

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site comprises a parcel of garden land to the rear of 30 Hales Road. This land sits at the end of a rear land which runs between Keynsham Street and Hales Road, and is directly accessed via Hales Road. The site lies wholly within the Sydenham character area of Cheltenham's Central Conservation Area.
- 1.2 The applicant is seeking planning permission for the erection of one dwelling to the rear of 30 Hales Road. Revised plans have been submitted throughout the course of this application to address the concerns raised by the case officer, and consultees, over design, layout and form.
- 1.3 The application comes before planning committee due an objections by the Civic Society over design and overdevelopment.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Conservation Area
Principal Urban Area

Relevant Planning History:

14/02095/PREAPP 28th January 2015 CLO

Construction of new dwelling within the garden of 30 Hales Road, Cheltenham

20/01900/PREAPP 7th December 2020 CLO

Erection of a dwelling to the rear of site

72/00670/PO 23rd February 1973 PER

30 . Cheltenham Gloucestershire - Erection Of 2 Storey Extension At Rear Of House To Provide Small

Self Contained Flat On Ground Floor With Additional Bedroom Accommodation.

73/00160/PF 22nd May 1973 PER

30 . Cheltenham Gloucestershire - Erection Of Two Storey Rear Extension To Provide Small Self

Contained Flat On Ground Floor With Additional Bedroom Accommodation.

87/00937/PO 24th September 1987 REF

Outline Application To Erect Bungalow

92/00070/PF 30th April 1992 REF

Provision Of New Front Basement Access

15/00530/CACN 25th March 2015 NOOBJ

Removal of 7 Leylandii

20/01870/CACN 28th October 2020 NOOBJ

Various pruning and removal works as specified within Section 211 Notice

21/00732/FUL 6th May 2021 PER

Dropped Kerb

21/01152/PIP 30th June 2021 GRANT

Permission in principle for the construction of 1.no dwelling in the land to the rear of 30 Hales Road

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 12 Achieving well-designed places
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan Policies

D1 Design
D3 Private Green Space
L1 Landscape and Setting
SL1 Safe and Sustainable Living
GI2 Protection and replacement of trees
GI3 Trees and Development

Adopted Joint Core Strategy Policies

SP1 The Need for New Development
SD4 Design Requirements
SD6 Landscape
SD9 Biodiversity and Geodiversity
SD10 Residential Development
SD14 Health and Environmental Quality
INF1 Transport Network

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)
Climate Change SPD
Central conservation area: Sydenham Character Area and Management Plan (July 2008)

4. CONSULTATIONS

Gloucestershire Centre For Environmental Records

4th April 2022 - Report available in documents tab.

Tree Officer

22nd March 2022 - This proposal lacks details on trees and landscaping. While it's welcomed by the Trees Section that some trees are marked to be retained, more details should be given - their exact location, species, root protection areas. Tree protection details should also be submitted. Mitigating planting for any trees removed should be evidenced to show species, location, tree pit details.

Adjacent to the site, in the rear garden of 34 Hales Road, is a very fine *Arbutus unedo*. This tree should be treated with due care and consideration as a tree protected by the Conservation Area. Therefore its root protection area should be calculated and marked on a revised plan. If any demolition, excavation or construction is proposed to take place within this area, a method statement should be submitted to detail how this could be achieved without damaging the tree's roots.

All submitted documents should reference BS:5837(2012).

Reason: to protect the amenity value of trees in the Borough as per Policies GI2 and GI3 of the Cheltenham Plan.

Architects Panel

14th April 2022 - Design Concept The panel had no objection to the principle of building a modest dwelling on this site and was aware that the applicant had obtained Pre-app planning support in principle. However, it was felt that this proposal had grown on plan and in three dimensions resulting in a scheme that appears too big for the site.

Design Detail The overall design appears somewhat muddled and over-complicated in its choice of materials and architectural form. The spaces around the building are cramped and unattractive. The floor plan layout is also somewhat contrived, presumably to maximise building floor area. The panel questioned the need for first floor accommodation which arguably provides limited useable space due to very low headroom.

On balance the panel concluded that a smaller scale design proposal would be more appropriate on this very restricted site.

Recommendation Not supported.

Building Control

17th March 2022 - The application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

Heritage And Conservation

5th May 2022 - The proposed dwelling is discreetly located along a rear service lane accessed off Hales Road. Along this rear service lane are garages, storage sheds, tall gated entrances into rear gardens, rear garden walls and a few bungalows, all of which are modern. The area is not considered to be of heritage significance. It is therefore considered the proposed dwelling would not have an adverse impact on the significance of heritage assets. No objection is raised to the development proposal on heritage grounds.

Cheltenham Civic Society

31st March 2022 - The Civic Society Planning Forum objects to this proposal due to the poor design, and the overdevelopment of the site, in contravention of NPPF parts 12 and 16, NDG paras 20-21, and the Cheltenham Plan D1.

GCC Highways Planning Liaison Officer

13th April 2022 - Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection subject to conditions.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

Bicycle Parking

The Development hereby approved shall not be [occupied/be brought into use] until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

REASON: To promote sustainable travel and healthy communities according to paragraph 110 and 112 of the NPPF as well as Local Plan Core Strategy policy INF1.

Electric Vehicle Charging Points

Before first occupation, each dwelling hereby approved shall have been fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification, as agreed in writing by the local planning authority. Each EVCP shall be installed and available for use in accordance with the agreed specification unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities according to paragraph 110 and 112 of the NPPF as well as Local Plan Core Strategy policy INF1.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	17
Total comments received	5
Number of objections	5
Number of supporting	0
General comment	0

5.1 Letters of notification were sent to 17 neighbouring properties and a site notice displayed on Hales Road. 5 comments in objection were received and have been summarised but not limited to the following points;

- Loss of privacy
- Overbearing impact
- Overshadowing and light
- Overdevelopment
- Excessive Scale
- Access arrangements
- Trees
- Impact on conservation area

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The main considerations when determining this application are (i) principle of development, (ii) design and layout, (iii) impact on conservation area, (iv) access and highways, and (v) tress, landscaping and biodiversity.

6.3 The site and its context

6.4 The application site comprises part of a former garden land to the rear of 30 Hales Road. This is accessed via a private lane which sits between Keynsham Street and Hales Road which is accessed via the latter and ends at the application site. This lane provides direct access to two dwellings which were subsequently approved in 2006 and 2016, and to the rear or properties on both streets, a number of which have parking areas and garage accessed off the lane.

6.5 30 Hales Road lies wholly within Sydenham Character Area of Cheltenham's Central Conservation Area. This appraisal includes a townscape analysis map which identifies the properties on Keynsham Street and the majority of those in Hales Road as positive buildings, however, no reference is made to this lane within the appraisal.

6.6 The garden land subjected to this proposed development includes an area of tarmac hardstanding used previously for off-road parking and a garden shed structure.

Permission has been given for off-road parking with vehicular crossing to the front of 30 Hales Road.

- 6.7** Permission in principle has been previously granted for a single storey dwelling on this site but the applicants have not submitted the follow up consent details, and decided to seek an application for full planning permission instead.

6.8 Principle of Development

- 6.9** Policy SD10 of the Joint Core Strategy (JCS) sets out that where new housing will be permitted in sites within the Principal Urban Area (PUA) and a number of certain other circumstances. The site is wholly located within the PUA and an area established with residential properties.

- 6.10** Paragraph 11 of the National Planning Policy Framework (NPPF) sets of a presumption in favour of sustainable development which for decision-taker means approving development proposals that accord with an up-to-date development plan without delay.

- 6.11** The NPPF goes on to set out that where a Local Planning Authority cannot currently demonstrate a 5 year housing land supply, paragraph 11 (d) is applicable with regards to housing development. This states that in such circumstances, applying the 'presumption in favour of sustainable development' means granting planning permission unless (i) the application of policies in the framework that protect area of particular importance provide a clear reason for refusing development; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 6.12** There are no over-riding policies which protect the area from development and the principle of the development is considered to be acceptable. As such, the main issue is whether there are any adverse impacts associated with the proposed development, which would significantly and demonstrably outweigh the benefits.

6.13 Design, layout and impact on conservation area

- 6.14** Policy D1 of the Cheltenham Plan requires development to complement and respect neighbouring development and the locality; and adequately be of a high standard of design. This is reiterated in policy SD4 of the JCS requiring development to be of a well-thought-out design and reflective of section 12 of the NPPF.

- 6.15** The Development on Garden Land and Infill Sites SPD sets out guidance for the erection of new dwellings. The document specifically sets out guidance on layout and development patterns stating that the layout or development plays an important role in defining the character of an area including the grain, building lines and type of building.

- 6.16** The proposed dwelling would be a single storey building which would take on the form of pitched roofs to the centre with flat roof wings either side. Materials proposed will be a red facing brick, stone coping, grey slat roof tiles and white aluminium glazing fenestration. A condition for further details has been added to ensure a high quality design.

- 6.17** On initial receipt of the application the proposed development sought a 1 and half storey dwelling with a first floor accommodation in the loft space. The dwelling also initially designed to incorporate a mixture of differing facing materials and additional pitched roof. Officers raised concerns regarding the first floor accommodation, indicating that this failed to respond to the existing urban grain of dwellings along this rear land and created a contrived layout. Additionally, it was felt that the combination of differing materials in relation to the general form of the building was visually jarring. The proposal therefore has been the subject of negotiations and the submission of revised plans.

- 6.18** Officers have duly noted the comments received by the Architects Panel and have agreed with elements of their consideration. Revised plans have been submitted to address these comments with the habitable first floor removed, the exterior facing material now proposed as a sole brick finish and the pitched roof reduced to less dominant feature. Whilst officers note the panel's response to the site, it is considered the dwelling would not dominate the plot and comfortably accommodate a dwelling of the scale with a modest private amenity space. This would follow the existing urban grain, type and style of dwellings developed on back land plots at the rear of 50-51 and 39-41 Keynsham Road. As such, this would be consistent with guidance sought within the Garden Land SPD.
- 6.19** Comments have been received regarding over-development of the site, including an objection by the Cheltenham Civic Society. There is no specific planning defining for what constitutes 'over-development', but it generally accepted that this relates to an unacceptable loss of open space, particularly in relation to the character of the wider area. Undoubtedly this application would result in an increase in the built form but not to a disproportionate level that would significantly reduce the amount of open space left available for the dwellings garden land and off-road parking area. Similarly, this would not be dissimilar situation to the dwellings built to the rear of Keynsham Street, including the unit to the rear no. 39-41 permitted in 2016 for which the Civic Society supported.
- 6.20** It is acknowledged that the orientation of the proposed dwelling would not follow the building line of dwellings along this rear lane between Keynsham Street and Hales Road. Officers consider this would not cause unacceptable harm to the wider character due to the mitigating circumstances identified with the proposal. The proposal would be sited and read as an end plot. The siting of the dwelling is necessary to facilitate space for sufficient vehicular turning. Whilst the orientation of the dwelling with the large massing of windows faces south, this will optimise heat through solar gains during the winter and preventing significant overshadowing during this season. This would adhere to the guidance sought by the Climate Change SPD on site and orientation.
- 6.21** With regard to the impact on the conservation area, The Councils conservation officer has been consulted. The officer has commented that this rear lane is of little historic significance in context of the wider area. For this reason, the proposed dwelling would not have any adverse impact on heritage grounds, and therefore would not cause harm to the character and appearance of the conservation area.
- 6.22** In light of the above, officers consider that the design approach to be acceptable and would not result in harm to character of the wider locality. It is considered that the siting, form and scale is appropriate and would be compliant with the relevant planning policies and guidance.
- 6.23 Impact on neighbouring property**
- 6.24** Policy SL1 of the Cheltenham Plan and policy SD14 of the JCS requires development not to cause any unacceptable harm to the amenity of the adjoining land owners or the locality. Paragraph 130 of the NPPF highlights the need to secure a high standard of amenity for existing and future users.
- 6.25** Careful consideration has been given to assess the impact of the proposed development on the surrounding neighbours in particular the adjoining land users. Officers note that several objections have been received in respect to light, privacy, outlook and noise.
- 6.26 34 Hales Road**
- 6.27** It is acknowledged that this proposed dwelling will sit close proximity to the side boundary of the adjoining land user 34 Hales Road. The dwelling will sit at it closest 1m from the boundary, but this will increase to 1.7m from the boundary as the dwelling projects west along its axis.

- 6.28** Undoubtedly it will be visible from the rear garden of this neighbouring property, however officers note that this garden is 36m long and 10m wide, and will retain open space from its north facing and west facing boundary. Additionally, the proposed dwelling will have a modest height of 3.5m to the eaves with a small gable pitched roof form. Together it is considered that the proposal will not result in overshadowing or overbearing impact to this neighbouring property.
- 6.29** Similarly, the proposed dwelling would be at a considerable distance away from this dwelling house and would not face any habitable rooms used by the occupiers. As such, it is considered that the dwelling would not result in any unacceptable loss of light to the dwelling itself or a loss of outlook.
- 6.30** Following the submission of revised plans, the first floor accommodation space in the loft has been removed so there will be no perception of overlooking towards this neighbouring property. A small window to the rear is proposed to allow for natural light and ventilation but this window will be obscured glazed, with a condition attached to be restricted opening. Officers are therefore satisfied that no unacceptable loss of privacy will be caused to this neighbouring dwelling.
- 6.31** 30 & 31 Keynsham Road
- 6.32** The proposed dwelling would be approximately 2m from the rear boundary of numbers 30 and 31, whilst the proposal will be in excess of 7m to the rear wing and approximately 13m to the original rear elevation of these properties. Officers have used to assess the relevant 25 degree light test against the both the height of flat roof element and gable pitch element of the dwelling. The light test passes indicating that the dwelling will not intercept light levels to the rear of these properties.
- 6.33** Comments have been received that the proposal would result in an overbearing impact, together with a potential loss of privacy. Given how the single storey dwelling will be of modest height and the distances from these neighbouring dwellings; it is considered that there will be sufficient open space that would not cause a detrimental overbearing impact. Additionally, it is noted that the rear of these properties have experienced a high and dense hedgerow adjacent to the boundary, with the proposal dwelling being significantly lower.
- 6.34** With regard to privacy, to window proposed to the west elevation facing the rear of these neighbouring properties will be high level windows, approximately 1.7m from the floor level. As such, this is considered adequate to avoid adverse loss of privacy to the amenity to these neighbouring properties and the proposal would be screened future garden fencing.
- 6.35** 33 Keynsham Road
- 6.36** It is noted that the rear garden and side boundary to no. 33 will adjoin the application site. The dwelling proposed will be approximately 6.2m away from this boundary with its front elevation, including its main fenestration arrangement, facing this boundary line. Officers consider that the proposal would be a sufficient distance as to avoid any oppressive overbearing impact to this neighbouring property. The rear garden to this neighbour would be situated south of the proposal and would remain open from all sides as to avoid any unacceptable overshadowing.
- 6.37** Whilst the majority of windows proposed to the dwelling will face this location of the neighbouring property, the fenestration arrangement will be at ground floor level and as such any potential overlooking is restricted by normal residential boundaries. The small loft window will be obscurely glazed, and a condition attached to ensure this is retained with a restricted opening.

6.38 34 Hales Road

6.39 The proposed dwelling will not result in a loss of amenity to the occupiers at no. 34 Hales Road. This neighbouring property previously benefited from a garden outbuilding adjacent to the boundary, whilst the dwelling will be set away and at a sufficient distance as to not warrant a detrimental overbearing affect or loss of outlook for these neighbours.

6.40 Officers have used the relevant 25 degree light test against the rear elevation of this neighbour, and the light test passes indicating that the development would not result in an unacceptable loss of light. No objections have been received by this neighbour, and officers are satisfied that no loss of amenity will be caused.

6.41 Wood Burner Flue

6.42 The proposed dwelling will incorporate a wood burner with an external flue to the rear elevation facing north. The site is not located within a Smoke Control Zone, so there is no restriction for this feature and the flue approved would be DEFRA (Department for Environment, Food & Rural Affairs) approved. A condition has been added to request further details with regard to the flue prior to any installation.

6.43 Noise Disturbance

6.44 Several objections have been made in reference to noise and disturbance during the construction period. There is no reason to assume that a dwelling in this location and scale would result in sever disturbance. The proposal is for one dwelling, and single storey in height.

6.45 An informative has been added reminding of The Council's permitted hours of work. Noise from construction sits is controlled by the Control of Pollution Act 1974.

6.46 Overall it is considered that the proposed development will not result in an unacceptable loss of amenity that would warrant a refusal of planning permission in this instance.

6.47 **Access and highway issues**

6.48 Gloucestershire County Council, as the local highway authority have been consulted as part of the application and full comments can be read above. The Highways Officer has raised no objection. A swept path analysis has been provided as part of this application to indicate off-road parking for two vehicles and sufficient turning space for each vehicle to exit the site in first gear.

6.49 The new dwelling will use an existing access, and it is considered that is suitable to serve the proposed dwelling and would not result in an unacceptable impact on highway safety. As such, the proposal is therefore compliant with the requirements of policy INF1 of the JCS and section 9 of the NPPF.

6.50 The Highways Officer has commented that conditions related to secure cycle storage and electric vehicle charging points should be added to this application. The plans propose cycle storage to the rear but this condition has been added to ensure this is installed prior to any occupation of the development. With regard to the electric vehicle charging points, this is now a requirement under Building Regulations, however the plans to propose charging points to the front and a condition has been added to ensure these are complied with.

6.51 **Trees and Landscaping**

6.52 The following trees, a pear (pyrus), two apple (malus) and a large Leyland cypress (leylandii), are located within the application site and have received no objection to their

removal following submission of conservation area consent in 2020 (ref. 20/01870/CACN). Several mature trees situated to the south-western corner of the site, in the area designated for garden land is proposed to be retained.

- 6.53** Consultation with the The Councils tree officer has raised no objection, however the tree officer has commented that a lack of details with regard to the impact on the neighbouring Arbutus at 34 Hales Road and its location within any proposed plans. The tree officer has indicated that this tree should be marked on a revised plan, which has been provided, and a method statement submitted to protect the roots of this tree along with protection details for retained trees during construction.
- 6.54** A pre-commencement condition has been agreed with the applicant to submit a tree protection plan and method statement to address the comments received by the tree officer. This condition is considered necessary prior to any commencement work to ensure to protect the amenity of value of retained trees on site and the neighbour Arbutus in line.
- 6.55** The application also proposes permeable paving to the hardstanding areas which will replace a poor existing tarmac area. This permeable paving will allow sustainable drainage solutions and the prevention of surface water flooding. Officers had raised concerns initially that the development lacked sufficient grass land and soft planting proposed within the dwelling private amenity areas. Revised plans were submitted to address these concerns, with a large area proposed for grass and soft planting, and increase in the formal planting wildfire areas. A condition has been attached required that full details of all hard surfaces, planting, trees and wildlife areas be submitted prior to implementation.

6.56 Climate Change and Biodiversity

- 6.57** The Cheltenham Climate Change SPD (Adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For new-build dwellings, the SPD provided guidance how development proposals can integrate best-practice approach towards climate and biodiversity. Applicants are expected to implement local guidance and demonstrate alignment with these standards as part of the developments design.
- 6.58** Whilst this application was submitted prior to the adoption of the SPD, in response the the applicants agent has submitted a sustainability statement titled Climate Change Checklist in line checklist to be considered as part of the all development including new-builds. This checklist sets out a number of proposed measures to maximise energy efficiency, reduce environmental impact and make a positive contribution to Cheltenham strategy to be net-zero.
- 6.59** This application also included solar photovoltaics on the flat roof of the single storey element on the western side of the new dwelling. Electric heating is proposed throughout the dwelling rather than the use of a gas boiler, and the installation of a smart meter. Electric vehicle charging points is proposed to promote sustainable vehicular use.
- 6.60** Following consultation with the Gloucestershire Centre for Environmental Records, indicates that no important species have been sighted at the application site or within the surrounding area. The latest sighting was of a West European Hedgehog approximately 196m from site. Officers are satisfied that the development will not cause harm to these species.
- 6.61** The applicant has also proposed steps to preserve and enhance ecological value in the future, and promote biodiversity. An area of mature trees are proposed to be retained, whilst the application as indicated within the supporting information to propose roof planters to the western element of the dwelling, and the planting of meadow and wildflowers. Significant amount of native soft planting is included to encourage wildlife

growth. These steps will help mitigate the loss of low category trees consented in 2020 and help promote habitat for biodiversity with the dwellings new private garden land.

6.62 Other considerations

6.63 Public Sector Equalities Duty

6.64 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 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
- 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 complies with the 3 main aims set out.

7. CONCLUSION AND RECOMMENDATION

- 7.1** All decisions on planning applications must be made in accordance with the development plan. The application site is sustainably located within the Principal Urban Area for which JCS policy SD10 supports the principal of new housing development in the borough.
- 7.2** As previously mentioned, where The Council is currently unable to demonstrate a five year supply of deliverable housing sites, development proposals must be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal. As such, decision making should therefore apply a presumption in favour of sustainable development.
- 7.3** In light of the above, officers are satisfied that the proposed design of the dwelling in this location is considered acceptable. The proposed dwelling will not result in any significant and unacceptable loss of amenity to the surrounding neighbours, whilst the Local Highways Authority have raised no objection to the proposal. The scheme has been designed to incorporate mitigation measures for ecological and biodiversity growth, solar gains for natural heating, as well as renewable energy technologies that will help Cheltenham Borough meet its commitment to become net zero carbon by 2030.
- 7.4** Moreover, this new dwelling would help provide a small but valuable contribution to Cheltenham’s borough housing stock. As such, the proposed development would not result in any adverse impacts that outweigh the benefits of the scheme and it is considered not to warrant a reason for refusal. Officer recommendation therefore is to permit this application subject to the conditions set out below;

8. 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 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

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

- a) Facing Materials: to include a written specification of the materials and/or physical sample(s) of the material.
- b) Roof Covering: to include a written specification of the materials and/or physical sample(s) of the material.
- c) Fenestration Arrangement: to include a written specification of the materials and/or physical sample(s) of the material.
- d) Flue(s): to include a written specification and indication of materials.

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 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 proposed first floor loft windows 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 first 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 adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 6 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 with or without modification), no extensions, garages, sheds, outbuildings, or other built structures of any kind shall be erected without express planning permission.

Reason: Any further extension or alteration requires further consideration to safeguard the amenities of the area, having regard to adopted policies D1 and SL1 of the Cheltenham Plan (2020) and adopted policies SD4 and SD14 of the Joint Core Strategy (2017).

- 7 The development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

REASON: To promote sustainable travel and healthy communities according to paragraph 110 and 112 of the NPPF as well as Local Plan Core Strategy policy INF1.

- 8 Prior to the commencement of development (including site clearance), an Arboricultural Method Statement and Tree Protection Plan (TPP) to BS5837:2012 (or any standard that reproduces or replaces this standard) shall be submitted to and approved in writing by the Local Planning Authority. The TPP shall include the methods of tree and /or hedge protection, the position and specifications for the erection of tree protective fencing, and a programme for its implementation.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 9 Prior to first occupation, the dwelling hereby approved shall have been fitted with an Electric Vehicle Charging Point (EVCP) that complies with a technical charging performance specification and retained thereafter.

Reason: To promote sustainable travel and healthy communities according to paragraph 110 and 112 of the NPPF as well as Local Plan Core Strategy policy INF1.

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 has sought revisions to overcome the concerns raised over design and visual amenity;

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

- 2 The applicant is reminded that The Councils permitted hours of construction work are Monday to Friday: 7.30am to 6pm, Saturday: 8am to 1pm, Sunday and bank holidays: no working.