

APPLICATION NO: 22/00749/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 23rd April 2022	DATE OF EXPIRY: 18th June 2022
WARD: Benhall/The Reddings	PARISH:
APPLICANT:	Guild Residential Ltd
AGENT:	Mrs Becky Brown
LOCATION:	The Hayloft The Reddings Cheltenham
PROPOSAL:	Conversion of the existing dwellinghouse into 9 self-contained apartments, and associated works

Update to Officer Report

1. OFFICER COMMENTS

1.1 At Paras 6.49 – 6.52 of the officer report the proposed sustainability measures were outlined. These include:

- Installation of photovoltaic panels on the flat roof elements of the building at the rear on the south side of the building.
- Use of LED lights
- Electric heating and smart meters rather than gas boilers
- Use of water efficient fixtures and fittings
- Electric Vehicle charging points
- Permeable hard surfaces
- Recycling storage areas.

1.2 Further discussions have been had with the applicant as to whether there is scope to enhance the sustainability of the proposal further. The agent has provided the following response:

- *Heat recovery clean air ventilation has been fitted to the building along with low input panel heaters. Based on our clients' other apartments in town that have been created from the conversion of buildings, the average running cost per unit (including cooking and hot water) is expected to be in the region on £450 pa (prior to the recent/future hike in fuel costs).*
- *The addition of PV panels as shown on the plans on the rear flat-roof area will of course reduce these costs. The applicant is also willing to consider installing PV on the flat-roof at the front of the building as well as on the pitched roof elements of the building; a fully worked up PV scheme still needs to be designed to ensure the most efficient system. A condition requiring installation of PV is expected.*

- *An air source heat pump could be installed to serve Apartment 5 which is the duplex 3 bed unit on the rear of the building. Again, the applicant has confirmed that he would be happy if this formed a condition.*
- *Furthermore, a 2700 litre rainwater harvest underground tank has also been installed which helps with the green credentials of the scheme.*

1.3 An additional condition is recommended requiring further details of solar panels and air source heat pumps and securing their installation and retention. This will allow officers to ensure that the equipment is located appropriately in terms of visual impact and neighbour amenity.

1.4 Clarification has also been sought on access to the garden. The garden would be shared by all residents and would be accessed via the existing side gate. This would be maintained by the applicant who intends to retain ownership of the site.

1.5 A condition is recommended requiring a landscaping scheme for the site to ensure the garden is enhanced for future residents and to ensure that enhancements to biodiversity can be achieved.

2. CONCLUSION AND RECOMMENDATION

2.1 The recommendation remains to approve the application subject to the conditions as provided previously and the 2 additional conditions discussed above.

3. CONDITIONS/REFUSAL REASONS

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 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.

- 4 Prior to first occupation of the development, secure covered cycle storage shall be provided in accordance with the approved plans. The cycle storage shall thereafter be retained available for such use in accordance with the approved plans at all times.

Reason: To ensure the adequate provision and availability of cycle parking, so as to ensure that opportunities for sustainable transport modes have been taken up, having regard adopted policy INF1 of the Joint Core Strategy (2017).

- 5 The flat roof area of the development hereby permitted shall not be used as a balcony, roof garden or other external amenity area at any time. Access to the flat roof shall be for maintenance purposes only.

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 Prior to the first occupation of the development hereby approved refuse and recycling storage facilities shall be provided in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained as such thereafter.

Reason: In the interests of sustainable waste management and recycling, having regard to Policy W36 of the Gloucestershire Waste Local Plan. Approval is required upfront because the design of the refuse and recycling storage is an integral part of the development and its acceptability.

- 7 The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety

- 8 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; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs, and a programme of implementation; ecological enhancements such as bird and bat boxes.

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. All hard landscape works shall be permanently retained in accordance with the approved details [delete if not appropriate].

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.

- 9 Prior to the first occupation of any of the units hereby permitted, solar panels and air source heat pump(s) shall be provided in accordance with a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The panels and pumps shall thereafter be retained perpetuity or replaced with alternatives of equivalent or better energy efficiency.

Reason: To ensure that the sustainability measures proposed are installed and retained and have an acceptable impact upon neighbouring properties, in accordance with policies SL1 of the Cheltenham Plan and SD3 and SD14 of the JCS.

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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

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The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk .

- 3 The applicant/developer is advised that no demolition or construction works should be carried out outside of the following hours:

Monday to Friday - 0730 to 1800 hours
Saturday - 0800 to 1300 hours

No such works should be carried out on Sundays, Public or Bank Holidays.

- 4 It is noted that the living/dining room in flat 2 is directly next to bedroom 1 in flat 1. The developer is advised that this may result in potential noise transference from a living space which is most often used for TV/reception room directly joined on to a bedroom of another dwelling.