

Springfield, 9 Walnut Close

22/01077/FUL

Demolish existing dwelling and construct  
3no. dwellings and associated landscaping

Site location plan



Google earth image





# Google earth 3D image





# Photos of existing property



Existing dwelling



View along Walnut Close



Existing access



# Site context



No.7 Walnut Close – property to west of site



No.17 Walnut Close – property to east of site

# Site context



Properties on opposite side of the road



Properties on opposite side of the road



# Proposed site plan



# Proposed Street Scene



7 WALNUT CLOSE (EXISTING)

PLOT 1 (PROPOSED)

PLOT 2 (PROPOSED)

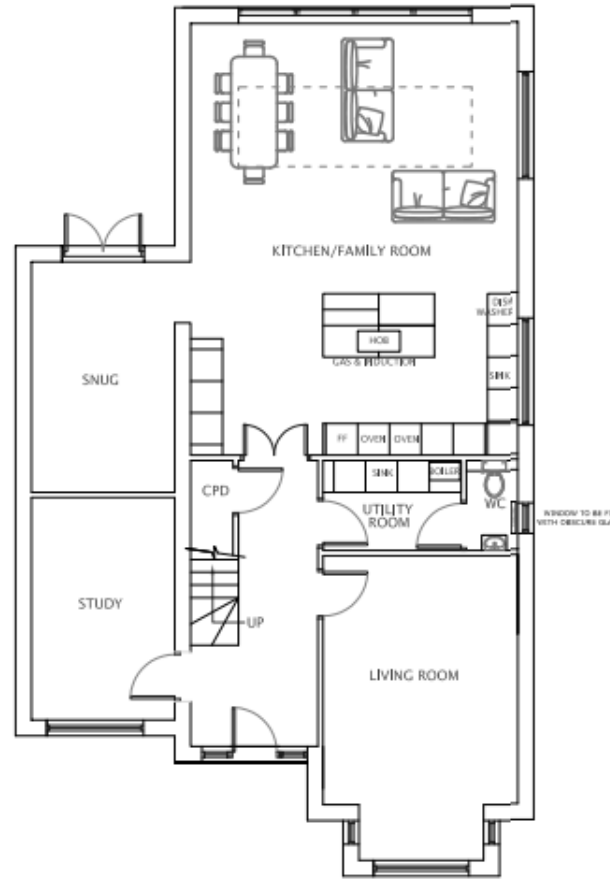
PLOT 3 (PROPOSED)

17 WALNUT CLOSE (EXISTING)

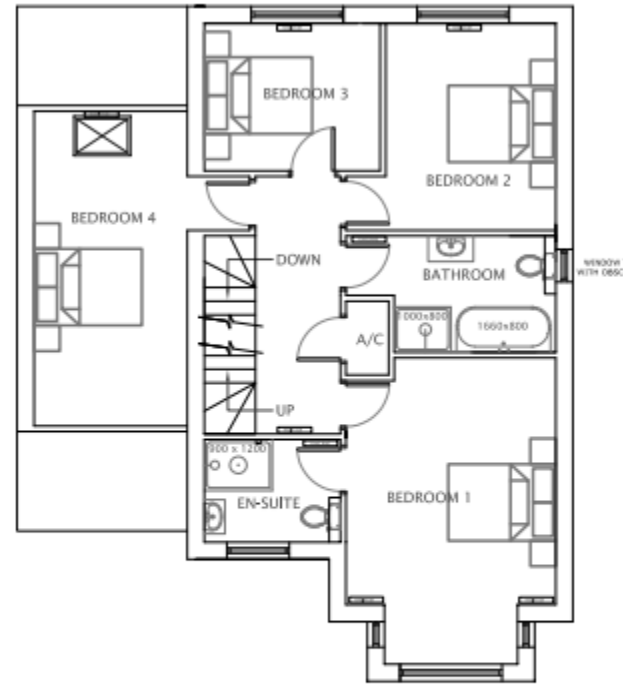




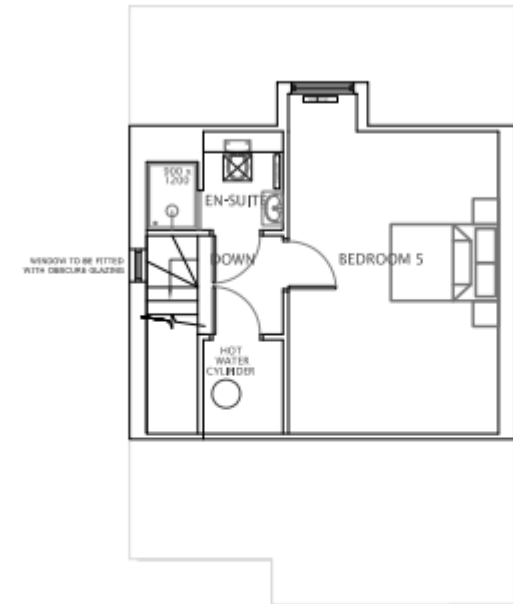
# Proposed floor plans - Plot 1



PLOT 1  
PROPOSED GROUND FLOOR PLAN



PLOT 1  
PROPOSED FIRST FLOOR PLAN



PLOT 1  
PROPOSED ROOF SPACE PLAN

# Proposed elevations - Plot 1



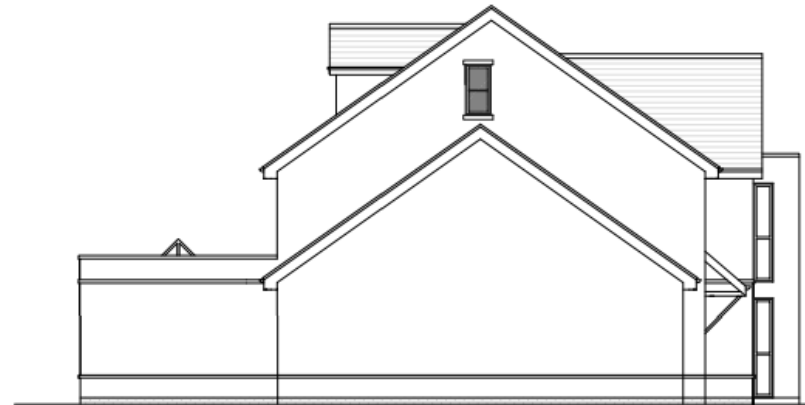
PLOT 1  
PROPOSED SOUTH ELEVATION



PLOT 1  
PROPOSED EAST ELEVATION



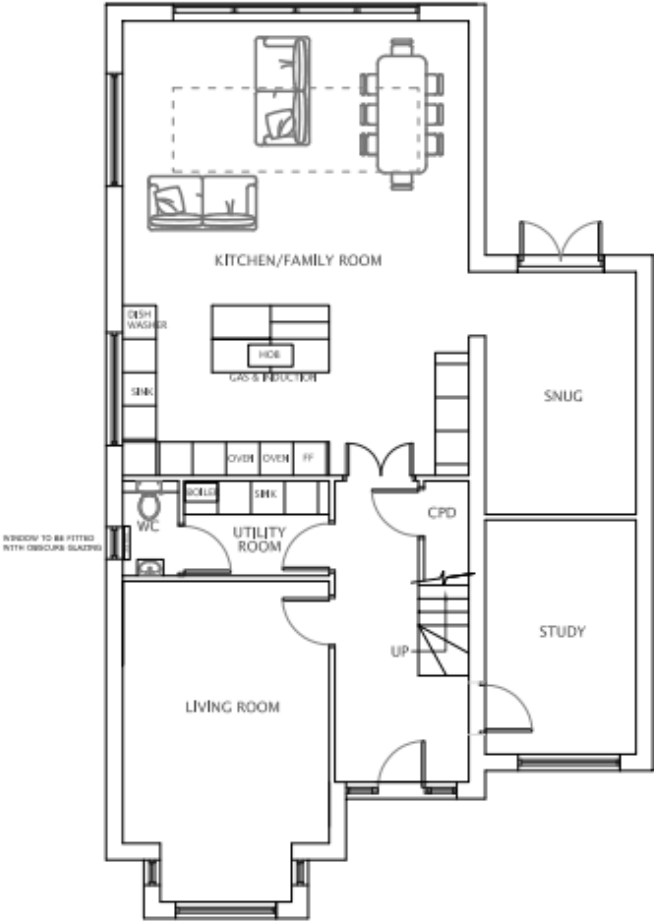
PLOT 1  
PROPOSED NORTH ELEVATION



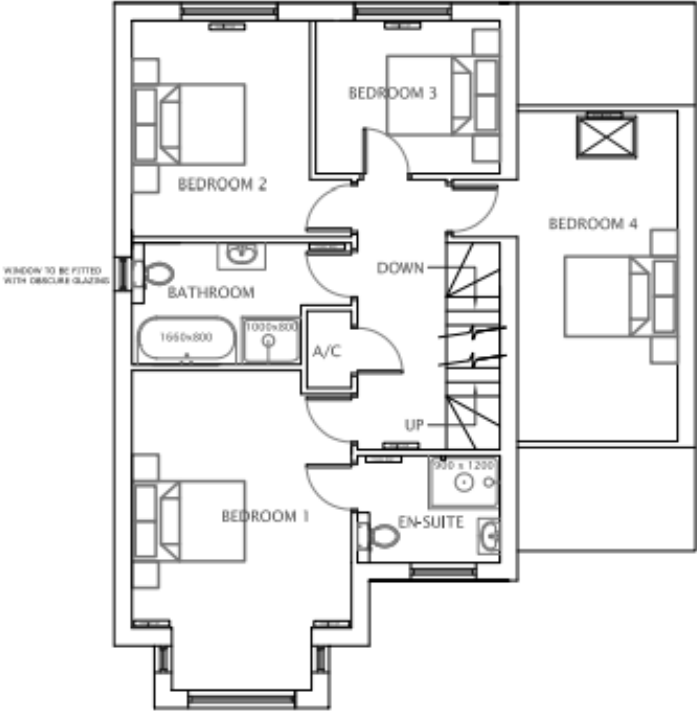
PLOT 1  
PROPOSED WEST ELEVATION



# Proposed floor plans - Plot 2



PLOT 2  
PROPOSED GROUND FLOOR PLAN



PLOT 2  
PROPOSED FIRST FLOOR PLAN

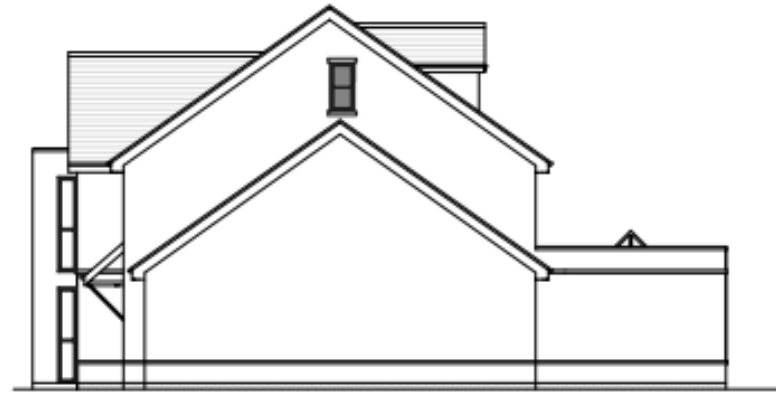


PLOT 2  
PROPOSED ROOF SPACE PLAN

# Proposed elevations - Plot 2



PLOT 2  
PROPOSED SOUTH ELEVATION



PLOT 2  
PROPOSED EAST ELEVATION



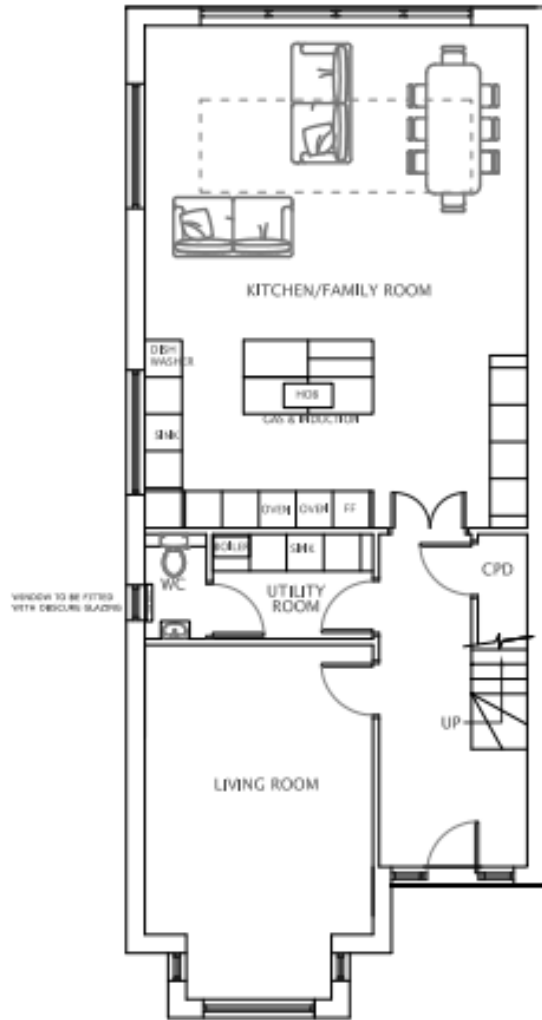
PLOT 2  
PROPOSED NORTH ELEVATION



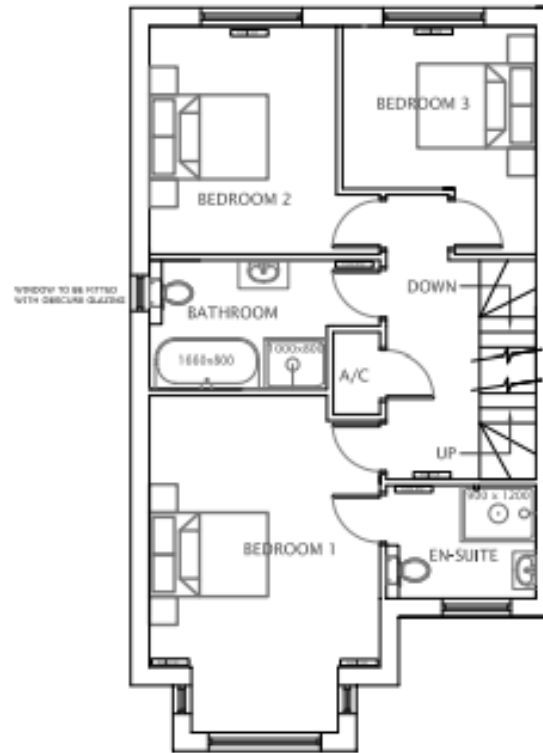
PLOT 2  
PROPOSED WEST ELEVATION



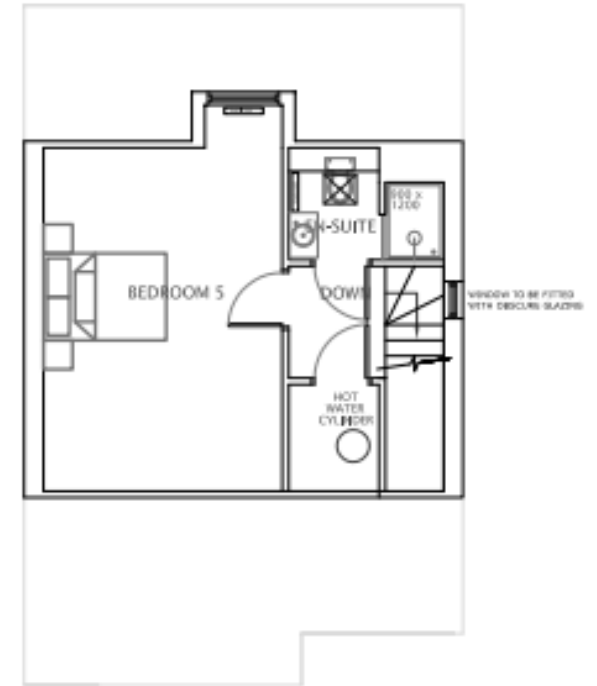
# Proposed floor plans - Plot 3



PLOT 3  
PROPOSED GROUND FLOOR PLAN



PLOT 3  
PROPOSED FIRST FLOOR PLAN



PLOT 3  
PROPOSED ROOF SPACE PLAN

# Proposed elevations - Plot 3



PLOT 3  
PROPOSED SOUTH ELEVATION



PLOT 3  
PROPOSED EAST ELEVATION



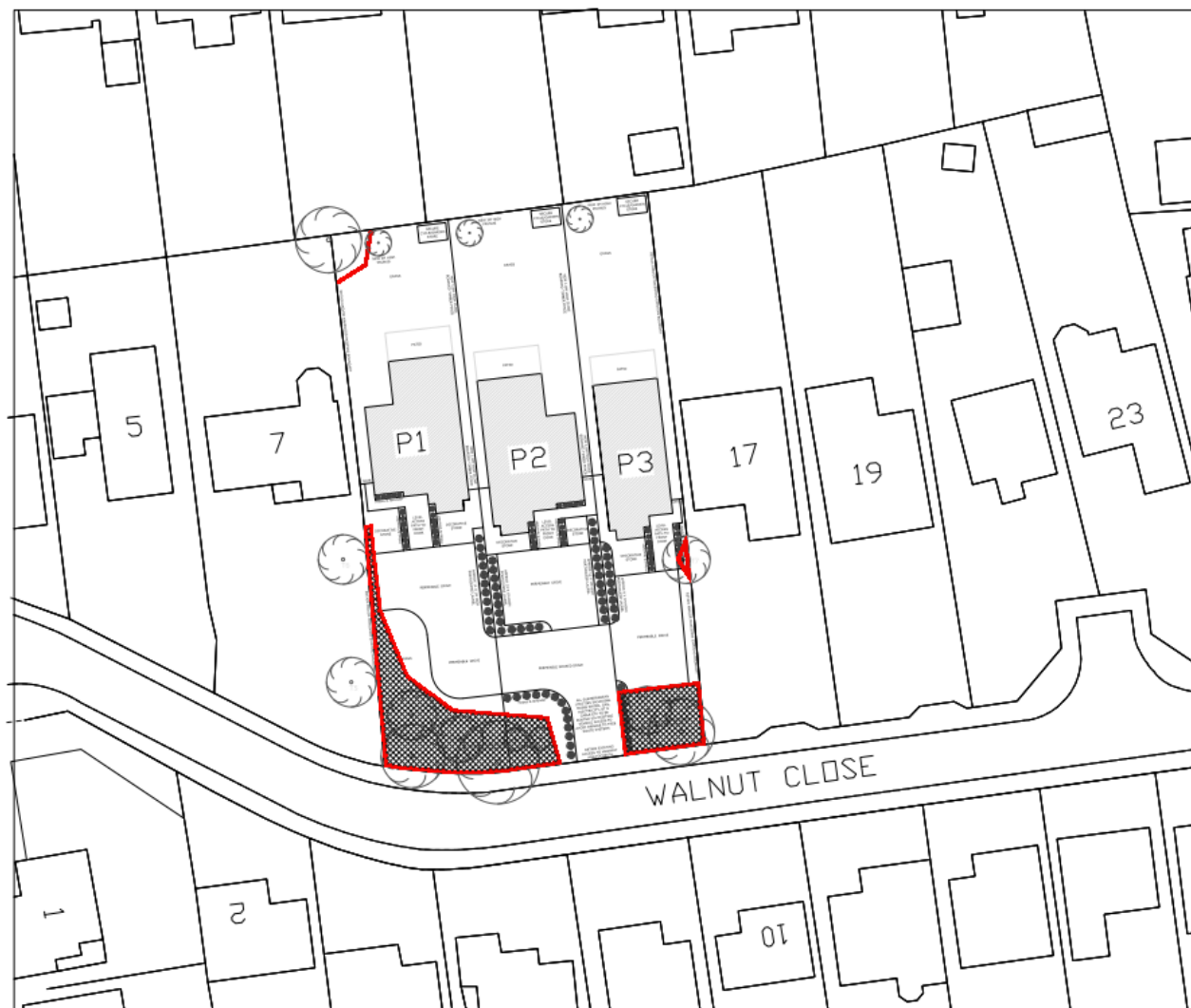
PLOT 3  
PROPOSED NORTH ELEVATION



PLOT 3  
PROPOSED WEST ELEVATION



# Tree protection plan



## Key planning matters:

- Principle of re-development
- Design and layout
- Amenity
- Highway safety
- Trees
- Climate change

# 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 without delay 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 wholly acceptable in this location; and the buildings have been designed to incorporate renewable energy technologies. In addition, there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority. Adequate protection for the retained TPO'd trees is proposed.
- Moreover, the proposed additional dwellings 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.