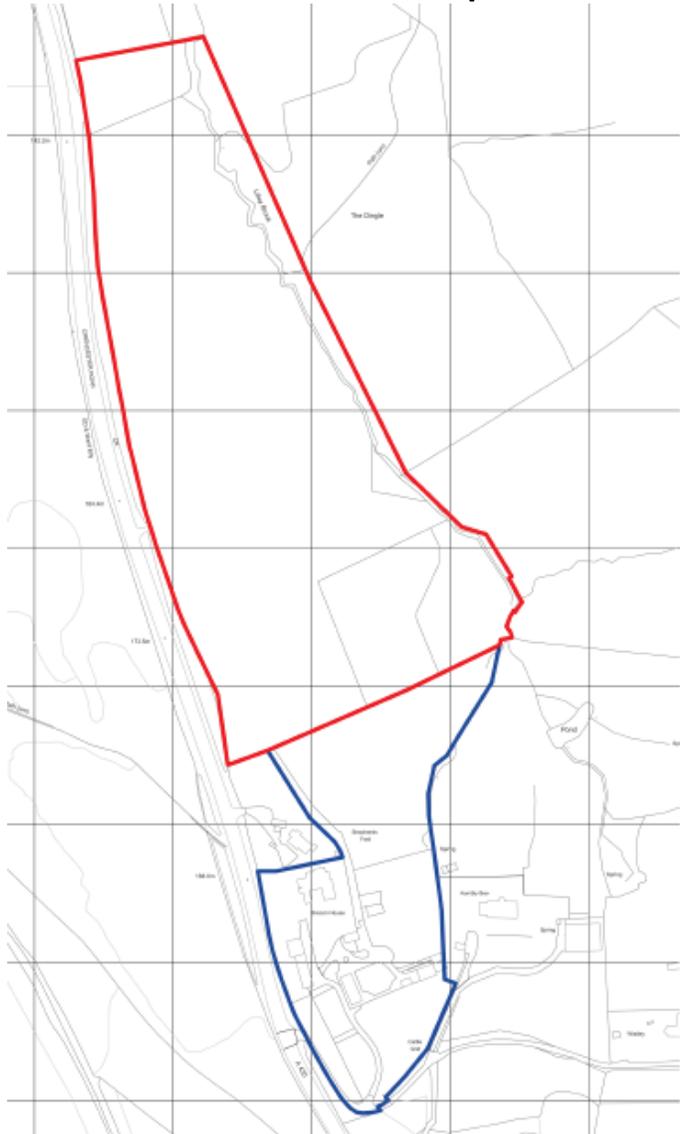


Brecon House Charlton Hill

21/02755/FUL

Construction of a paragraph 80 dwelling, estate management building, and associated landscaping, ecology enhancements, access, parking and garaging on land adjacent to Brecon House

Site location plan



Google earth image



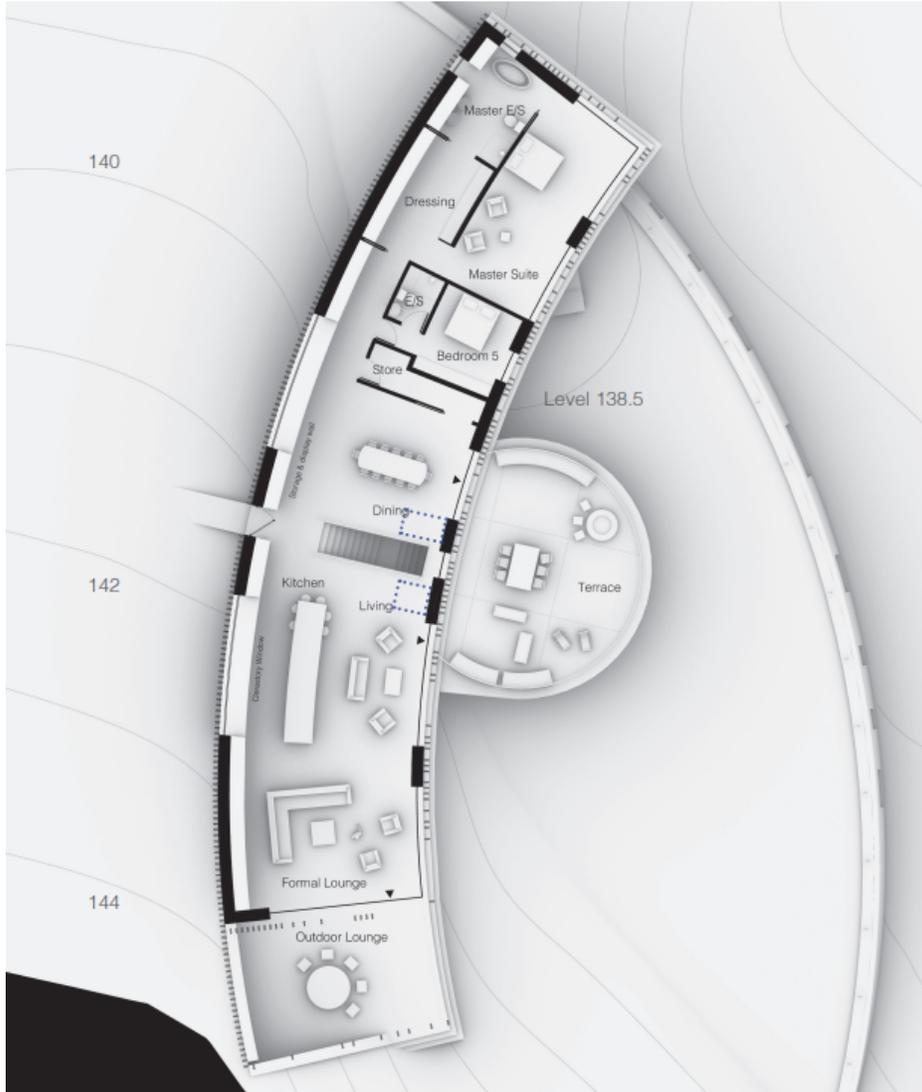
Google earth image



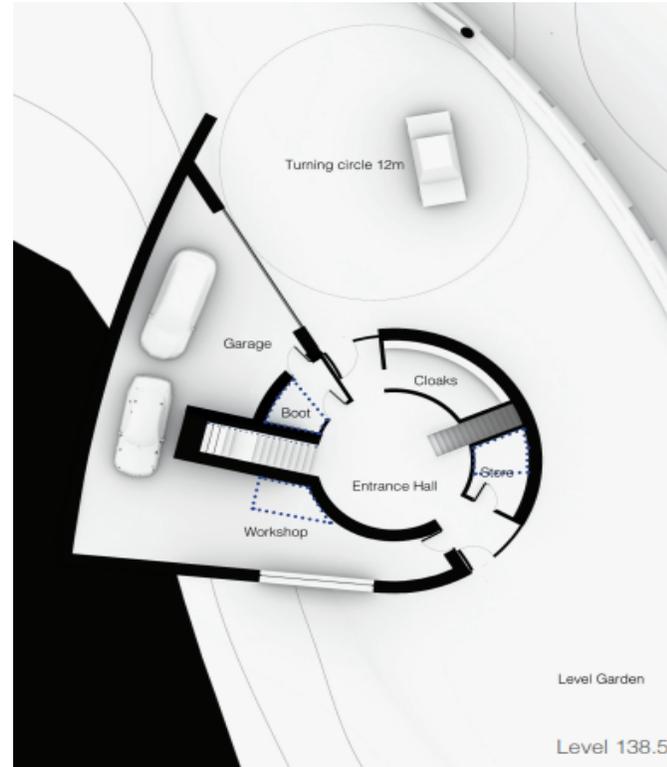
Illustrative masterplan



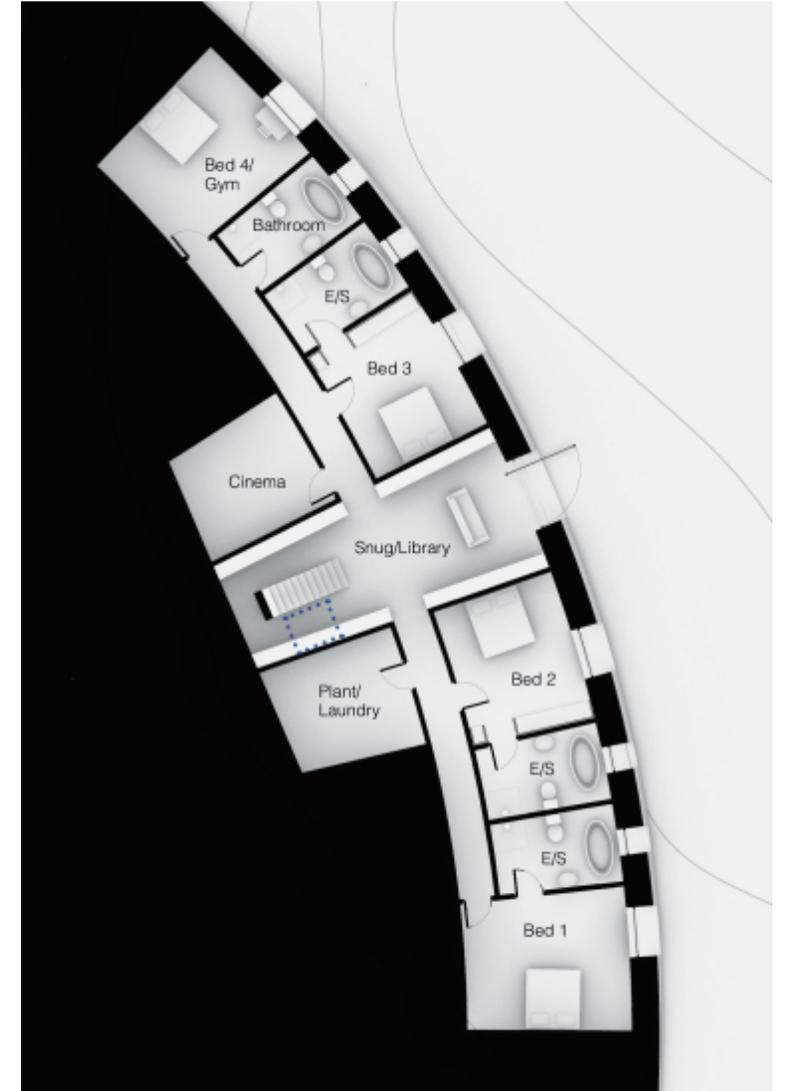
Proposed dwelling – floor plans



Prospect – upper floor

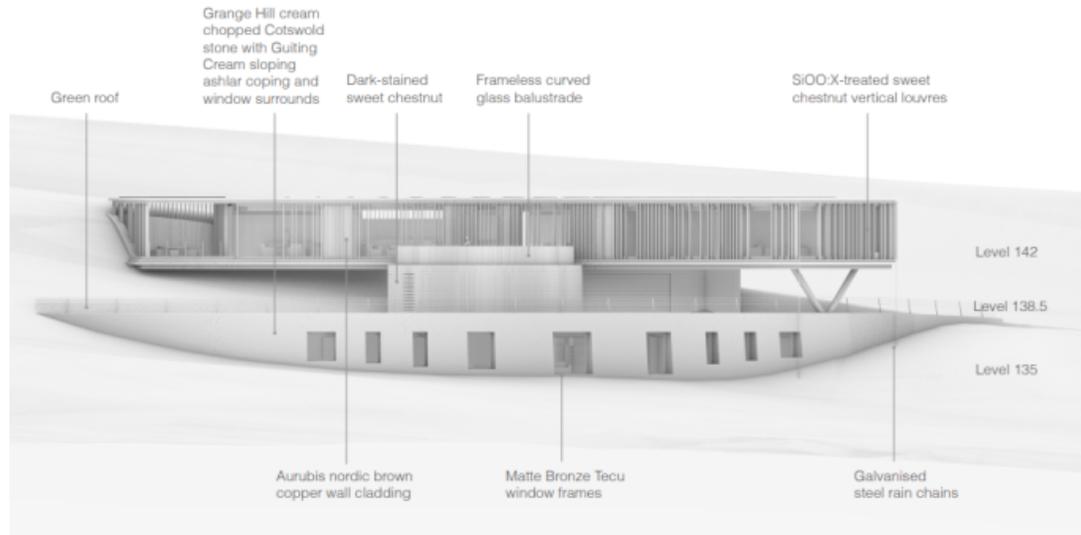


Arrival – middle floor

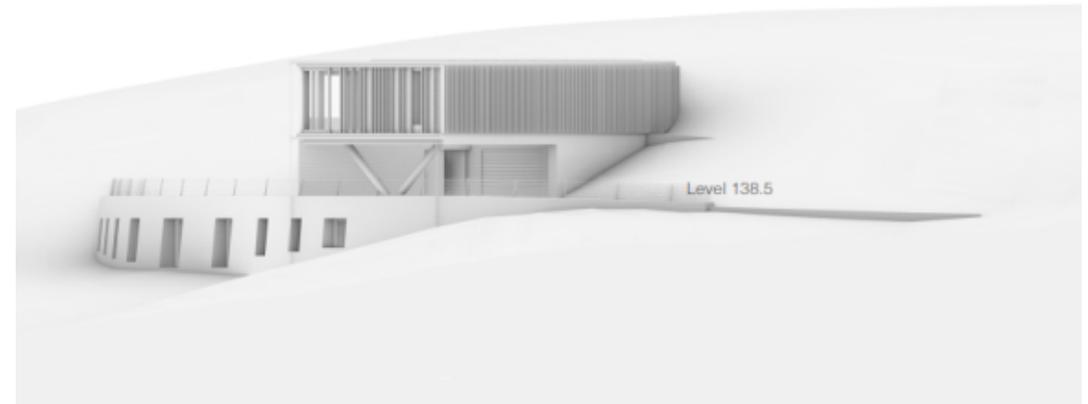


Refuge – lower floor

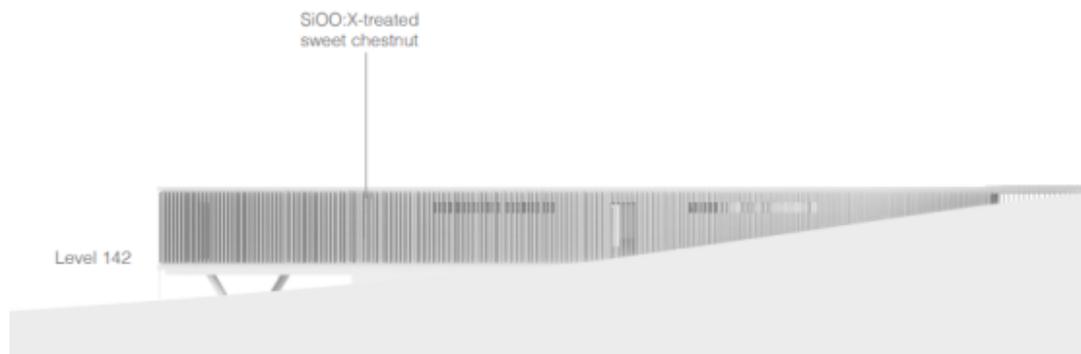
Proposed dwelling - elevations



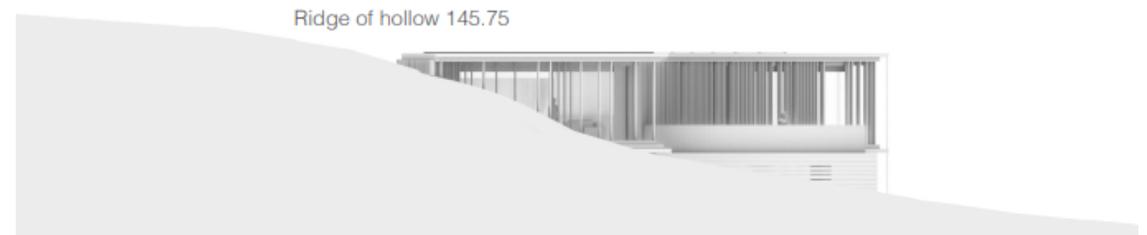
East



North



West



South

Proposed dwelling - visuals



Proposed dwelling - visuals



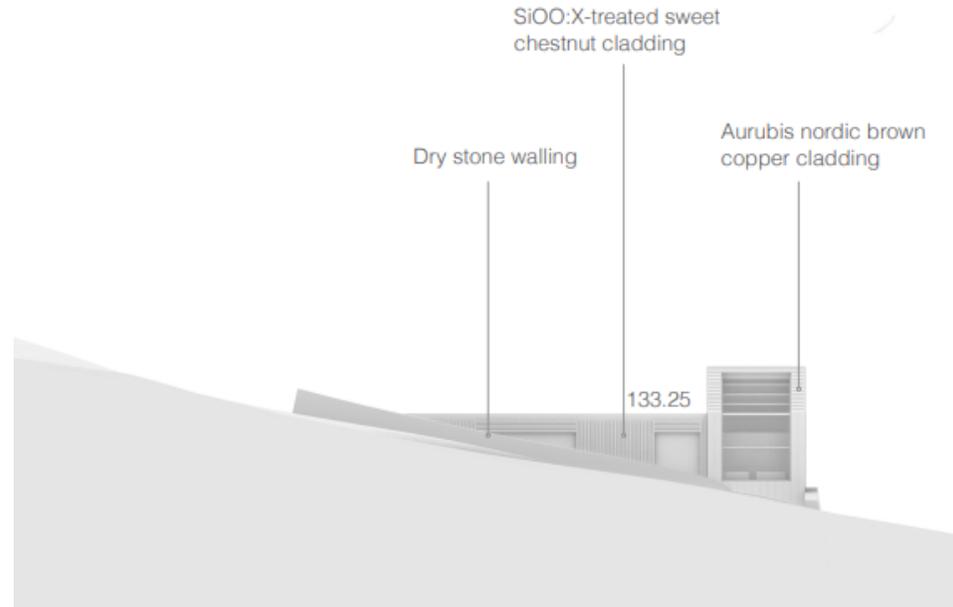
Proposed dwelling - visuals



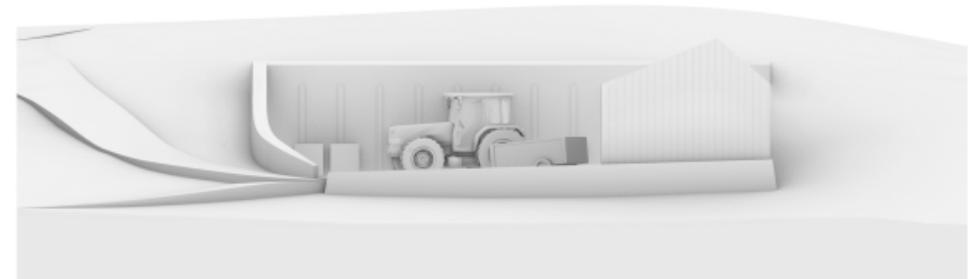
Proposed estate management building – floor plan



Proposed estate management building - elevations



South



East



North

Proposed estate management building - visual



As revised

As originally proposed



Key planning matters:

- principle of development;
- design and layout;
- landscape impact / AONB;
- access and highway safety;
- drainage and flood risk;
- ecological impacts;
- sustainability and climate change; and
- amenity.

Summary of recommendation

The proposed development would be in conflict with JCS policy SD10 as it would be located outside of the Principal Urban Area within the Cotswolds AONB; albeit, the policy is out of date due to the lack of a five year supply of housing land. The proposed development would also conflict with JCS policy INF1 in that the site is not considered to be sustainably located.

However, officers are satisfied that the proposed development complies with the criteria set out in paragraph 80(e) of the NPPF, in that the design would be truly outstanding; would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

The proposal has been subject to a positive review by the Design Review Panel, whose recommendations, as per paragraph 133 of the NPPF, must be taken into account in the assessment of the application.

The landscape impacts of the development have also been assessed by Ryder Landscapes, acting as the Council's specialist Landscape Advisor, who consider the proposals to be fully compliant with relevant landscape policies. In addition, the Cotswolds Conservation Board raise no objection to the principle of the development.

The application has also been reviewed by Wild Service (the Council's specialist Ecology Advisor) and the ecological impacts of the proposed development have been found to be acceptable. The application proposes a number of measures that would significantly improve the site for ecology, resulting in a net percentage change of 70% for habitats, 79% for hedgerows, and 29% for the stream.

Officers are also satisfied that the proposed development would not cause harm to highway safety or the amenities of any neighbours. In addition, the LLFA raise no objection and are satisfied that the development can be delivered without risk to properties downstream of the site.

The application proposes a range of sustainable technologies including solar PV panels, a ground source heat pump, infrared radiant heating and smart electric vehicle charging points, which will go some way to meeting Cheltenham's 'Climate Emergency' commitments.

Taking into account the economic, social, and environmental aspects of the application, officers are satisfied that, on balance, the application is one that should be supported; and the recommendation is to grant planning permission subject to the schedule of conditions set out in the update report.