

456 High Street

23/00625/FUL

Full planning application for the redevelopment to provide a residential development of 18no. apartments (12no. one bed and 6no. two bed) contained within two blocks, following demolition of an existing commercial building

Recommendation: Permit subject to a Unilateral Undertaking and conditions

Site location



Google satellite image



Google 3D image



The site

The site



Views from High Street



View from apartment in Honeybourne Gate



View from apartment in Honeybourne Gate



View from Winston Churchill Gardens

Site context



442 – 452 High Street (to southeast)



Honeybourne Gate (viewed from entrance to Winston Churchill Gardens)



View looking north along Honeybourne Line



View looking northwest along High Street

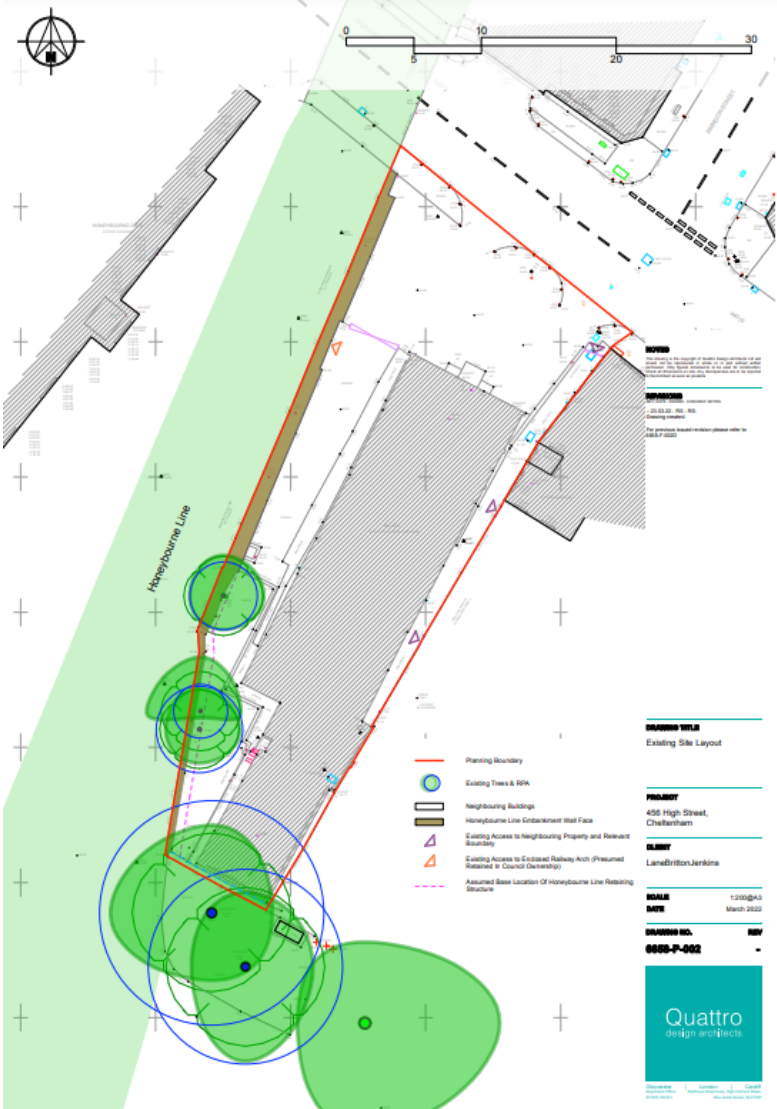


453 High Street (opposite the site)

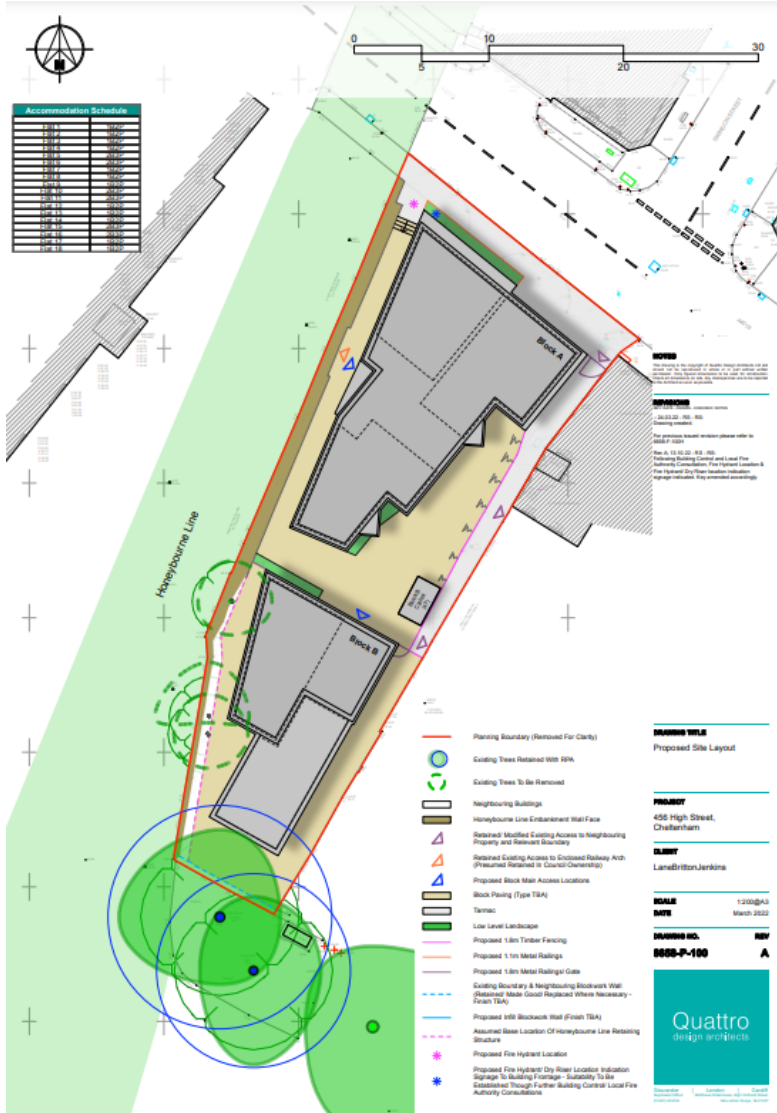


449 - 451 High Street (diagonally opposite the site to northeast)

Existing and proposed site layout

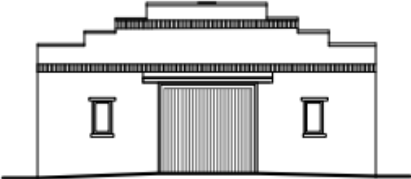


Existing

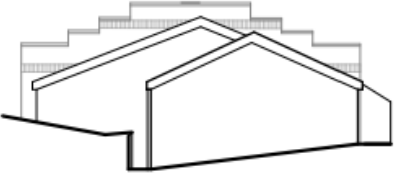


Proposed

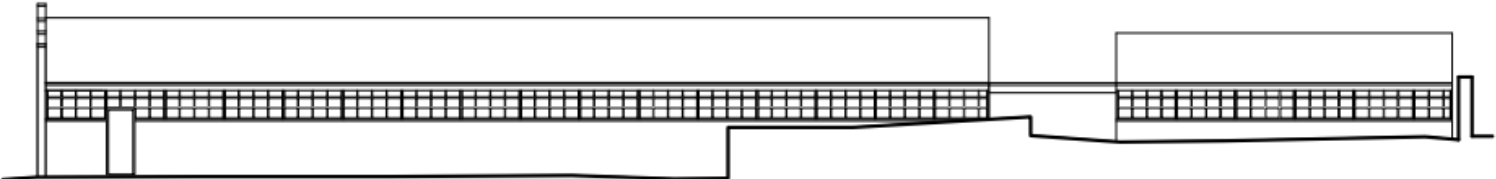
Existing building elevations



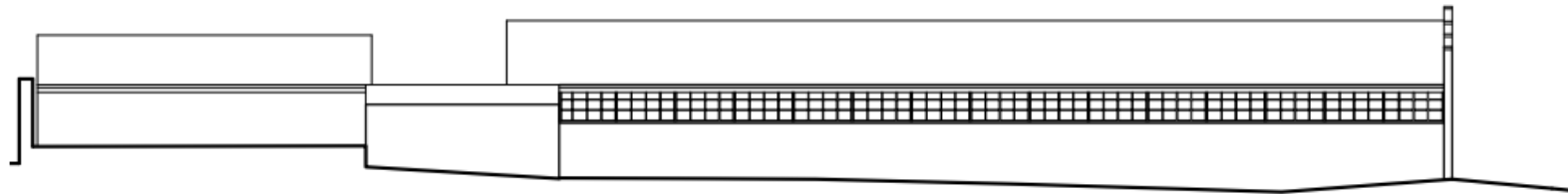
North-West



South-West

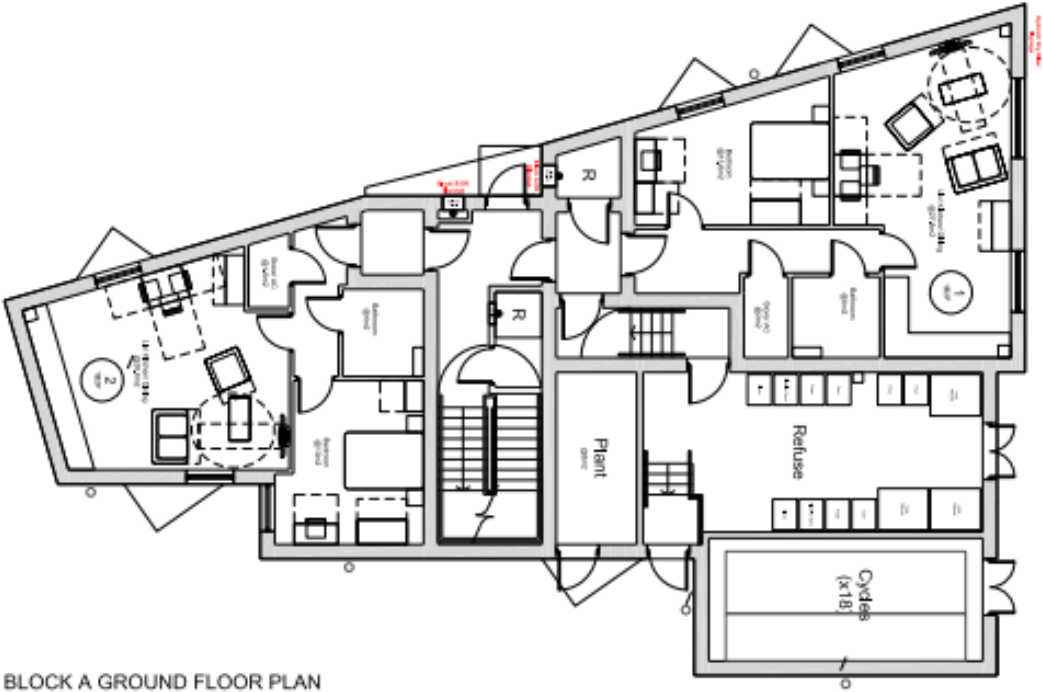


South-East

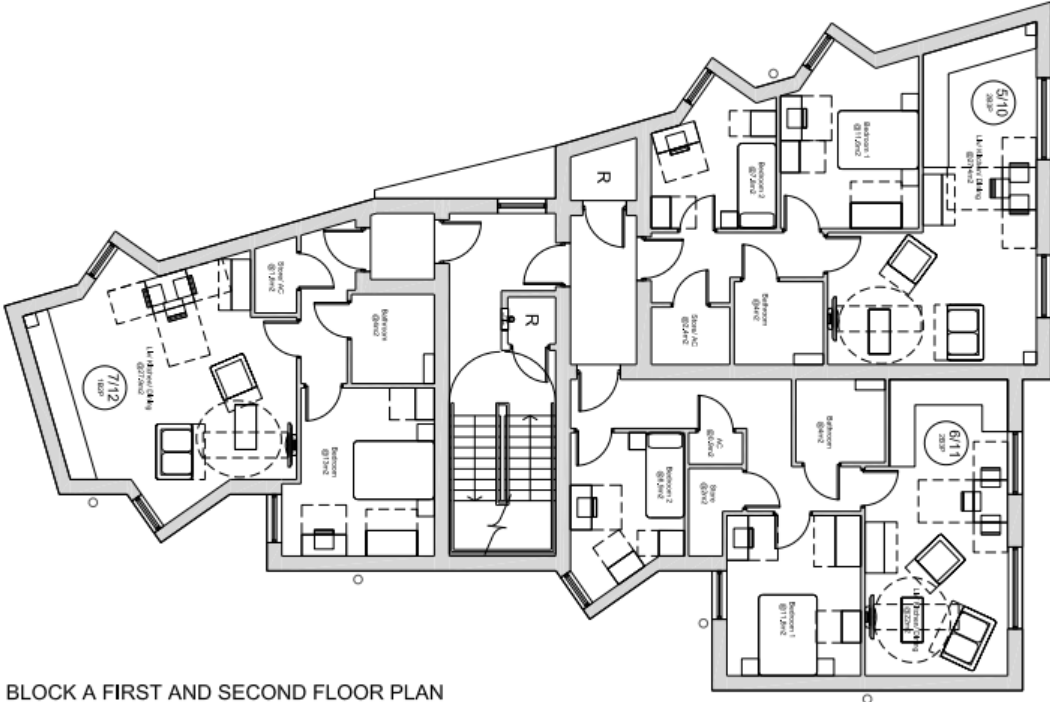


North-East

Block A – Proposed ground, first and second floor plans

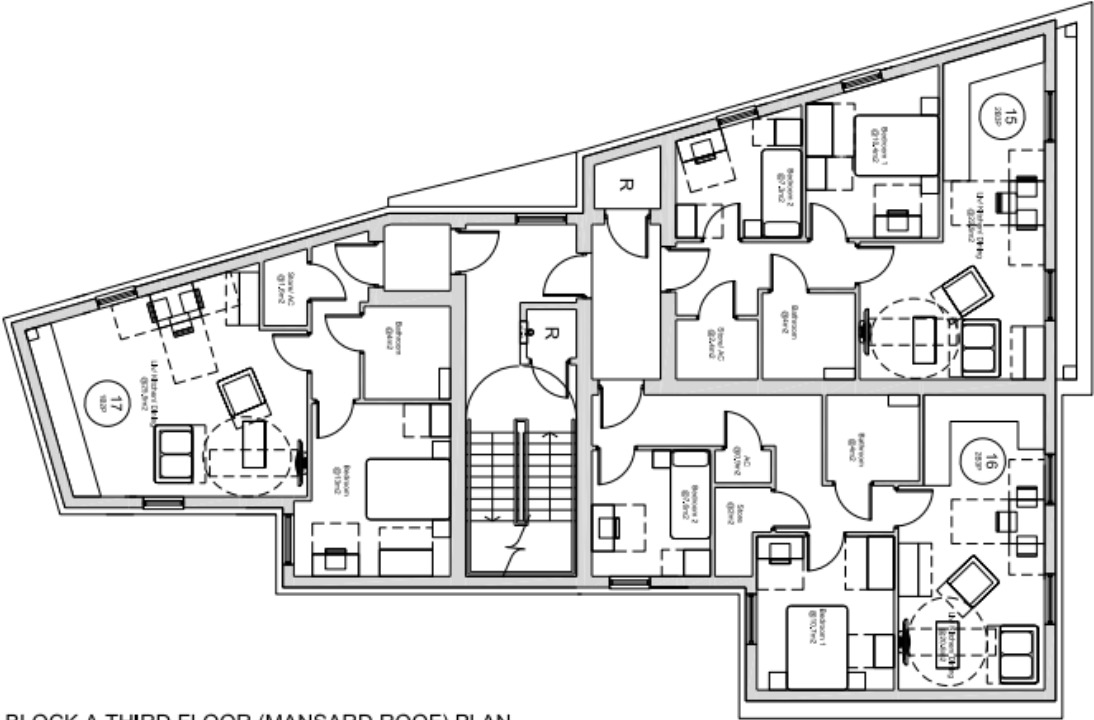


BLOCK A GROUND FLOOR PLAN



BLOCK A FIRST AND SECOND FLOOR PLAN

Block A – Proposed third floor plan



BLOCK A THIRD FLOOR (MANSARD ROOF) PLAN

Block A – Proposed elevations



Block A North East Elevation



Block A South East Elevation

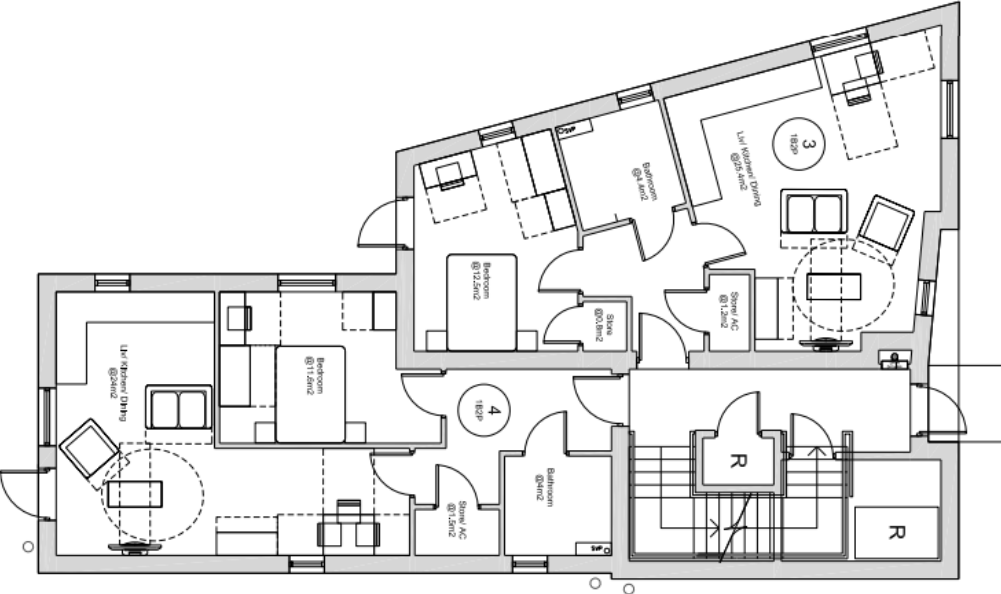


Block A South West Elevation

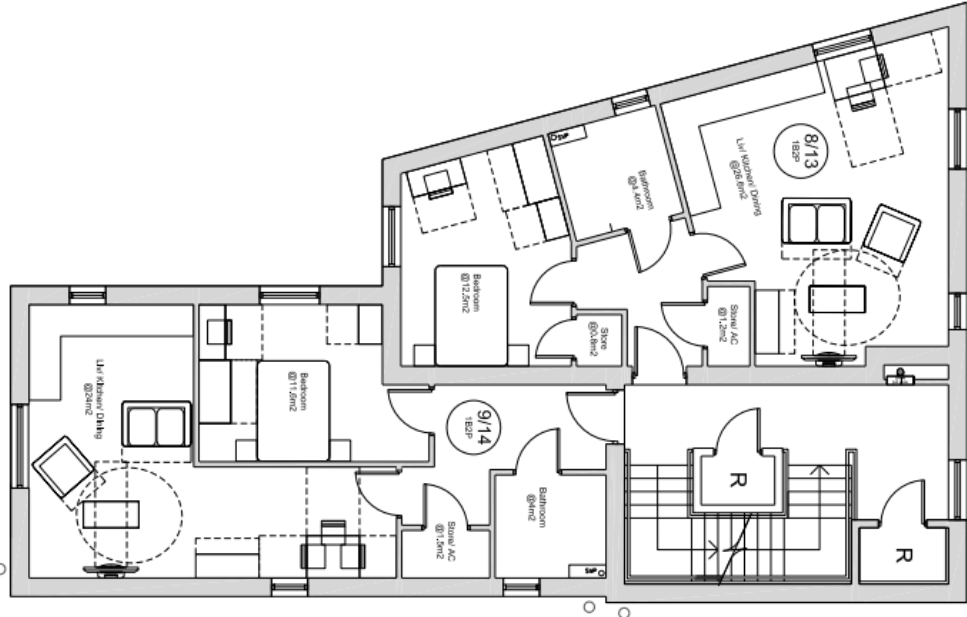


Block A North West Elevation

Block B – Proposed ground, first and second floor plans

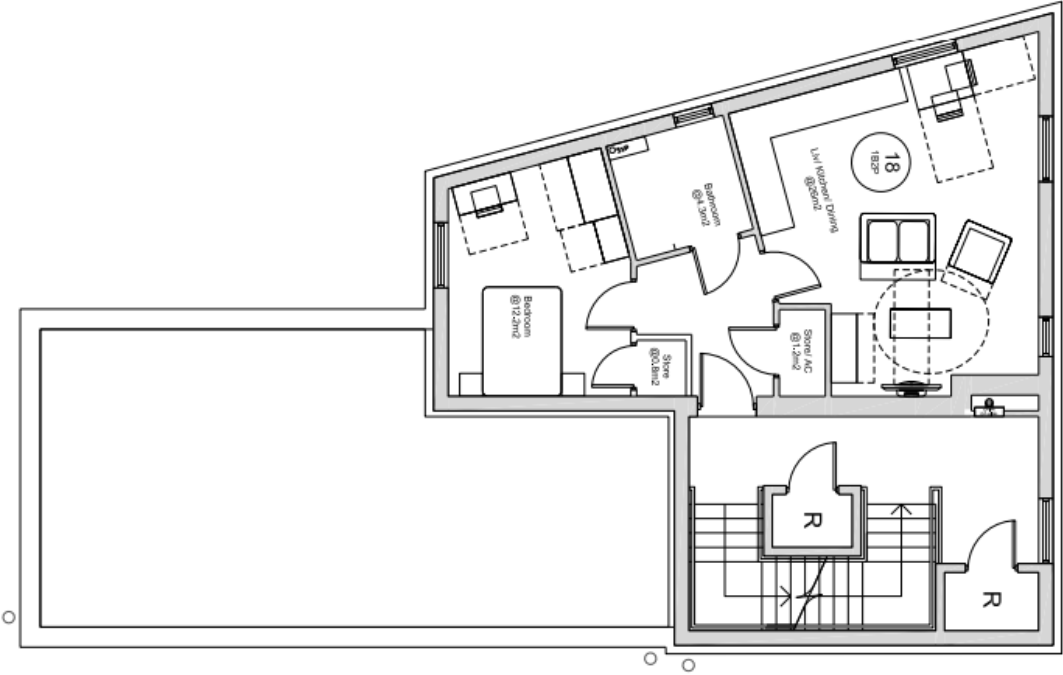


BLOCK B GROUND FLOOR PLAN



BLOCK B FIRST AND SECOND FLOOR PLAN

Block B – Proposed third floor plan



BLOCK B THIRD FLOOR (ROOF) PLAN

Block B – Proposed elevations



Block B North East Elevation



Block B South East Elevation



Block B South West Elevation



Block B North West Elevation

Existing and proposed street scene and sectional elevations

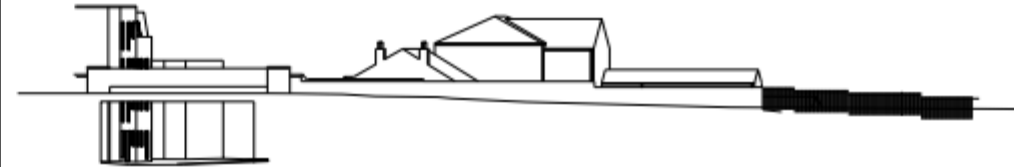


Existing Sectional Street Elevation A-A

High Street



Proposed Sectional Street Elevation A-A



Existing Sectional Street Elevation B-B

Honeybourne Line



Proposed Sectional Street Elevation B-B



Comparative elevations

As originally proposed



As revised



Key planning matters

- Principle of re-development
- Design and layout
- Impact on the historic environment
- Climate change
- Parking and highway safety
- Affordable housing
- Neighbouring amenity
- Recreational impacts on Cotswold Beechwoods SAC

Summary of officer recommendation

- Officers are satisfied that the general principle of redeveloping this site for residential purposes is acceptable. The proposed development would, on balance, be in accordance with the aims and objectives of adopted CP policy EM2; and the site is located within the Principal Urban Area, wherein adopted JCS policy SD10 supports new housing development.
- The Council is currently unable to demonstrate a five-year housing land supply and therefore the ‘tilted balance’ in favour of granting permission is engaged. Whilst some harm has been identified, officers are satisfied any adverse impacts resulting from the scheme (as revised) are clearly outweighed by the benefits of providing 18no. residential units in this highly sustainable location.
- Although the number of proposed dwellings would normally trigger the need to provide 40% affordable housing, in this case, the viability of the scheme has been tested, and no affordable housing contribution can be secured.
- The amenity impacts of the proposed scheme have been carefully considered and, on balance, officers are satisfied that the development would not result in any unacceptable impact upon the amenities and living conditions of residential neighbours, or future occupiers.
- Whilst the Local Highway still consider some mitigation to be necessary, they confirm that the level of harm that would arise from this car-free development is not severe and as such *“is unlikely to warrant refusing planning permission”*, with reference to paragraph 115 of the NPPF (2023). An informative is proposed to highlight the fact that future occupiers of the development would not be eligible for permits, should planning permission be granted.
- Suitable mitigation to address any adverse recreational impacts on the Cotswold Beechwoods SAC can be secured through the Unilateral Undertaking.
- 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 a Unilateral Undertaking and the schedule of conditions set out within the update report.

Suggested conditions include (but are not limited to):

- Time limit – 3 years
- Approved plans
- Contaminated land
- Construction management
- Site waste management
- Renewable or low carbon energy
- Drainage
- External facing and/or roofing materials
- Sample panel of brickwork
- Design details
- Landscaping
- Cycle storage
- Refuse and recycling
- Ecological enhancements