

APPLICATION NO: 22/00764/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 27th April 2022	DATE OF EXPIRY: 22nd June 2022
WARD: Battledown	PARISH:
APPLICANT:	Stratford Developments
AGENT:	Mr Simon Firkins
LOCATION:	1 Coltham Fields Cheltenham Gloucestershire
PROPOSAL:	Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. In response to concerns raised by officers and Members regarding the carbon energy efficiency of the proposed dwelling, the applicant has agreed to revise the proposals to incorporate solar PV panels, as referred to in the submitted Sustainability Statement. These would be installed on the flat roof of the building in the location shown on revised drawing No. 21.20.018 PL1004 G. A condition has been added (see below) to ensure that the PV panels are installed prior to first occupation of the dwelling and in accordance with the details approved.
- 1.2. In addition, the condition relating to the proposed air source heat pump (ASHP) has been amended to ensure that the ASHP is similarly installed prior to first occupation of the dwelling.
- 1.3. Suggested Condition 2 (approved documents) is also amended to include the submitted Sustainability Statement. The revised and new conditions are as follows:

2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice and, the Sustainability Statement received 4th August 2022.

Reason: For the avoidance of doubt and in the interests of proper planning.

17 Details of the type/model, operation and predicted noise levels of the ASHP shall be submitted to and approved in writing by the local Planning authority. The ASHP shall be installed prior to first occupation of the dwelling hereby approved and in accordance with

the details approved. The ASHP shall be retained as such thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenity of neighbouring properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

18 The proposed solar PV panels shall installed fully prior to first occupation of the dwelling hereby approved, and in accordance with details (to include their operation, design, appearance and positioning on the roof) which shall have been submitted to and approved in writing by the local planning authority. The solar PV panels shall be retained as such thereafter unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of the character, appearance and 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).

1.4. Members are also advised that since the publication of the Committee agenda, 2no. additional letters of representation have been received, in support of the proposals.