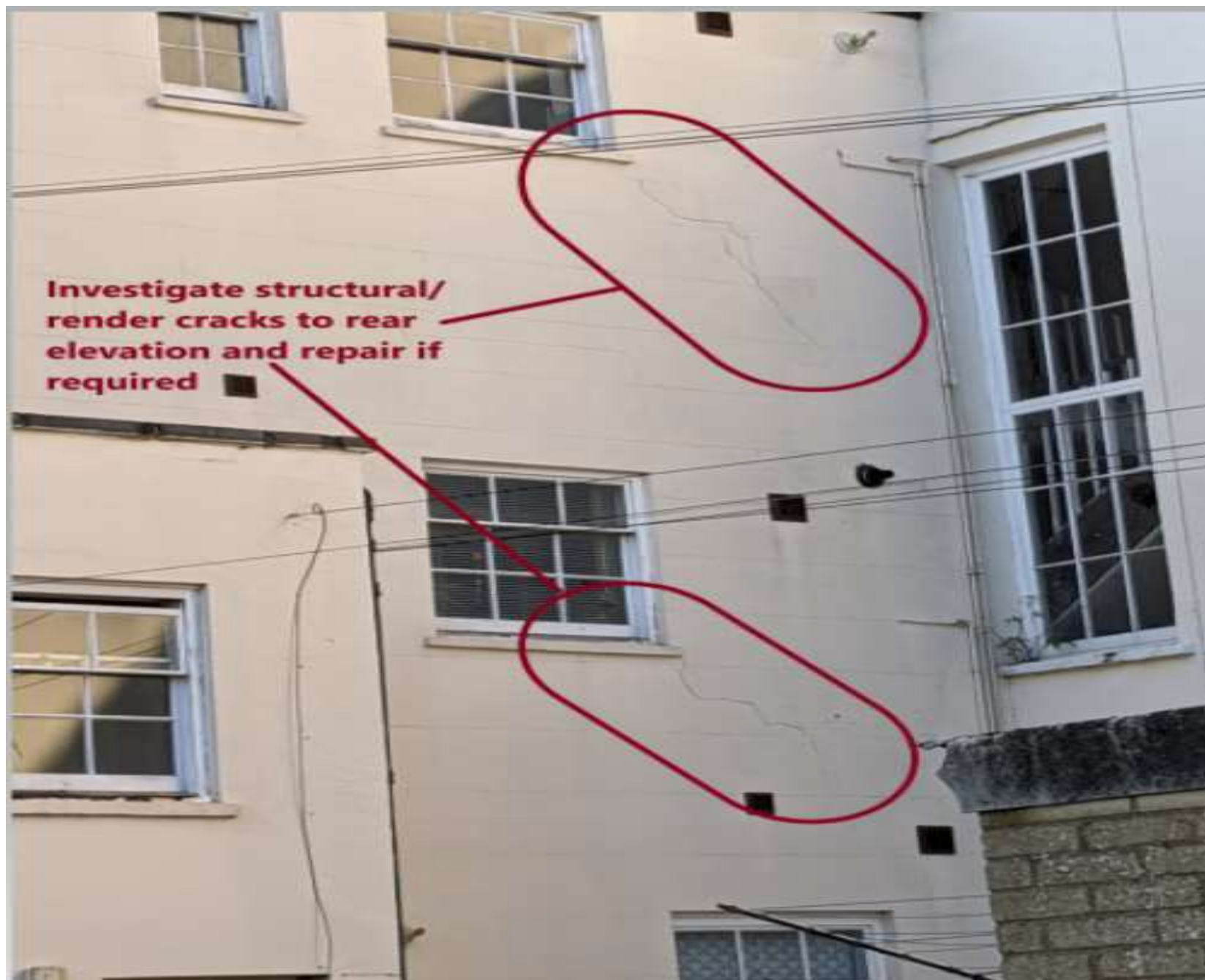


105 & 107 Winchcombe Street



**Hack off defective
render from chimney
stacks and re render in
lime/ sand render to
match existing**





**Investigate structural/
render cracks to rear
elevation and repair if
required**

**Replace flat roof to rear using
single ply flat roof covering on
new marine plywood decking**



**Overhaul sliding sash
windows to front
elevation**





**Remove existing
slates, felt &
battens**



**Carry out any repairs/
replacements where
timber is beyond
recovery**



**External
Redecoration
of front
porches - may
strip back to
stonework**

Key consideration(s):

- Impact on the significance of the Grade II listed building (designated heritage asset).

AOB

- Planning during Covid-19