

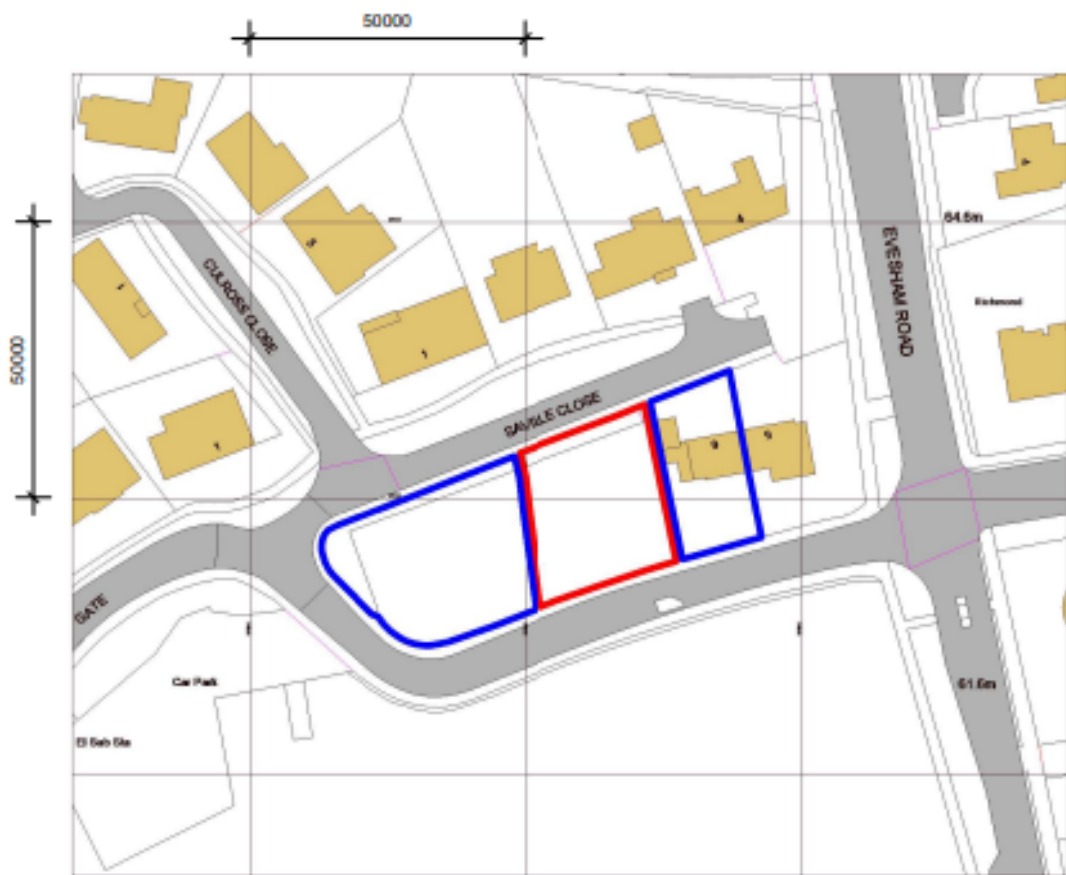
6 Saville Close

23/01132/FUL

Construction of 2no. dwellings on land  
adjacent to 6 Saville Close

Recommendation: Permit subject to conditions

Site location



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Google earth image





Google earth 3D image

Pittville Pump Rooms



The site

Application No: 23/01132/FUL



# The site



Existing property, no.6 Saville Close



Existing property, no.6 Saville Close



View from Albemarle Gate looking northeast towards no.6  
(Google street view March 2023)



View into site with property shown to the left



View into site looking towards the orchard



View from Albemarle Gate looking northwest towards orchard  
(Google street view March 2023)



# Long views of site from Pittville Park





# Site context



No.1 Saville Close



No.2 Saville Close



No.3 Saville Close



Nos. 3 & 4 Saville Close



Terraced housing to south of Albemarle Gate (west of site)  
(Google street view March 2023)



Housing to north of Albemarle Gate (adjacent to Saville Close)  
(Google street view March 2023)



# Proposed site layout plan

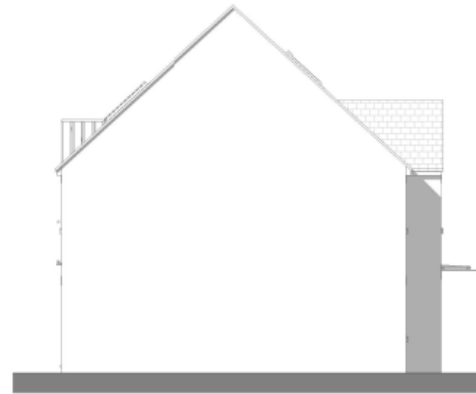




# Proposed elevations



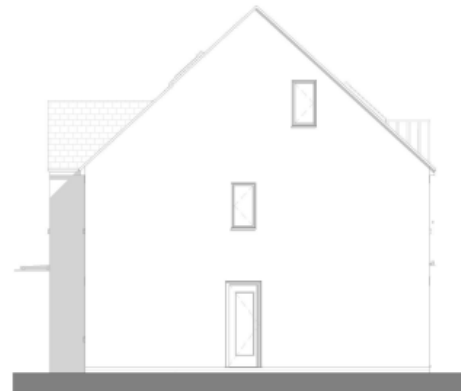
① N Elevation  
1 : 100



② E Elevation  
1 : 100



③ S Elevation  
1 : 100

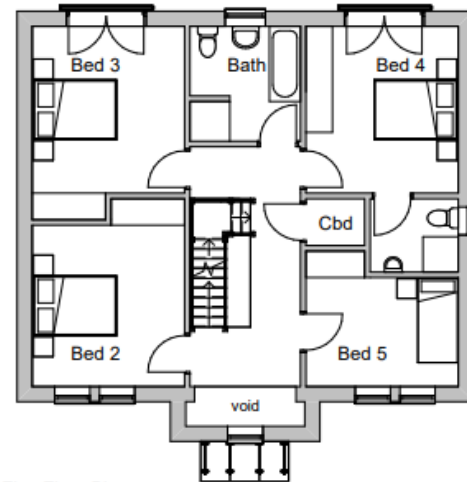


④ W Elevation  
1 : 100

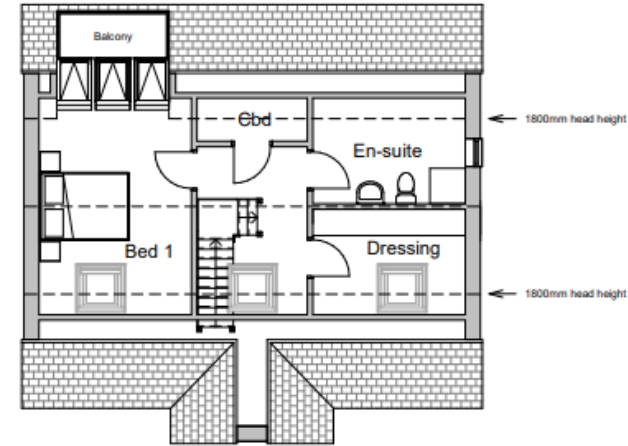


Street scene

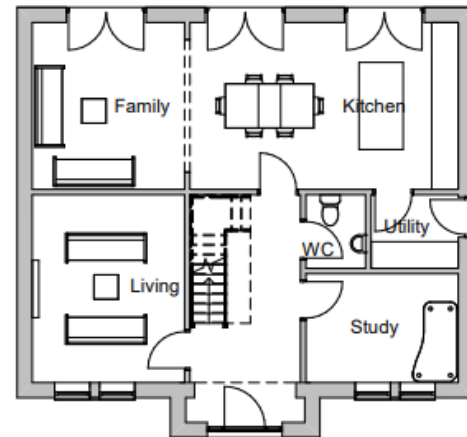
# Proposed floor plans



2 First Floor Plan  
1 : 100



3 Second Floor Plan  
1 : 100



1 Ground Floor Plan  
1 : 100



# Key planning matters

- Principle of development
- Design and layout
- Heritage impacts
- Climate change
- Neighbouring amenity
- Trees and landscaping
- Biodiversity
- Parking and highway safety

# Summary of officer recommendation

- The site is sustainably located within the Principal Urban Area, wherein new residential development is supported.
- The Council is unable to demonstrate a five year housing land supply and therefore the 'tilted balance' in favour of granting permission is engaged. The proposed dwellings would make a small but valuable contribution to the borough's housing stock.
- The design of the dwellings is wholly acceptable in this location; and the buildings have been designed to incorporate renewable energy technologies.
- No harm would be caused to designated heritage assets; and the overall character and appearance of the conservation area would be preserved.
- There are no significant amenity concerns arising from the development; and no highway objection has been raised by the Local Highway Authority.
- Adequate mitigation to address any adverse recreational impacts on the Cotswold Beechwoods SAC has been secured.
- Taking into account the economic, social, and environmental aspects of the application, as a whole, the proposed development would not result in any adverse impacts that would outweigh the clear benefits of the scheme.
- The recommendation therefore is to grant planning permission subject to the schedule of conditions set out within the report.



# Suggested conditions

- Standard time limit – 3 years
- Approved plans
- Tree protection plan
- Surface water drainage scheme
- External facing and roofing materials
- Design details
- Landscaping scheme
- Visibility splays
- Access and parking
- Cycle storage
- Refuse and recycling storage