

23/01545/CONDIT – Stone Crescent

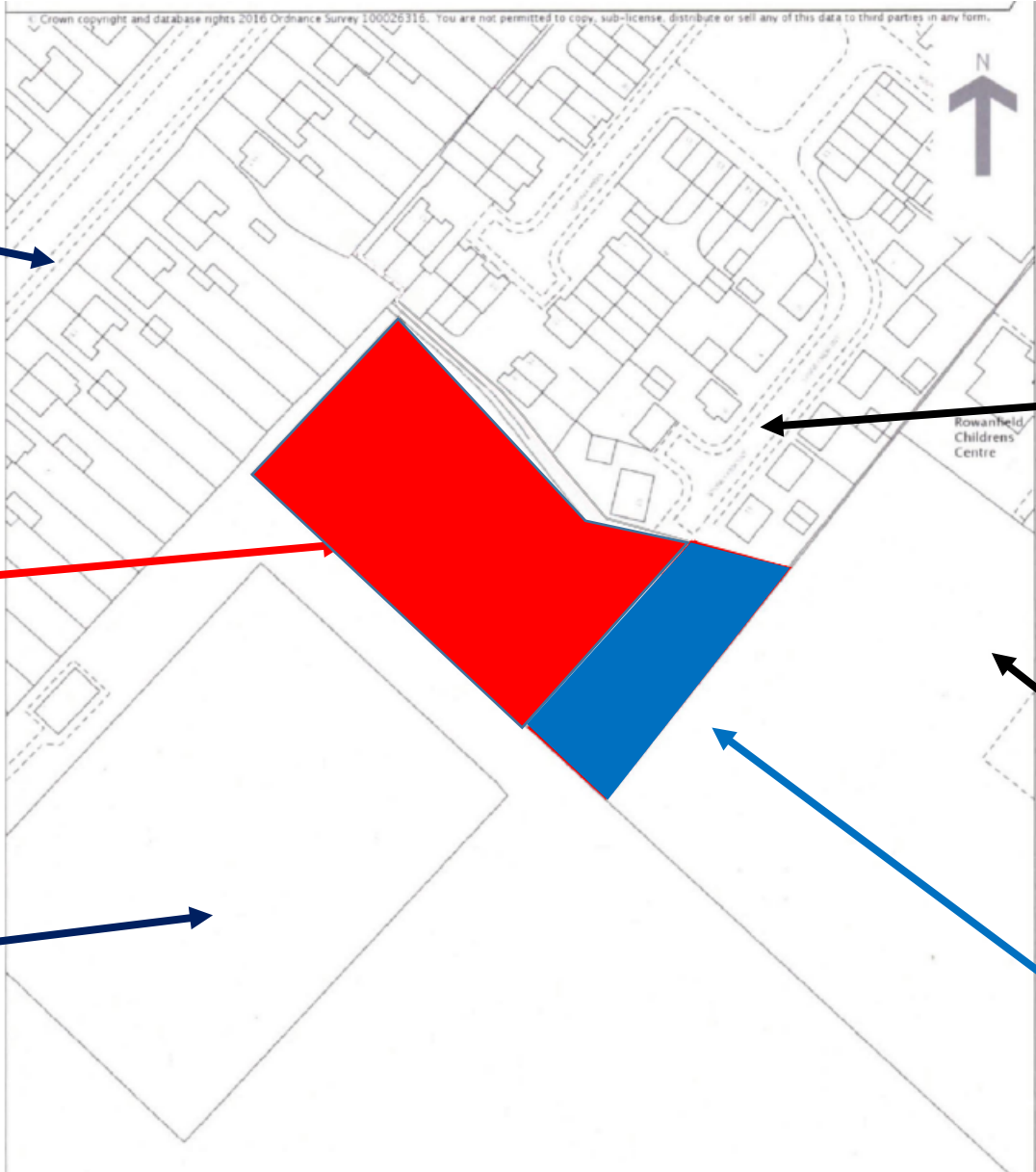
Proposed works:

Variation of condition 2 (approved plans) - site layout changes, addition of solar panels to all house types, 3.no A house types replaced with 3no C house types, increase in ground floor plan of F house types and removal of affordable housing provision of planning permission 18/02215/FUL.

The application relates to amendments to an application previously approved by members at planning committee, therefore in the interests of transparency, the application has been brought back to committee for consideration.

Site Location Plan

Brooklyn Road



Stone Crescent

Rowanfield
Childrens
Centre

Application site
13 dwellings permitted
under planning ref:
18/02215/FUL

Rowanfield School site

King George V Playing Field

Site of recently approved 6
dwellings under planning
ref: 22/01891/FUL

Google Earth Image



Application site
13 dwellings permitted
under planning ref:
18/02215/FUL

King George V Playing Field

Site of recently approved 6
dwellings under planning
ref: 22/01891/FUL



Google maps image of entrance to the application site from Stone Crescent

Site Photos



Photo taken from within the site looking north (towards Stone Crescent)



Photo taken from just inside the site looking south

Site Photos



Photo taken from within the site looking south west (towards King George V playing field)



Photo taken from the southern end of the site looking north (towards Stone Crescent)

SECTION A-A

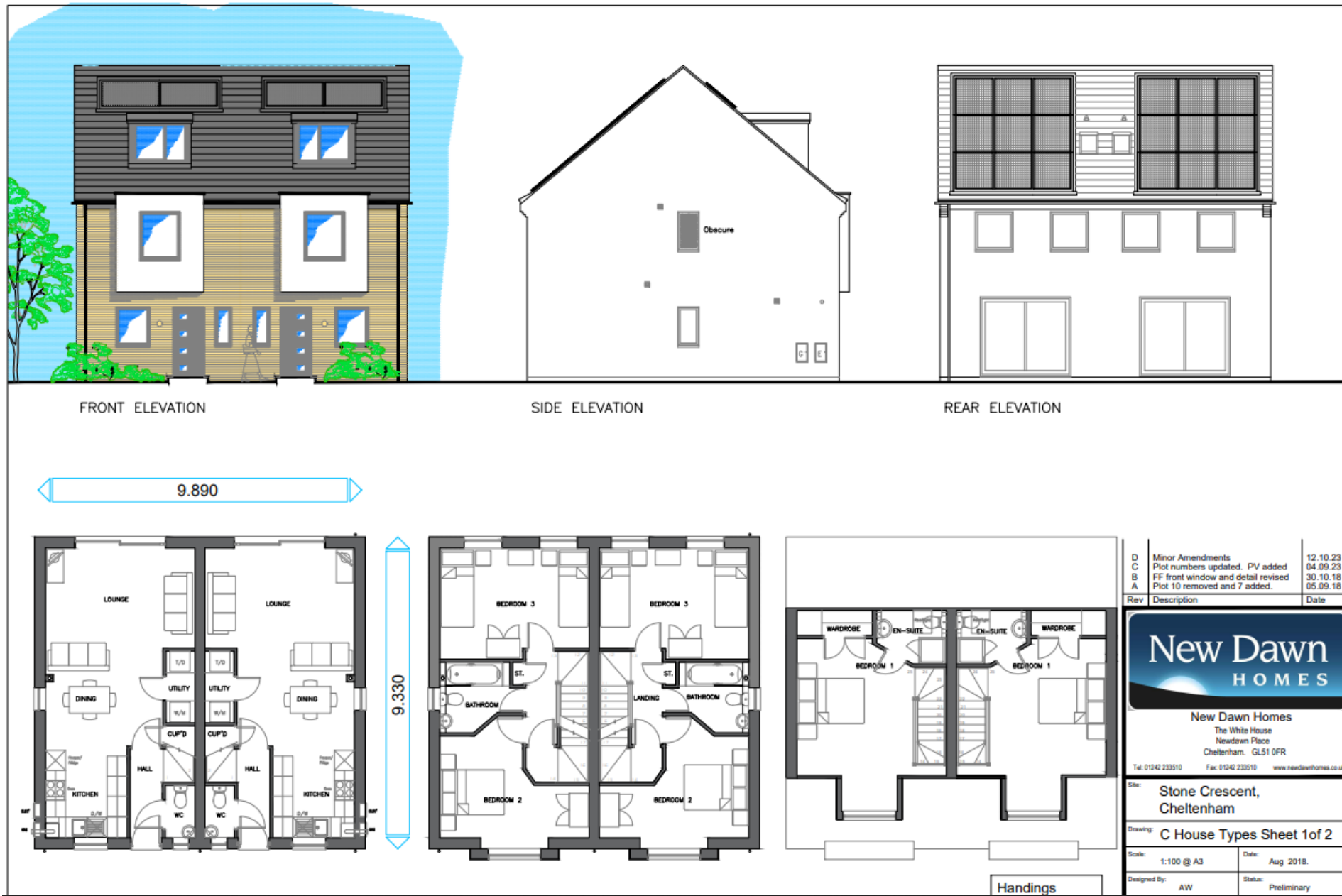



ACCOMMODATION SCHEDULE		
A TYPE	2 BEDROOM	3No.
C TYPE	3 BEDROOM	2No.
F TYPE	5 BEDROOM	2No.
R1 TYPE	4 BEDROOM	4No.
R2 TYPE	4 BEDROOM	2No.
		TOTAL 13 No.

Previously Approved Site Layout

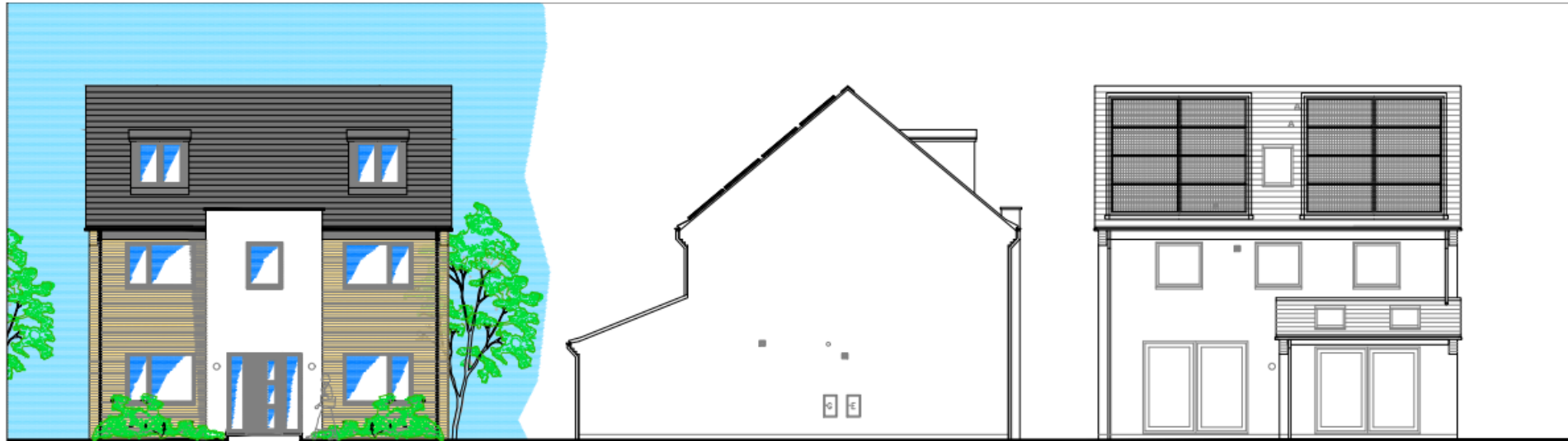


Revised Proposed Site Layout



D	Minor Amendments	12.10.23
C	Plot numbers updated. PV added	04.09.23
B	FF front window and detail revised	30.10.18
A	Plot 10 removed and 7 added.	05.09.18
Rev	Description	Date
		
New Dawn Homes The White House Newdown Place Cheltenham. GL51 0FR Tel: 01242 235510 Fax: 01242 235510 www.newdawnhomes.co.uk		
Site: Stone Crescent, Cheltenham		
Drawing: C House Types Sheet 1 of 2		
Scale:	1:100 @ A3	Date: Aug 2018.
Designed By:	AW	Status: Preliminary

Proposed House type C

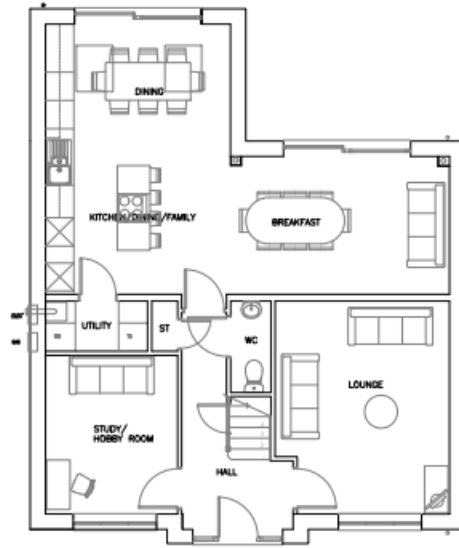


FRONT ELEVATION

SIDE ELEVATION

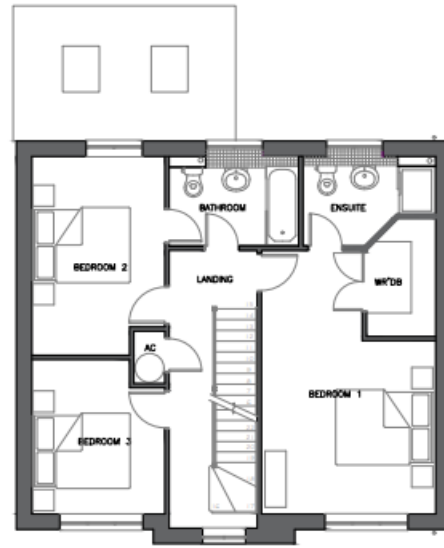
REAR ELEVATION

9.230

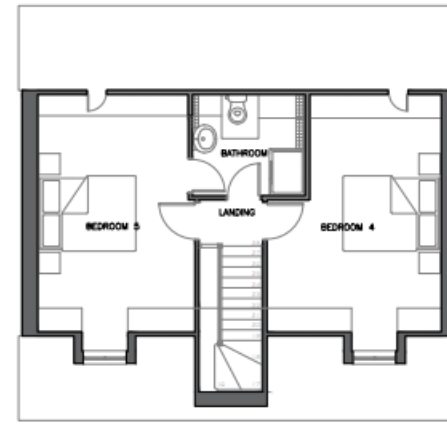


GROUND FLOOR PLAN

8.250



FIRST FLOOR PLAN

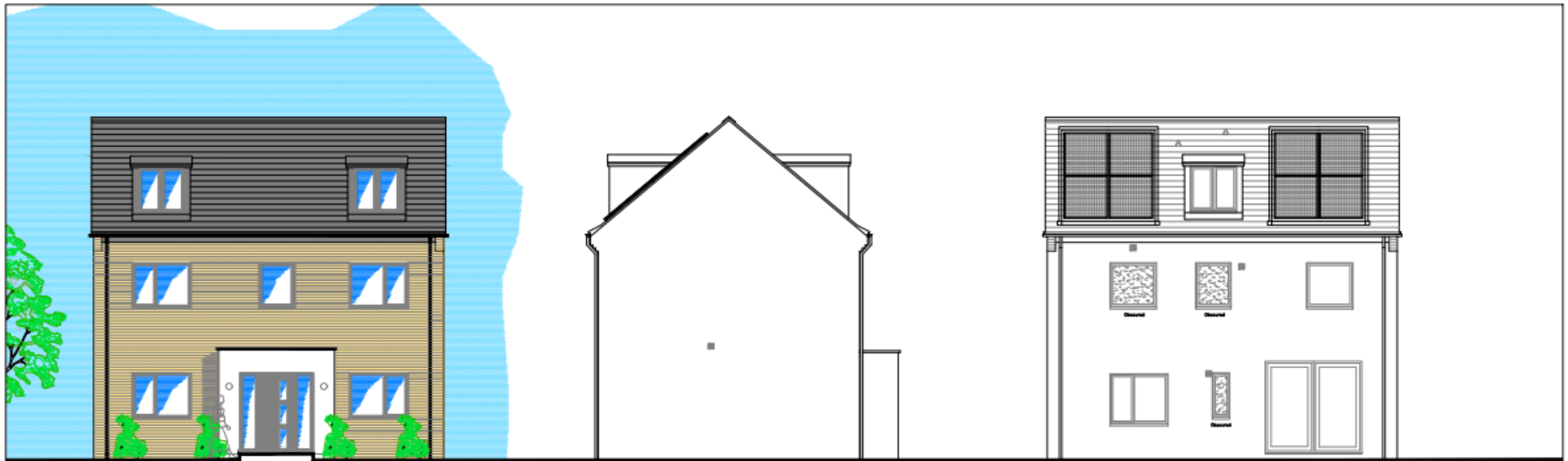


SECOND FLOOR PLAN

Handings

A	Plot numbers revised. PV added.	04.09.23
Rev	Description	Date
New Dawn Homes The White House Newdown Place Cheltenham. GL51 0FR Tel: 01242 233510 Fax: 01242 233510 www.newdawnhomes.co.uk		
Site: Stone Crescent, Cheltenham		
Drawing: F House Types Sheet 1 of 2		
Scale: 1:100 @ A3	Date: Oct 2018.	
Designed By: AW	Status: Preliminary	

Proposed House type F

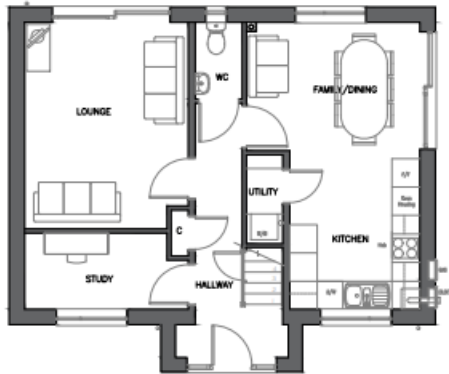


FRONT ELEVATION

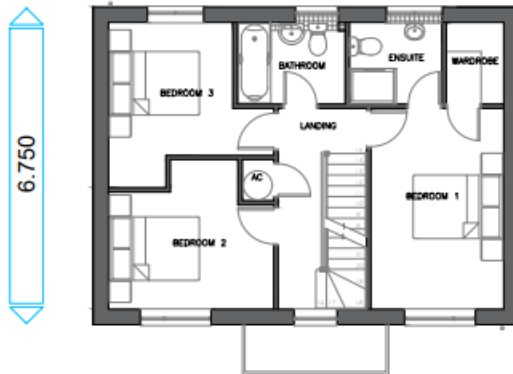
SIDE ELEVATION

REAR ELEVATION

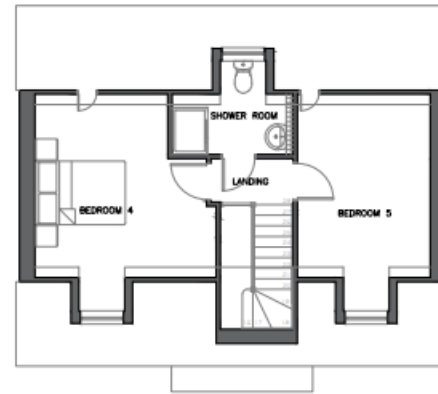
9.050



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Handings
As per D

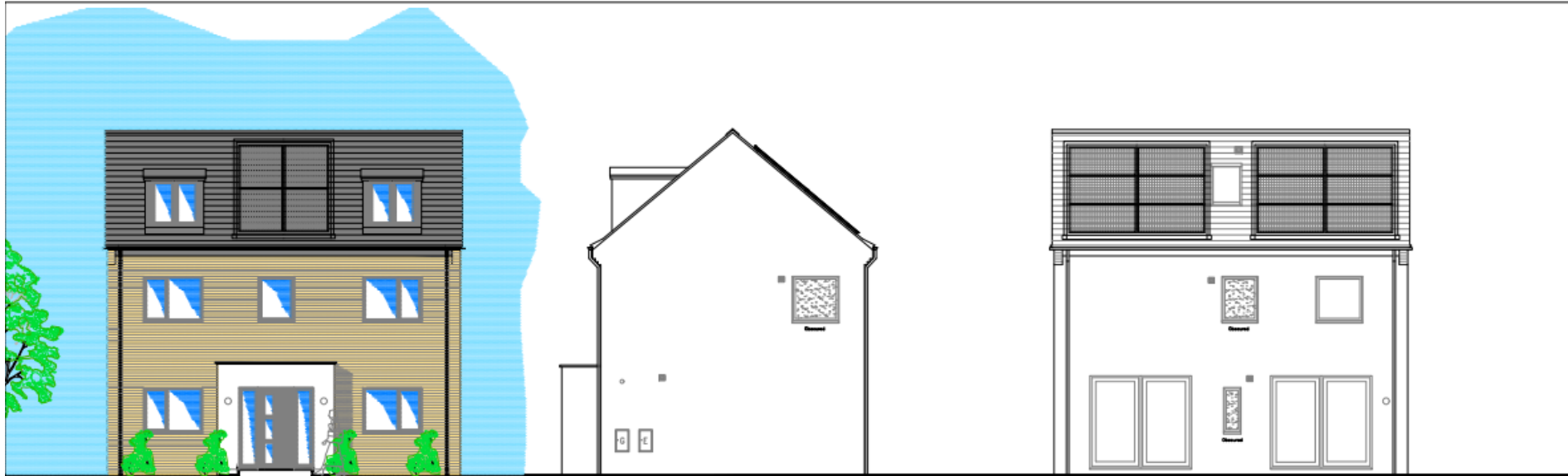
Rev	Description	Date
A	Plot numbers revised. PV added	05.09.23

New Dawn Homes
The White House
Newdawn Place
Cheltenham GL51 0FR
Tel: 01242 233510 Fax: 01242 233510 www.newdawnhomes.co.uk

Site: **Stone Crescent, Cheltenham**

Drawing: **R1 House Types - Plot 9**
Sheet 1 of 2

Scale: 1:100 @ A3	Date: Aug 2018.
Designed By: AW	Status: Preliminary



FRONT ELEVATION

SIDE ELEVATION

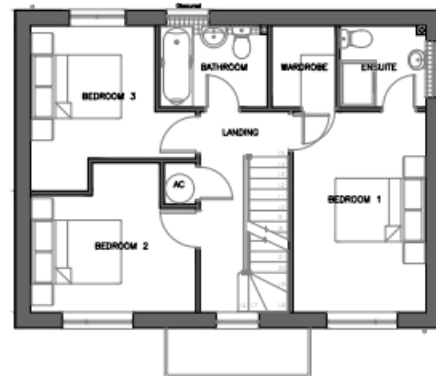
REAR ELEVATION

9.050

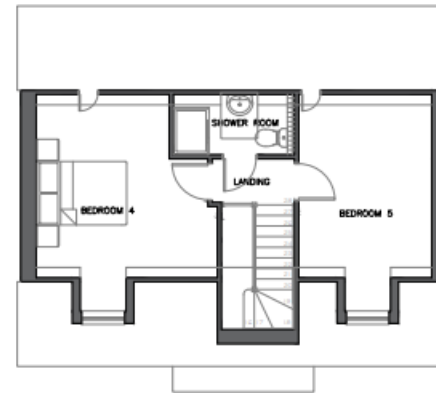


GROUND FLOOR PLAN

6.750



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Handings

C	PV added.	05.04.23
B	Plot numbers revised.	30.10.18
A	House Type handed.	04.09.18
Rev	Description	Date



New Dawn Homes
The White House
Newdram Place
Cheltenham. GL51 0FR
Tel: 01242 233510 Fax: 01242 233510 www.newdawnhomes.co.uk

Site: Stone Crescent,
Cheltenham

Drawing: R2 House Types Sheet 1 of 2

Scale: 1:100 @ A3 Date: Aug 2018

Designed By: AW Status: Preliminary

Key Planning Matters

- Site layout
- Form and design
- Impact on neighbouring amenity
- Highway safety
- Affordable housing provision

Recommendation – Permit, subject to conditions and S.106 agreements:

The conditions attached to this recommendation broadly reflect those attached to the previous permission but have been amended/updated where necessary.

One additional condition has been suggested and relates to the installation of the Solar Panels.

The recommendation is subject to 2no. S.106 Agreements:

- Education Contribution
- Affordable Housing - Late Stage Viability Review