

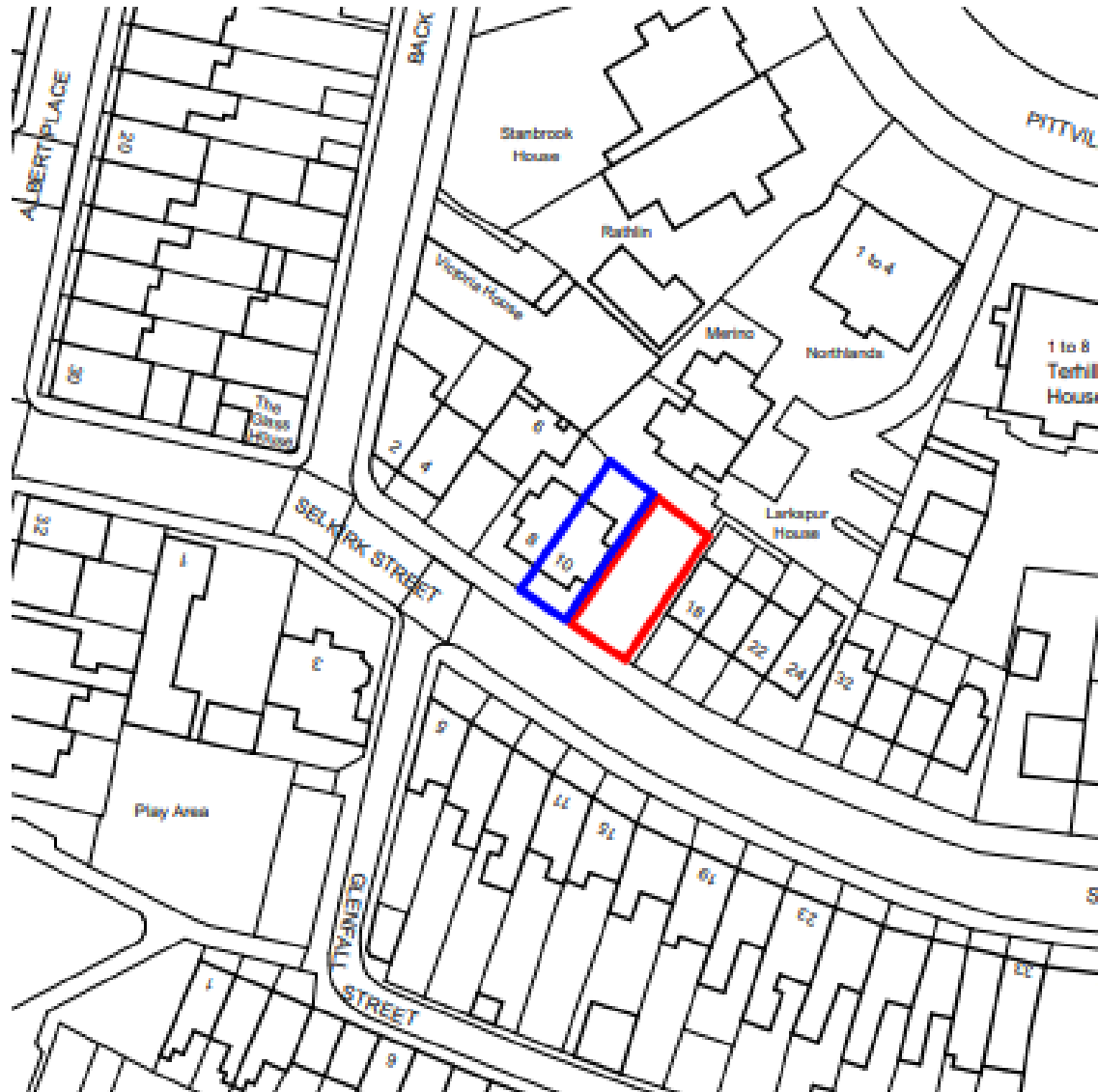
10 Selkirk Street

22/01441/FUL

Erection of 1no. three storey self-build dwelling
on land adjacent to 10 Selkirk Street

Recommendation: Permit

Site location plan



Google earth image



Google earth 3D image



Google street view image



Site context (Google Street view)



Properties to northwest of site



View of property and site looking southeast



Modern terraced properties to the southeast



Historic terraced properties opposite the site

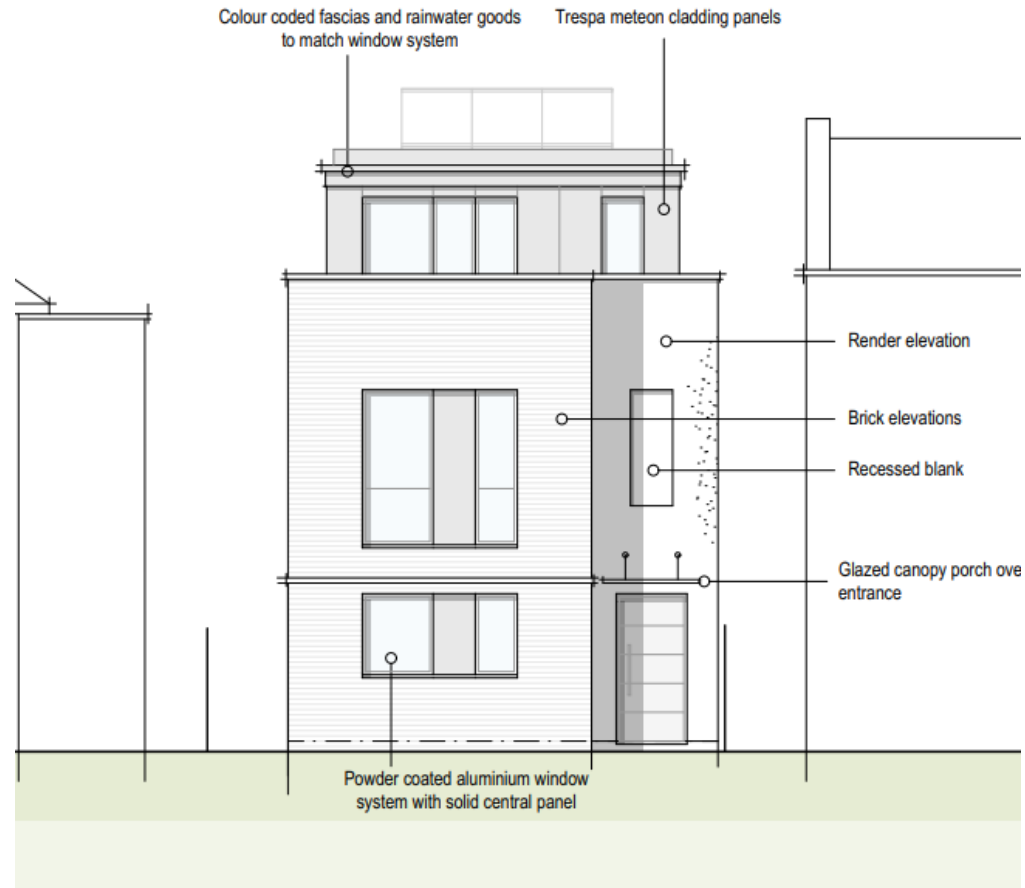
Photos supplied by neighbour to the rear



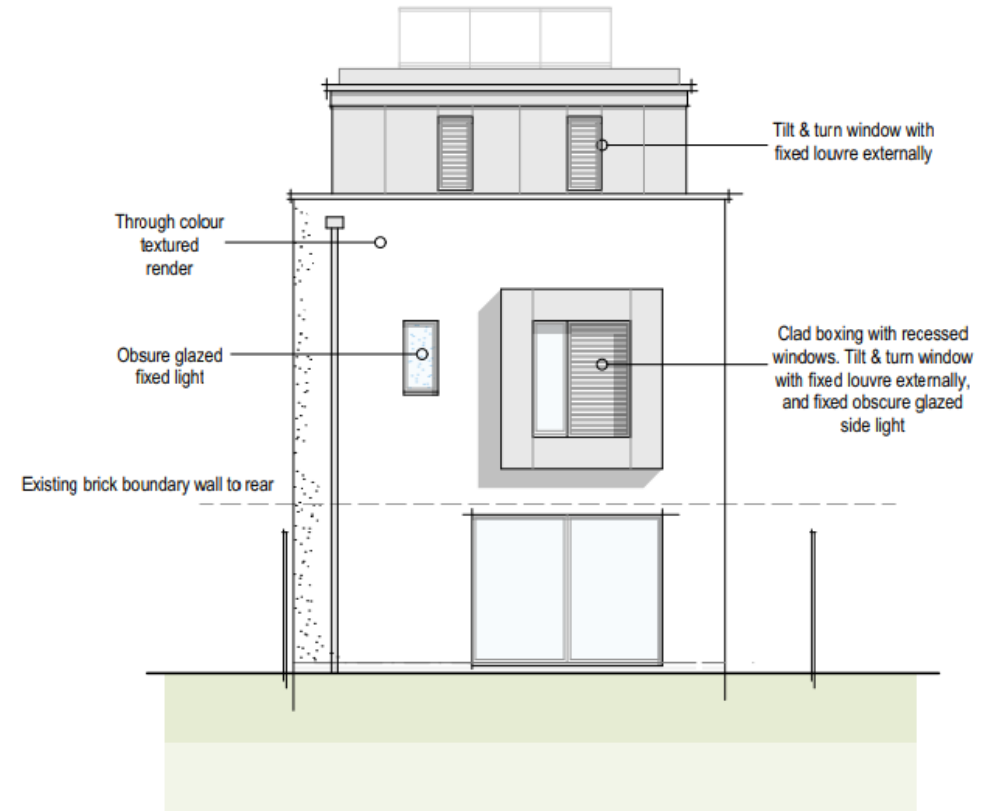
Proposed block plan



Proposed front and rear elevations

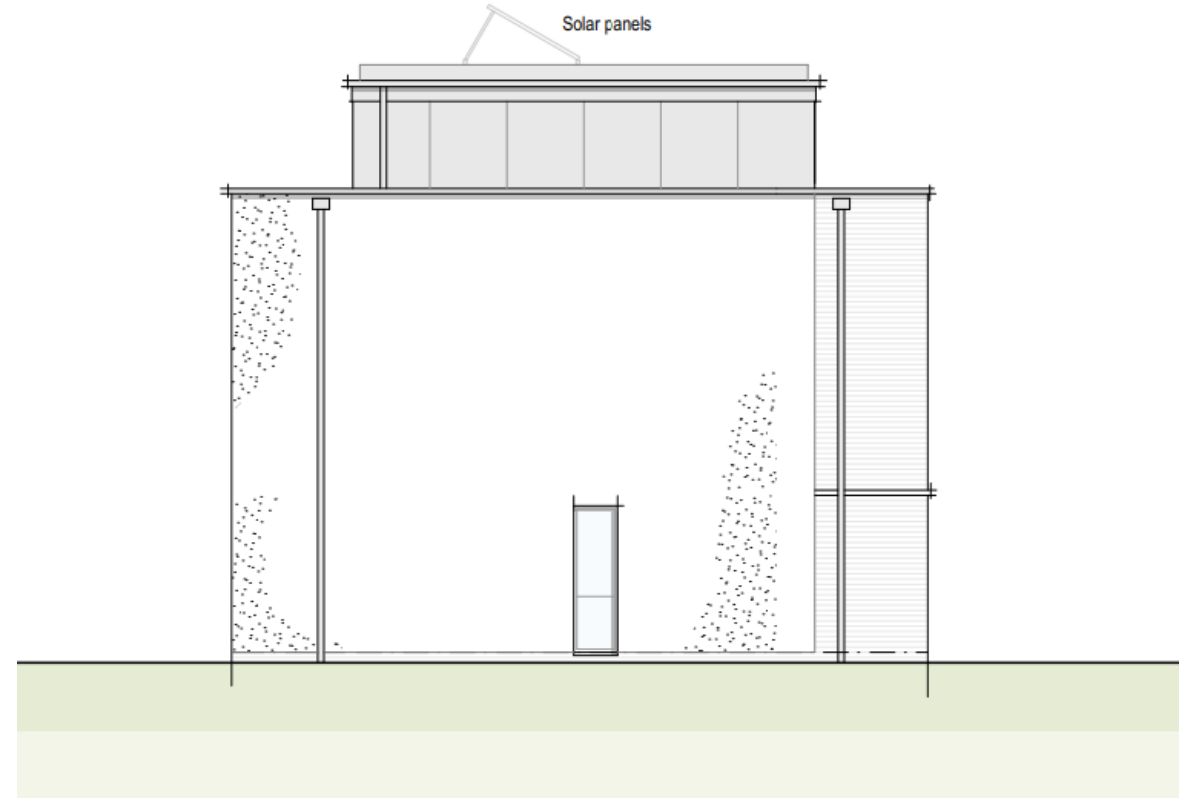
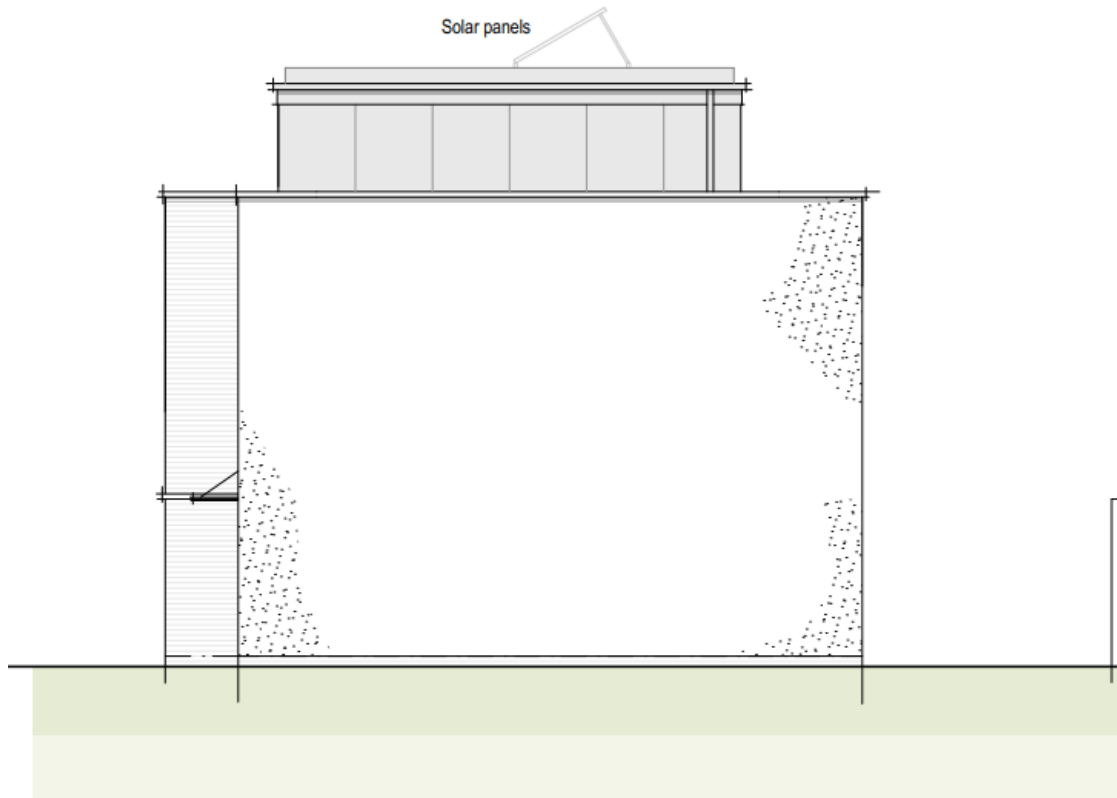


Front

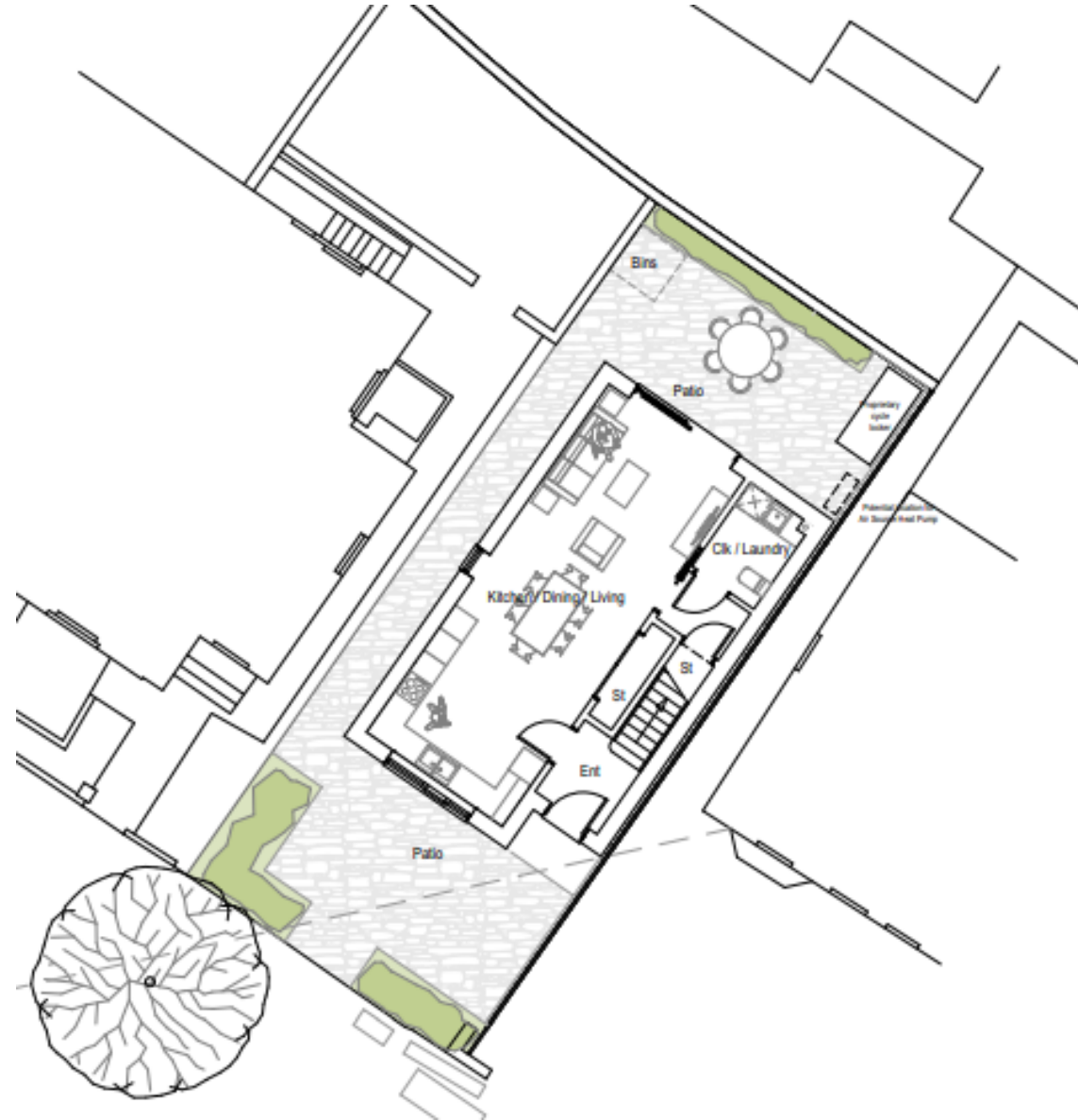


Rear

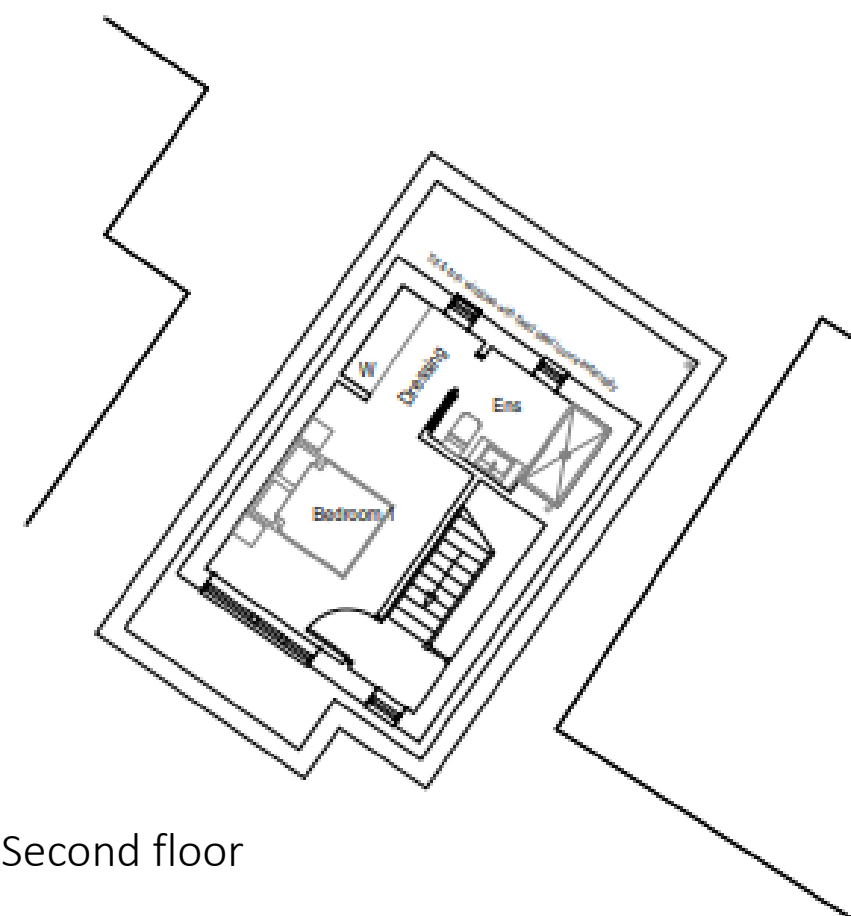
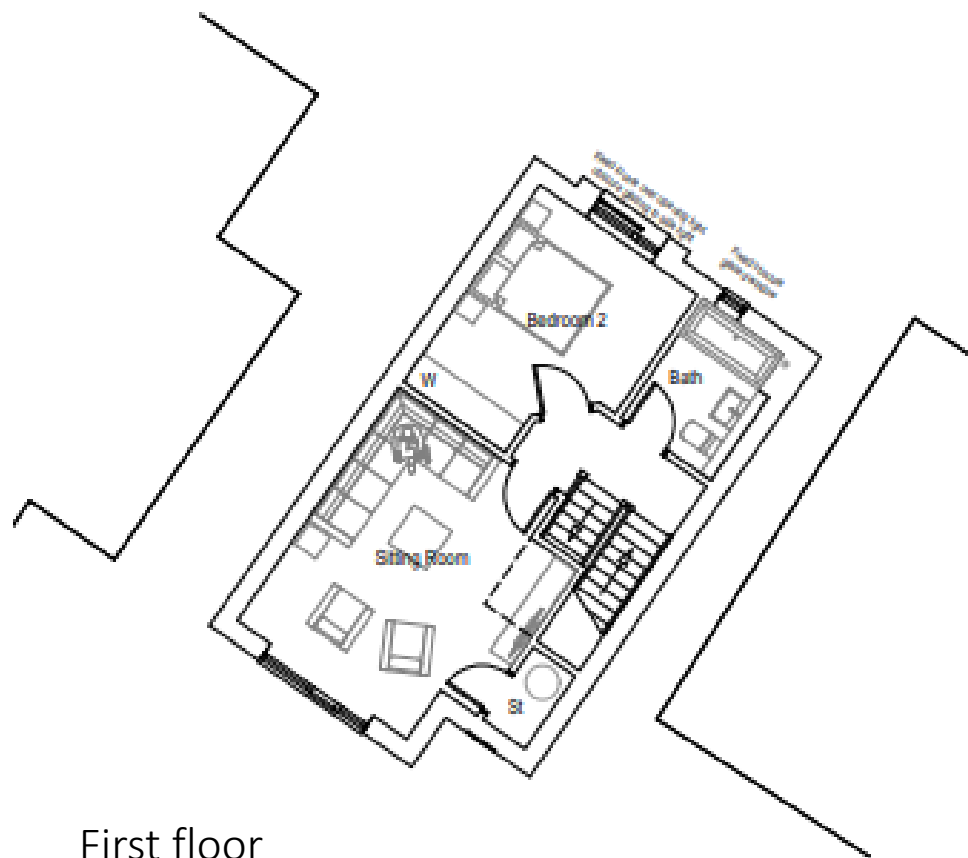
Proposed side elevations



Proposed ground floor plan



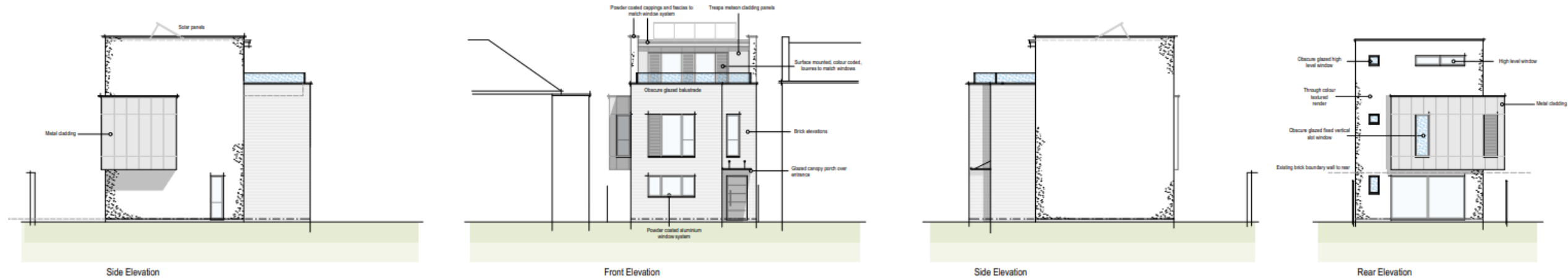
Proposed first and second floor plan



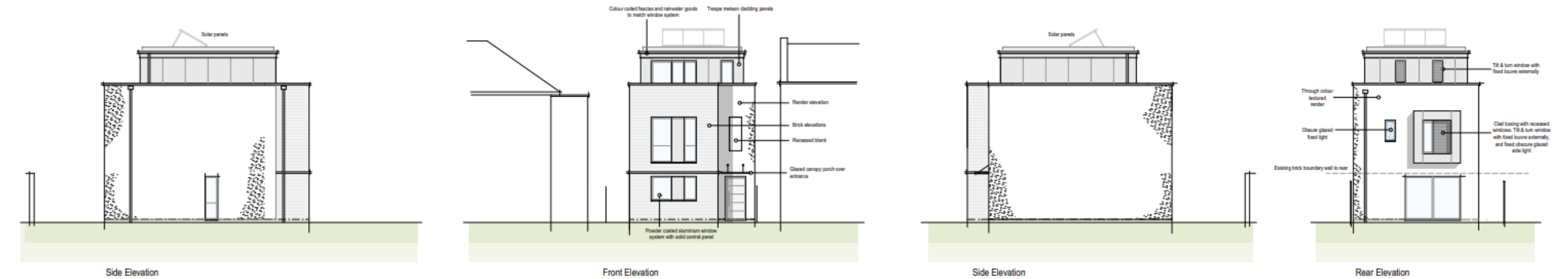
Proposed street scene



Comparative elevations



As originally submitted



As revised

Key planning matters:

- Principle of 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.
- 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 policies as a whole, or specific NPPF policies provide clear reason for refusal.
- Officers are satisfied that, as revised, the modern design approach and overall height and scale of the proposed dwelling is acceptable in this location. The dwelling would not detract from the conservation area; there are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority. In addition, renewable energy technologies have been incorporated into the design.
- The proposed additional dwelling would make a small but valuable contribution to the borough's housing stock, and also help to fulfil the requirement to provide self-build plots in Cheltenham.
- The recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the officer report.