

15 Pilley Lane

22/00124/FUL

Erection of 2no. semi-detached dwellings including associated access, parking and landscaping following demolition of existing dwelling and detached garage

# Site location plan



# Google earth image





# Google earth 3D image





# Existing street view





# Site context



Link detached dwellings to east of Baptist Church



Neighbouring bungalow to west of site



Semi-detached properties west of Pilley Crescent



# Site context



The Grange Care Centre opposite the site



## Rear of the site





## Rear of the site





# Proposed site plan



# Proposed Street Scene

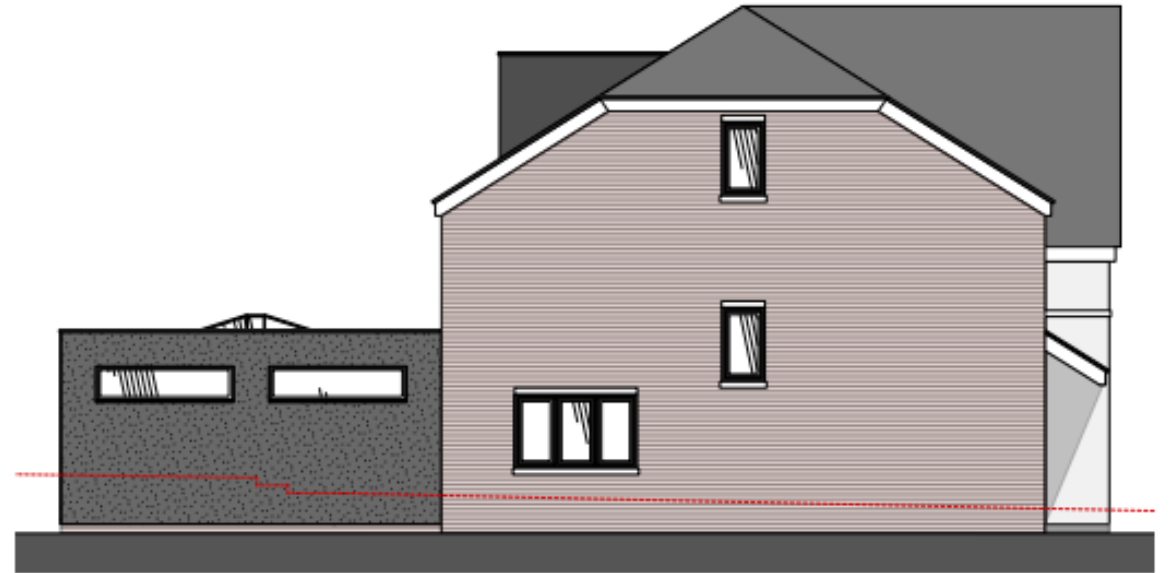




# Proposed side elevations



West



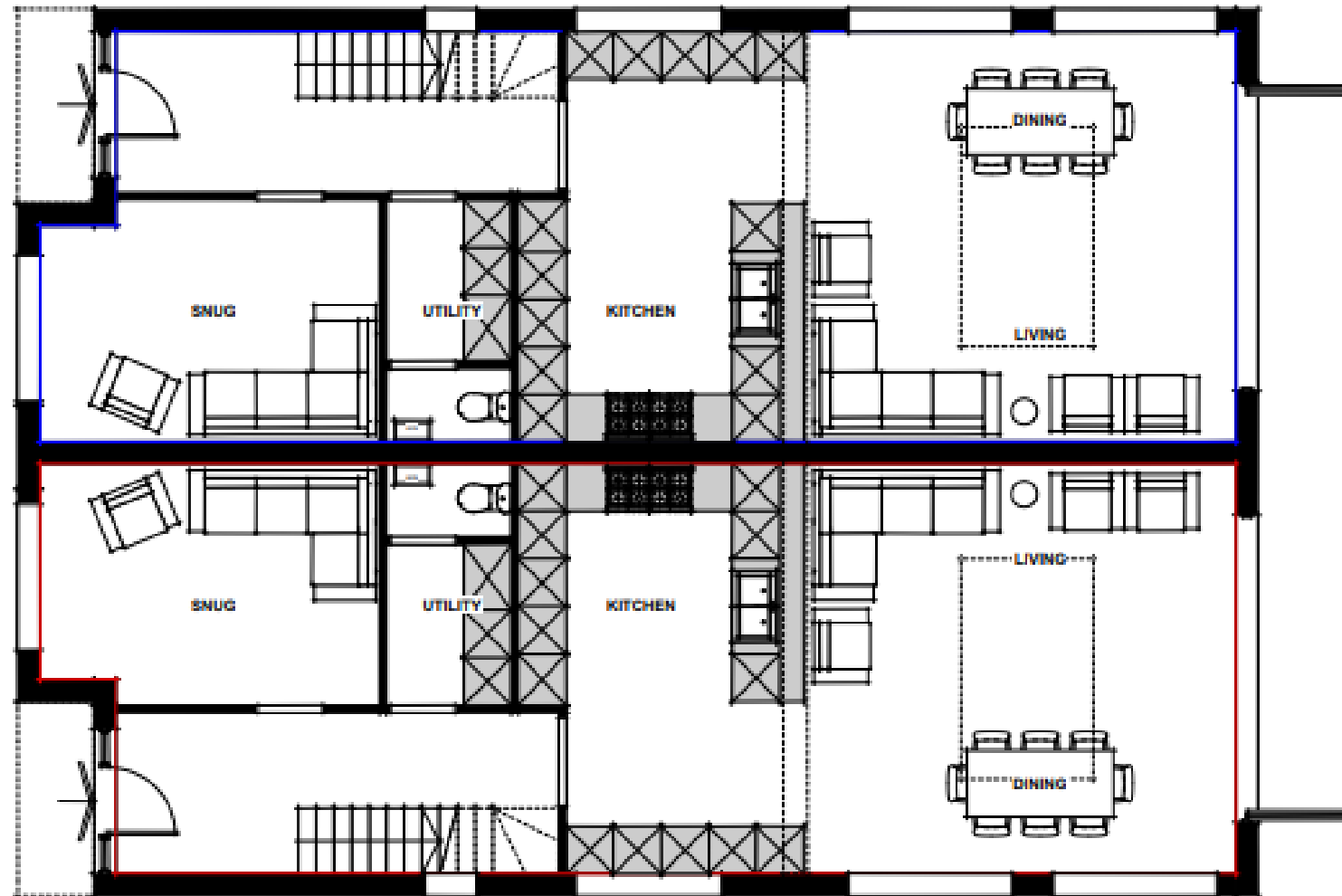
East

# Proposed rear elevation

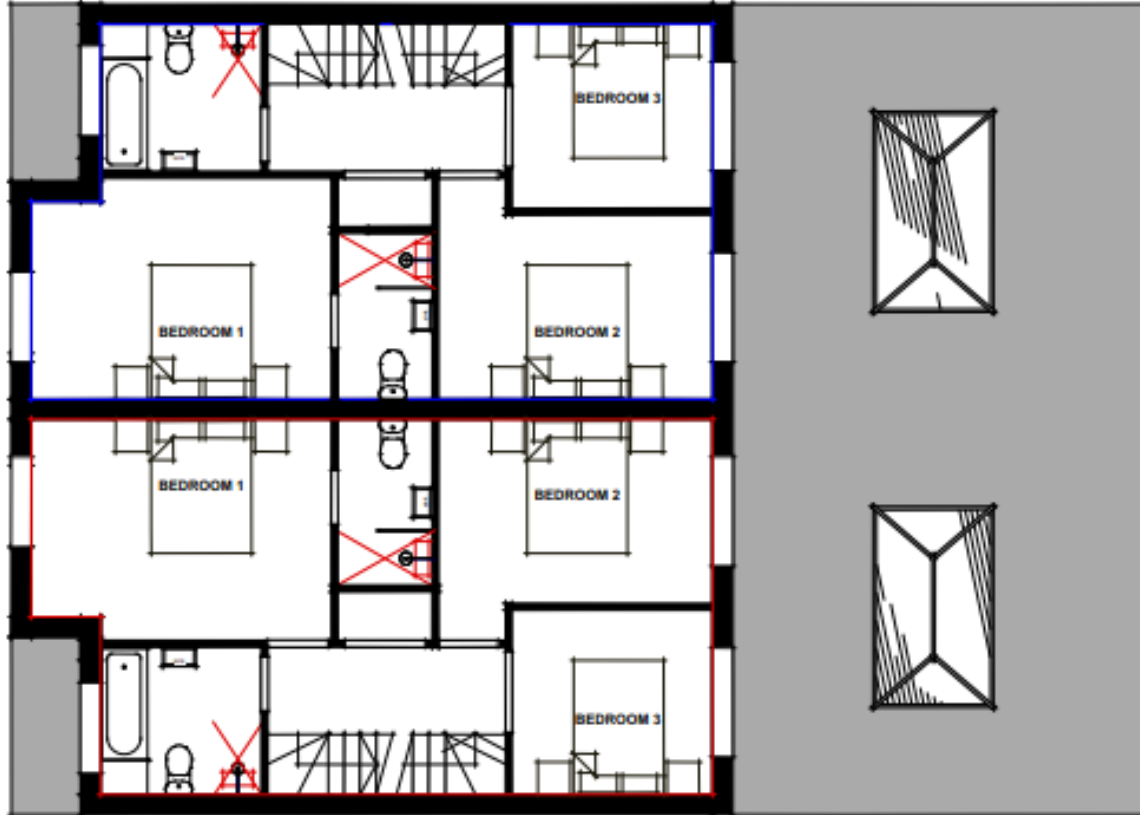




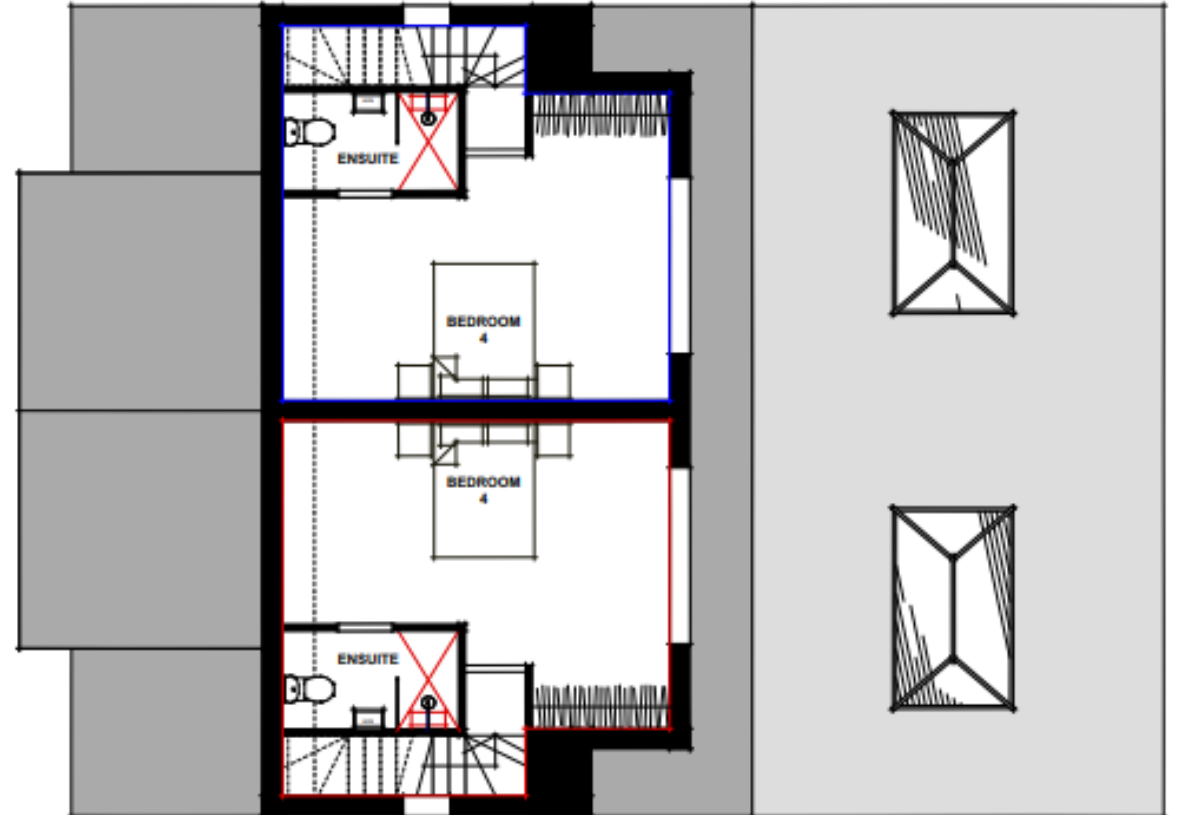
# Proposed ground floor plan



# Proposed first floor and loft plans



First floor



Loft plan

## Key planning matters:

- Principle of re-development
- Design and impact on locally indexed building
- Amenity
- Highway safety



# Summary of recommendation

- The site is sustainably located within the Principal Urban Area, wherein JCS policy SD10 supports new housing development. Moreover, throughout the NPPF emphasis is given to new development optimising the potential of the site; and policy SD10 also requires new residential development *proposals to achieve maximum densities*.
- Where housing policies are out-of-date (as is currently the case in Cheltenham as the Council is unable to demonstrate a five year supply of deliverable housing sites) development proposals must be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF.
- Officers are satisfied that the design of the dwellings is acceptable in this location; and the proposal is supported by the Architects Panel. In addition, no undue harm would be caused to the setting of the neighbouring locally indexed building; there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority.
- The proposed additional dwelling would make a small but valuable contribution to the borough's housing stock.
- The recommendation therefore is to grant planning permission subject to the conditions set out within the report.