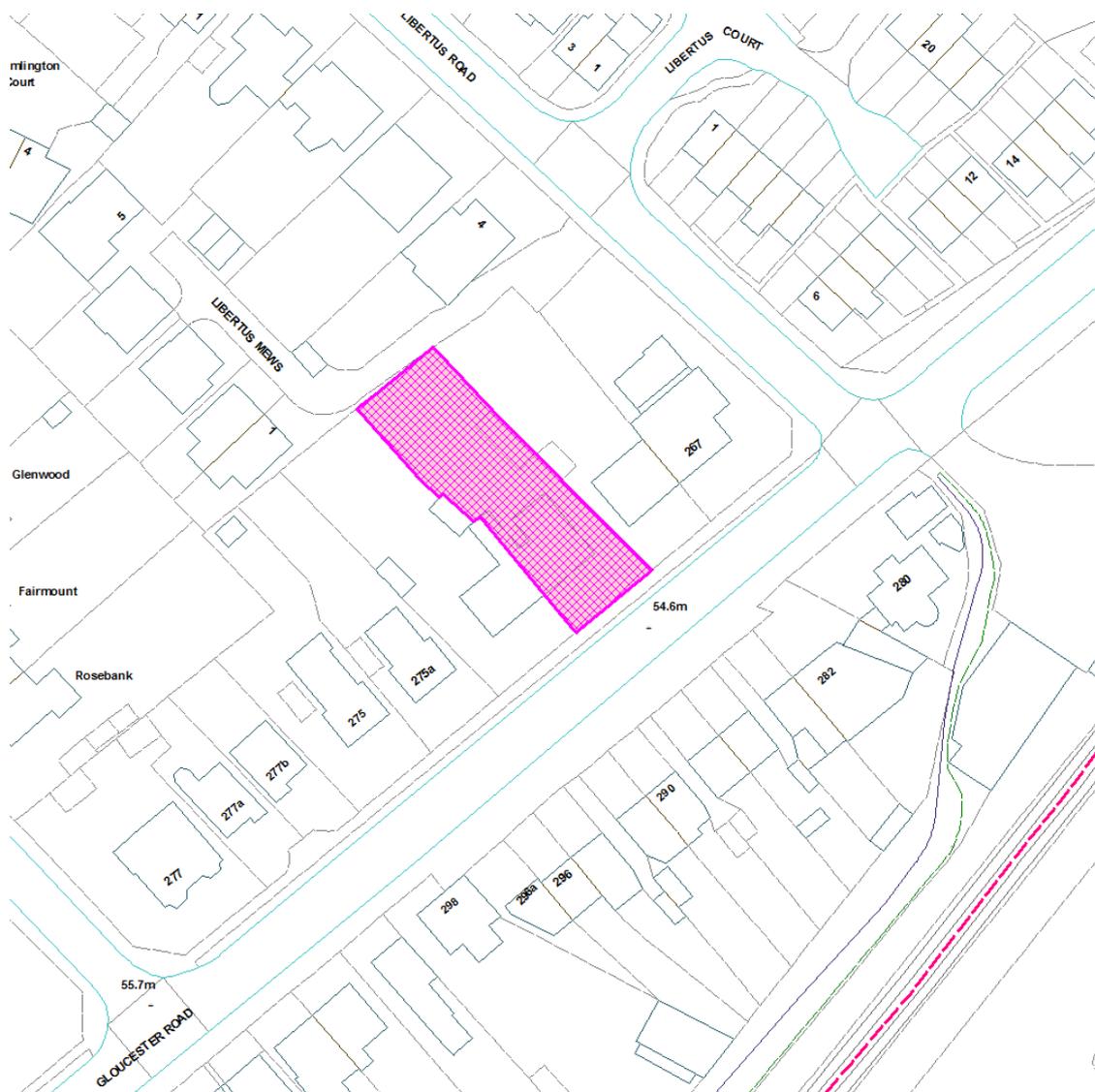


APPLICATION NO: 21/01746/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 3rd August 2021		DATE OF EXPIRY: 28th September 2021
DATE VALIDATED: 3rd August 2021		DATE OF SITE VISIT:
WARD: St Marks		PARISH: n/a
APPLICANT:	Mrs Karen Hope	
AGENT:	Agent	
LOCATION:	271 Gloucester Road, Cheltenham, Gloucestershire	
PROPOSAL:	Demolition of existing dilapidated coach house and construction of new coach house to be used as an annex ancillary to 271 Gloucester Road	

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to 271 Gloucester Road; a two storey semi-detached, residential dwelling with a two storey coach house located to the rear. The main dwelling is Locally Listed, however the site is not within a conservation area.
- 1.2 The applicant is seeking planning permission for the demolition of the existing coach house and construction of a new coach house to be used as an annex ancillary to 271 Gloucester Road.
- 1.3 The scheme has been revised throughout the application process; the initially proposed extensions to the main dwelling have been omitted and now only proposes the works to the coach house.
- 1.4 The application is at committee due to a Civic Society objection and at the request of Councillor Baker due to the historic significance, character and local interest of the coach house.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 15m
Honeybourne Line
Local Listing
Principal Urban Area

Relevant Planning History:

03/01615/FUL 11th December 2003 PER
Extension to form new kitchen and master bedroom

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 8 Promoting healthy and safe communities
Section 12 Achieving well-designed places

Adopted Joint Core Strategy Policies

SD4 Design Requirements
SD14 Health and Environmental Quality

Cheltenham Plan Policies

D1 Design
SL1 Safe and Sustainable Living

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)
Index of buildings of Local Interest SPD (2007)

4. CONSULTATIONS

Cheltenham Civic Society

1st September 2021

OBJECT

The Civic Society Planning Forum objects to this scheme on the grounds that it (1) requires the demolition of the charming coach house. Though ostensibly in poor condition, it could be saved; and (2) the extension to the main building is excessive and overbearing.

271 Gloucester Road is a locally listed building (alongside its neighbour 267 Gloucester Road) and as such is defined by NPPF as a Heritage Asset.

The proposed extension is excessive and overbearing. According to the borough council's Index of Buildings of Local Interest Supplementary Planning Document, adopted June 2007

"Extensions and new buildings will preserve the scale, character and setting of the building. They will normally be subservient to the main building in height and massing".

We have some concerns about the effect of this increased height and shape on its neighbour, 273 Gloucester Road.

The scale of the extension necessitates the demolition of the coach house, an attractive building in its own right. With its ornate detailing, form and obvious relationship with the principal residence, the existing coach house building makes a strong contribution to the site and to the wider setting. Demolition makes no sense, just to remove and replace it with a less attractive building on a similar footprint in a different part of the plot.

Again, referring to the council's 2007 Supplementary Planning Document,

"3.2 Locally, the Cheltenham Borough Local Plan establishes a policy basis for preparing the Index and protecting the buildings on it in Policy BE30A, which states that "The demolition of, or loss of features of special interest or character on, a building on the Index of Buildings of Local Importance will be resisted."

5.4 Any proposals should respect the Indexed building's character or interest and should preserve or enhance it. This does not mean that it should be preserved exactly as it is - but that any alterations should be carried out in a sympathetic manner, using high quality design. Where there is control over demolition, it will normally be refused unless there is a strong justification.

5.5 It is hoped that the unique qualities of the building, recognised through its inclusion on the Index, will encourage owners to take pride in its care. This will be particularly important where the proposals are outside the control of the Council. In such cases it is intended that this document will act as a basis for good practice.

Demolition is very damaging to the environment due to the release of embedded carbon and the need to replace with a new structure, which contravenes JCS policy SD3.

There is no evidence of attempts to reuse the building as it stands and too much emphasis placed on its apparent dilapidation, for which supposedly the owners have been partly responsible. This contravenes Cheltenham Plan Policy HE1.

The proposal offers no evident gain but clear detriment and should be refused.

Gloucestershire Centre For Environmental Records

10th August 2021

Report available to view.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	8
Total comments received	1
Number of objections	0
Number of supporting	1
General comment	0

- 5.1 Letters have been sent to eight neighbouring properties on two occasions, once after the initial submission, and again after the submission of revised plans; as a result of this publicity one response has been received in support of the initial proposal.
- 5.2 The neighbouring resident who has commented on the scheme has stated that the renovation of the coach house would improve their view and not detract from existing privacy.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The application proposes the demolition and rebuild of an existing coach house within the rear garden of 271 Gloucester Road; the key considerations are therefore the design and the impact on neighbouring amenity.
- 6.3 The initial application also proposed extensions to the main dwelling which were considered to be inappropriately designed and out of scale, causing harm to the character of the Locally Listed building. The extensions have been omitted from the application, and therefore this report will solely comment on the works to the coach house.

6.4 Demolition

- 6.5 The existing coach hose is proposed to be demolished and then rebuilt. The applicant has submitted a supporting document from a structural engineer which sets out the structural condition of the building. The document concludes that the building has been 'subjected to significant movement and extensive structural damage' and therefore the recommendation is that 'the building be demolished and reconstructed'. As such, based on this advice the applicant is seeking to demolish the existing building to then be re-built to be used as living accommodation associated to the main dwelling.
- 6.6 The Civic Society have objected to the demolition of the coach house stating that the coach house is an 'attractive building' and has 'ornate detailing and form' which makes a 'strong contribution to the site and the wider setting'. The Civic Society also make reference to policy HE1 Buildings of Local Importance and Non-Designated Heritage Assets; the main dwelling 271 Gloucester Road is Locally Listed, however this Listing does not extend to the coach house and therefore there are less controls for demolition. The coach house could be demolished under permitted development provided that an application is made to the Local Authority beforehand for their prior approval of the method of demolition. As such, the Local Authority can only consider the method of demolition, and not the acceptability of the demolition as this has already been established as part of the permitted development regulations.
- 6.7 It is therefore considered that the principle of demolishing the coach house for a replacement is acceptable in this instance.

6.8 Design

- 6.9 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the

character of the site and its surroundings. This draws from paragraph 130 of the NPPF which seeks development to be visually attractive and sympathetic to local character.

- 6.10 The proposed coach house would sit on a larger footprint (depth and width), have a higher ridge height, and a greater depth first floor than the existing coach house. The front elevation seeks to reintroduce design features of the original coach house, including doors, windows and decorative barge boards. The application has submitted minor details of the proposed materials; reclaimed brick and manmade slate, however conditions have been added for the submission of material details and design details of the building to ensure a high quality building, of an appropriate design is constructed.
- 6.11 The coach house is set back in the site, with minimal views from the Gloucester Road. The front elevation of the coach house is set back approximately 12.3 metres from the front boundary of the application site. The coach house frontage can only be seen when stood directly in front of the application site, and limited views of the side elevation can be viewed from Libertus Road. As such, the coach house makes very little impact on the street scene and therefore its replacement would not significantly impact the character of the street scene or wider area.
- 6.12 The larger coach house structure would sit comfortably in the plot, and despite its larger form than the existing building, the proposal is considered to be appropriate in terms of its scale for its location.
- 6.13 The application also proposes the erection of a building to the rear of the coach house providing 2no. storage areas. The building would be approximately 7.2 metres wide, 3.3 metres deep and 2.5 metres high. As such, it is considered that the storage building is appropriate in terms of design, scale, form and location.
- 6.14 It is considered that the design of the coach house is acceptable and in accordance with the relevant planning policies and guidance in terms of design.
- 6.15 **Impact on neighbouring property**
- 6.16 Policy SD14 of the JCS and policy SL1 of the Cheltenham Plan require development not to cause unacceptable harm to the amenity of adjoining land users; this echoes section 12 of the NPPF which requires development to be of a high standard of amenity for existing and future users.
- 6.17 As a result of the publicity, there has been one response received in support of the scheme.
- 6.18 The impact of the scheme on neighbouring residents has been assessed. Initial queries were raised with the impact on the neighbour to the North East of the application site, however following an assessment of the proposal, it was considered that there would be no undue harm to the amenity of the neighbouring properties. Whilst the structure is to be larger than existing, the increase of the dimensions would not result in further harm, in terms of an overbearing impact, on the neighbouring property.
- 6.19 It is therefore considered that the proposed extension complies with the relevant planning policies and guidance in terms of protecting the amenity of adjoining land users.
- 6.20 **Other considerations**
- 6.21 Ancillary Accommodation

The application proposes the coach house to be living accommodation associated with the main dwelling; 271 Gloucester Road. As such, a condition has been added to ensure the coach house is ancillary accommodation, as the use as a separate dwelling would need further consideration.

6.22 Public Sector Equalities Duty (PSED)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

7.1 For the reasons set out above, the proposed demolition and rebuild of the coach house is considered to be acceptable in terms of design, subject to design and material details, and would not result in harm to the amenity of adjoining land users. Whilst officers acknowledge the concerns raised in regards to the demolition of the coach house, with the fall-back position in mind officers consider the proposal to be acceptable. The proposal is therefore considered to be in accordance with the relevant planning policies and guidance.

7.2 The recommendation is to therefore permit this application subject to the conditions set out below.

8. SUGGESTED CONDITIONS / INFORMATIVES

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 The following elements of the scheme shall not be installed, implemented or carried out unless in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority:

- 1) All new windows and external doors (including reveals, heads and cills); and
- 2) Rainwater goods,
- 3) Flat roof,
- 4) Barge boards.

The details of the above shall include the following:

- a) Materials, colour and finishes; and
- b) Elevations and section drawings with full size cross section profiles where applicable.

The works shall not be carried out unless in accordance with the details so approved.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017)

- 4 The external facing brickwork shall not be carried out unless in accordance with:
- a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.

The details shall also include the pointing, bonding and coursing of the facing brickwork

The details of which shall have first 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 adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 5 No external roofing material shall be applied unless in accordance with:
- a) a written specification of the materials; and/or
 - b) physical sample(s) of the materials.

The details of which shall have first 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 adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 6 The development hereby permitted shall not be occupied other than for purposes ancillary to the residential use of the dwelling known as 271 Gloucester Road; as shown on the approved plans.

Reason: Use of the development as independent residential accommodation would require further consideration, having regard to the provisions of the Cheltenham Plan (2020) and the Joint Core Strategy (2017).

INFORMATIVES

- 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, the authority sought revisions to the scheme, and as a result the initially proposed extension to be main dwelling has been omitted from the application.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.