

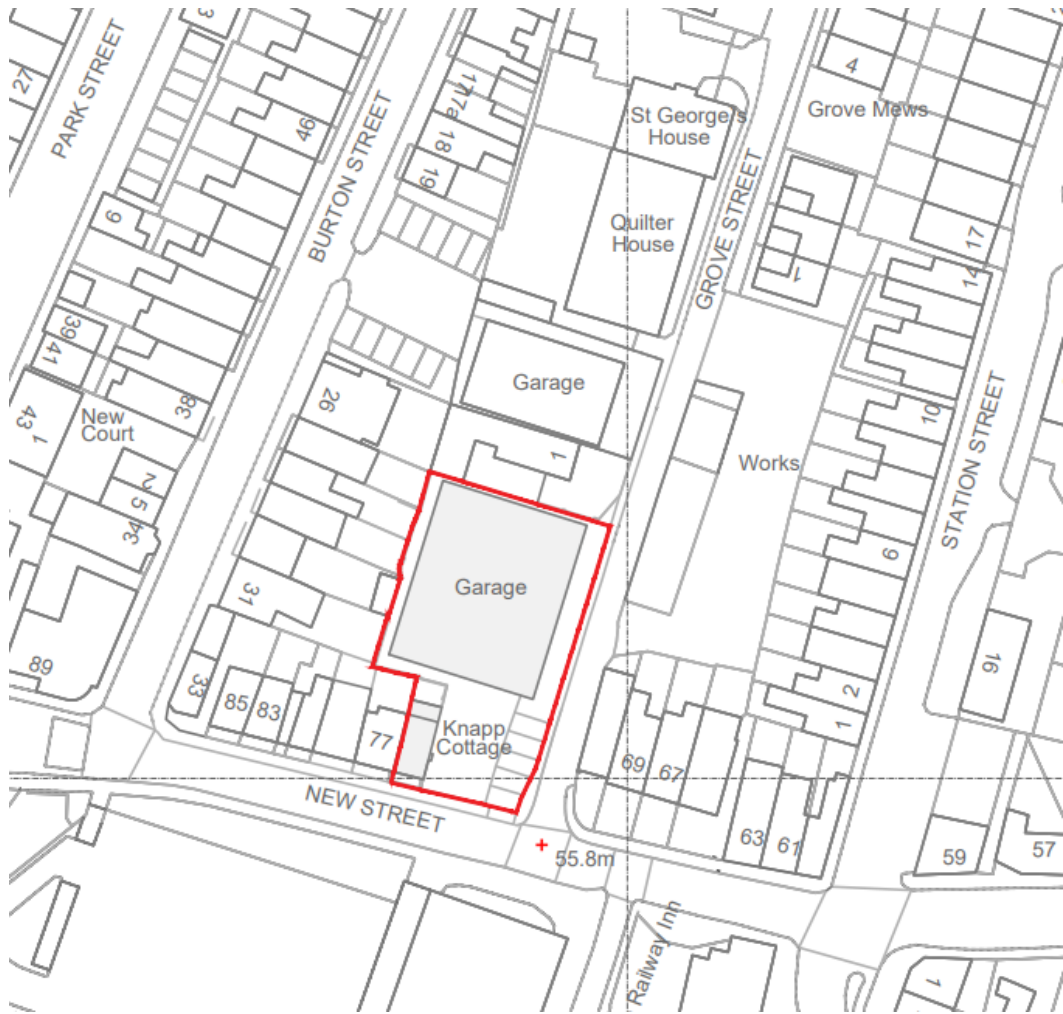
Ski Tyres 73 New Street

22/01585/FUL

Construction of 7no. residential dwellings and  
associated works following demolition of existing  
buildings

Recommendation: Permit

Site location plan



Google earth image





# Google earth 3D image





# Site context





# Site context



# Proposed site layout

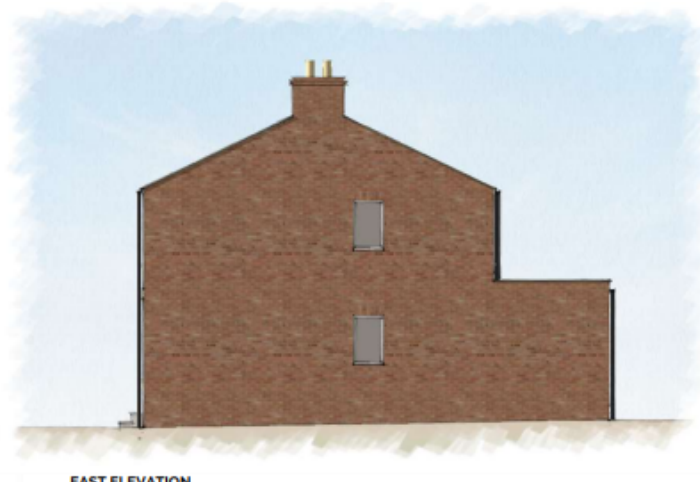




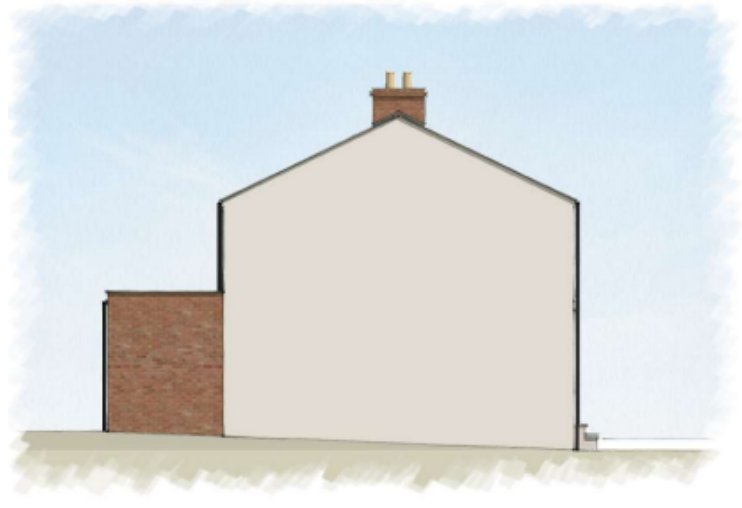
# Proposed terrace fronting New Street - elevations



SOUTH ELEVATION



EAST ELEVATION

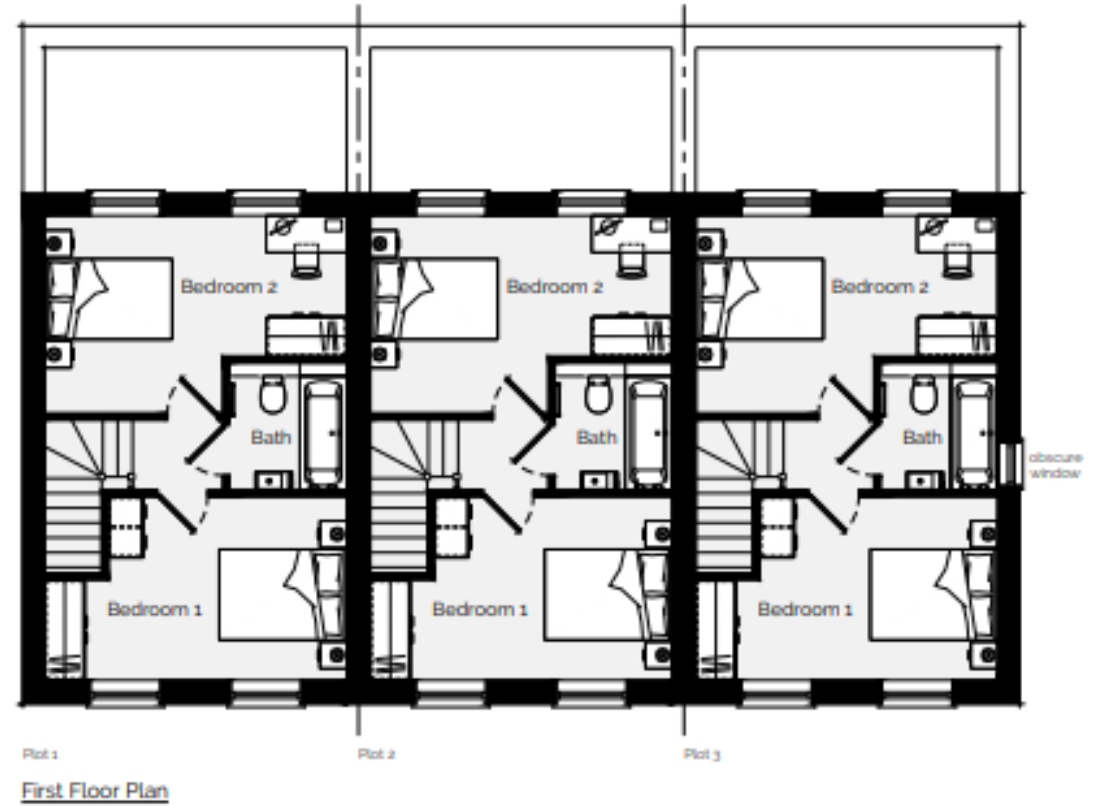
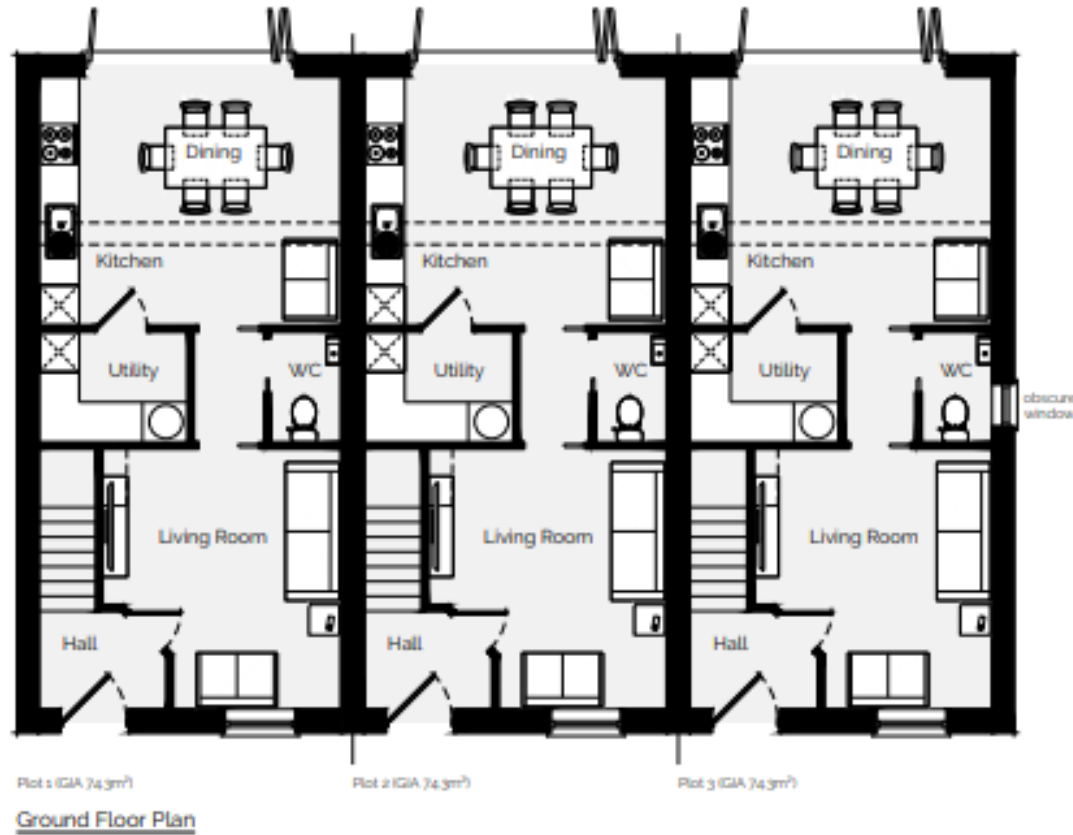


WEST ELEVATION



NORTH ELEVATION

# Proposed terrace fronting New Street – floor plans

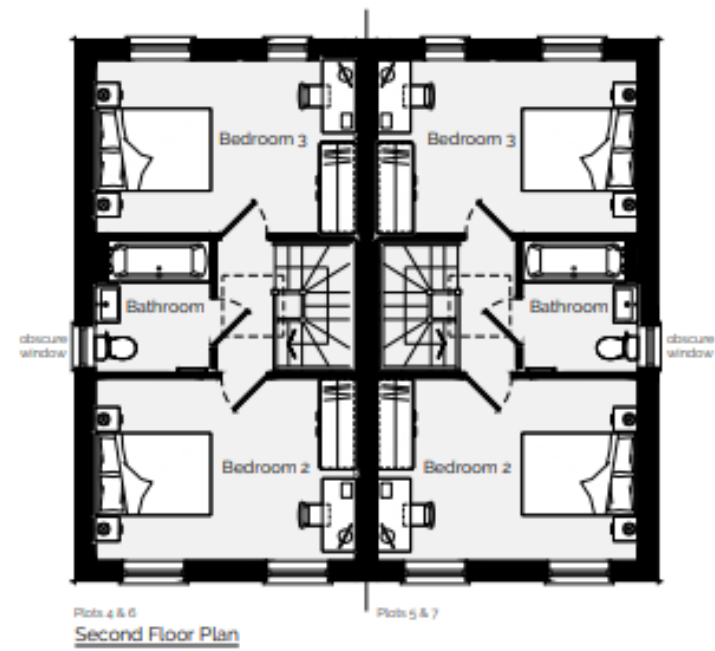
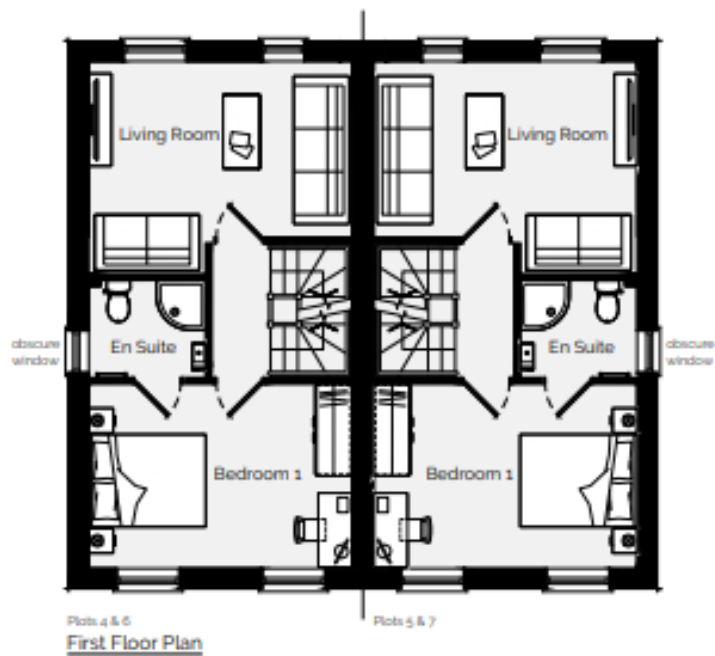
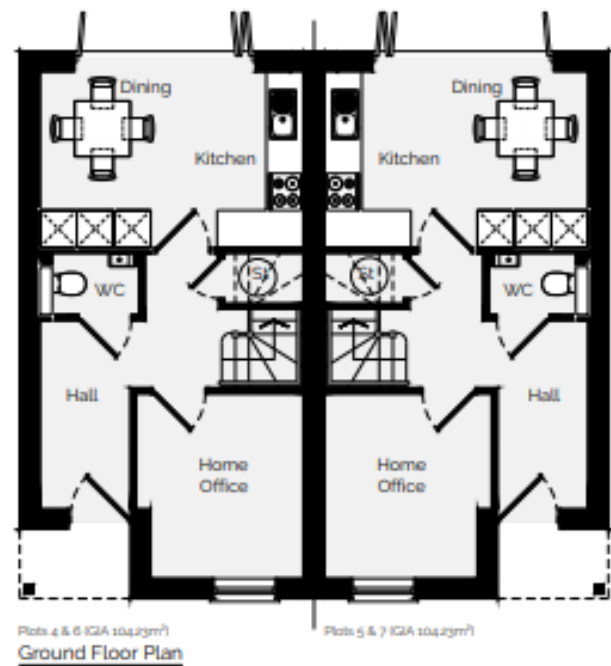




# Proposed townhouses fronting Grove Street - elevations

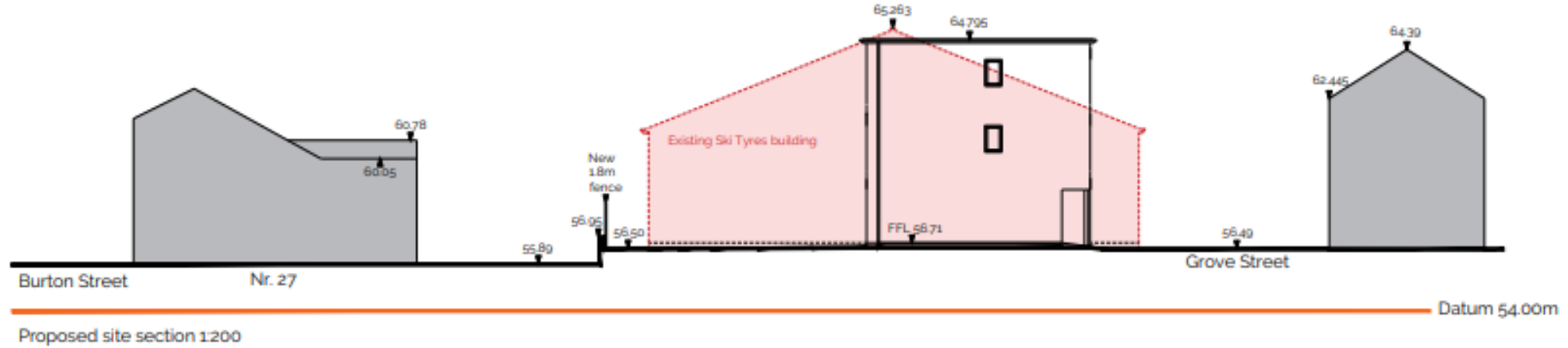


# Proposed townhouses fronting Grove Street – floor plans





# Proposed site section



# Proposed street scenes



STREETSCENE - VIEW FROM GROVE STREET



STREETSCENE - VIEW FROM NEW STREET



# Comparative elevations - townhouses

As originally submitted

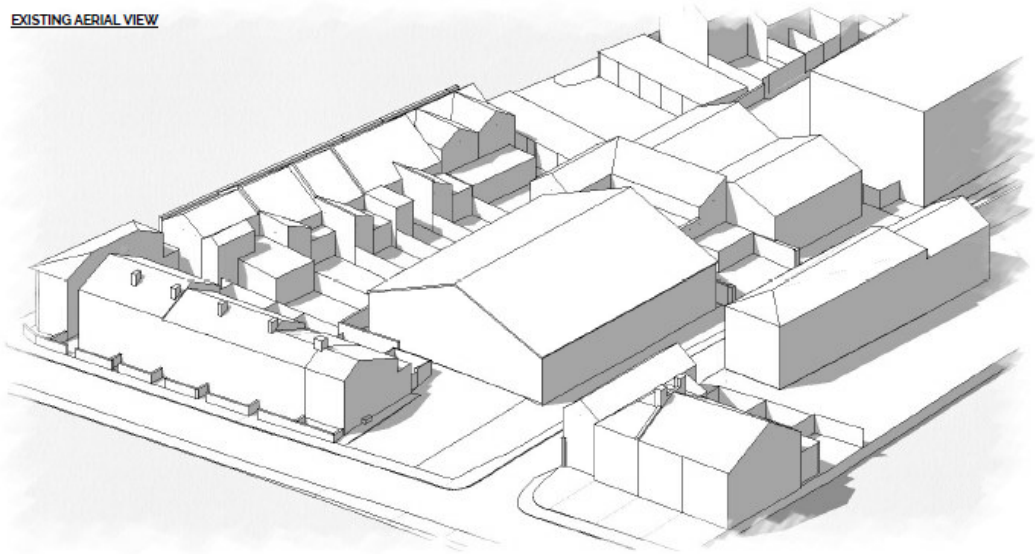


As revised



# Aerial views

EXISTING AERIAL VIEW



PROPOSED AERIAL VIEW



## Key planning matters:

- Principle of re-development
- Design, layout and impact on conservation area
- Climate change
- Neighbouring amenity
- Parking and highway safety



# 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.
- A change of use of the site would be compliant with CP policy EM2 in that the ongoing employment use of the site has the significant potential to conflict with the primarily residential character of the area.
- The design of the buildings is appropriate in this location; and overall, the proposals would result in a significant enhancement to the street scene and wider conservation area.
- The proposals incorporate the use of renewable energy technologies, and would result in some biodiversity net gains. There are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority.
- Moreover, the proposed additional dwellings would make a small but valuable contribution to the borough's housing stock.
- On balance, the recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the officer report.