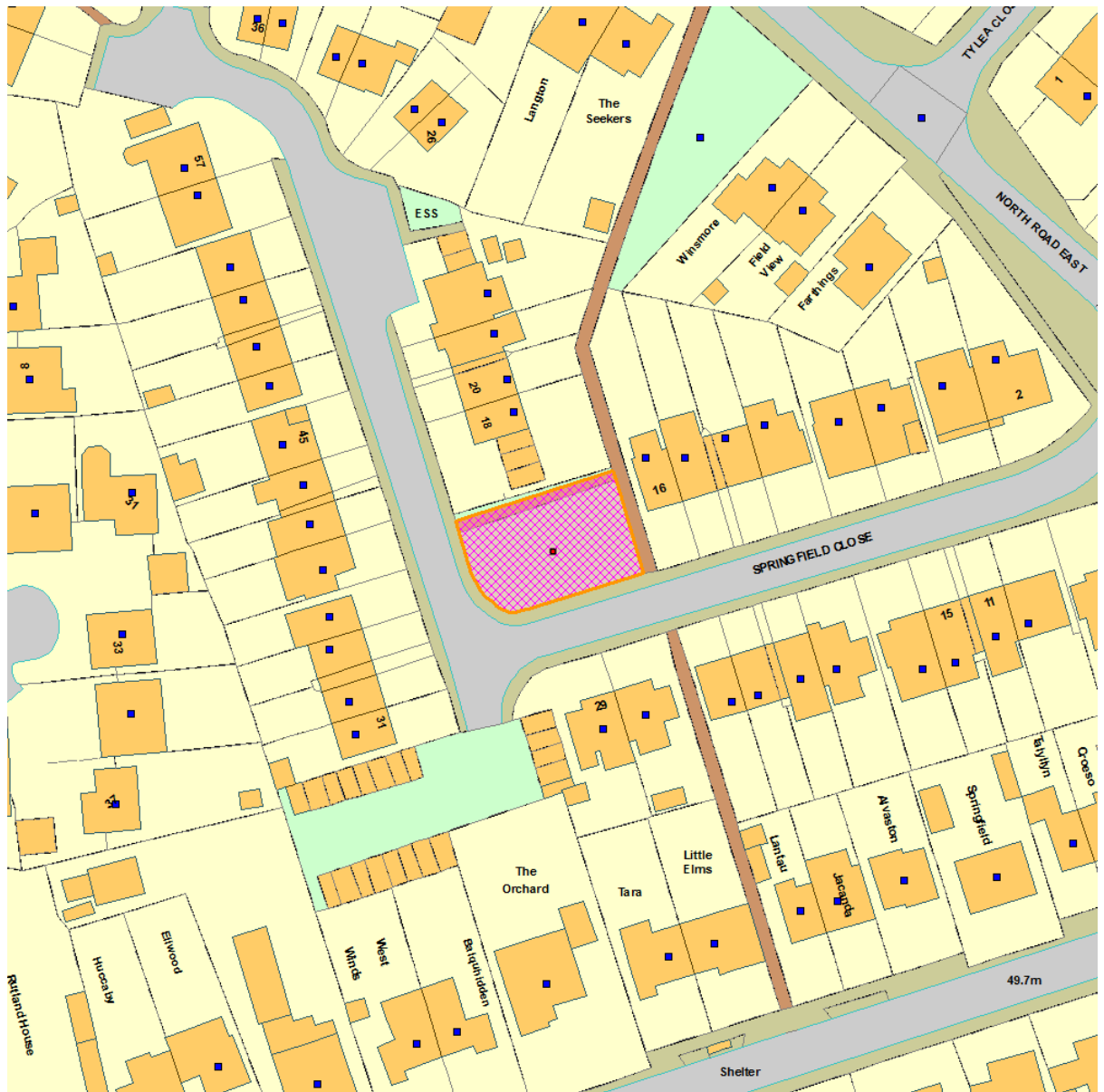


Officer Report

APPLICATION NO: 24/00389/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 7th March 2024	DATE OF EXPIRY: 2nd May 2024
DATE VALIDATED: 7th March 2024	DATE OF SITE VISIT:
WARD: Benhall/The Reddings	PARISH:
APPLICANT:	BinCloud Construction Ltd
AGENT:	
LOCATION:	Land At Springfield Close The Reddings
PROPOSAL:	Erection of one dwellinghouse

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to a small rectangular piece of land (approximately 0.35 hectares) located on a corner between number 16 and 18 Springfield Close. The site is located within the Principal Urban Area (PUA) and in a built up residential area of Cheltenham.
- 1.2 The applicant is seeking planning permission for the erection of one dwellinghouse.
- 1.3 The application is at planning committee at the request of Councillor Collins due to the level of local interest in the application.
- 1.4 During the course of the application revised plans have been submitted in response to officer's comments/concerns regarding site layout, scale, form and design.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 15m
Principal Urban Area

Relevant Planning History:

23/02014/PREAPP 12th December 2023 CLO

To erect 2 x 3 bed semi detached dwelling on land adjacent to 20 Springfield Close The Reddings, Cheltenham, Gloucestershire, GL51 6SE

23/02028/PREAPP 14th December 2023 CLO

Erection of 2 x four bedroom houses

24/00258/PREAPP 26th February 2024 CLO

Erection of 1 residential dwelling.

23/02144/FUL 5th February 2024 WDN

Erection of two dwellings on land at Springfield Close with parking and associated alterations

3. POLICIES AND GUIDANCE

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan Policies

D1 Design

SL1 Safe and Sustainable Living

GI2 Protection and replacement of trees

GI3 Trees and Development

BG1 Cotswold Beechwoods Special Area of Conservation Recreation Pressure

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction

SD4 Design Requirements

SD8 Historic Environment

SD9 Biodiversity and Geodiversity

SD10 Residential Development

SD14 Health and Environmental Quality

INF1 Transport Network

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)
Climate Change (2022)

4. CONSULTATIONS

Building Control - 25th March 2024

This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

GCC Highways Planning Liaison Officer - 19th March 2024

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection subject to conditions.

The justification for this decision is provided below.

Following extensive correspondence, I am now satisfied with the layout as proposed and therefore raise no objections.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Conditions

Conformity with Submitted Details (Individual)

The Development hereby approved shall not be occupied until the access and parking facilities have been provided as shown on drawing 1A.

Reason: To ensure conformity with submitted details.

Informatives

Alterations to Vehicular Access

The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any

5. PUBLICITY AND REPRESENTATIONS

5.1 35 letters were sent to neighbouring land users, and a site notice was displayed. In response to this neighbour notification process a total of 27 letters of objection have been received. The concerns have been summarised but are not limited to the following:

- Scale, form and design of the proposed dwelling not in keeping with existing development
- Impact on the design and character of the area
- Loss of open green space
- Parking congestion

- Highway safety
- Impact on existing footpaths/public rights of way
- Flood risk

Due to the nature and extent of the local objections, officers did not consider it necessary to re-notify neighbours on the revised plans as the majority of the concerns would remain.

- 5.2 A letter of representation has been received by Councillor Nigel Britter (received 09.04.24), which raises concerns on behalf of locals residents, similar concerns to those summarised above.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the principle of development, design and layout, the impact of the proposal on neighbouring amenity, parking and highway safety, sustainability, impact on the Beechwoods Special Area of Conservation and Bio-Diversity Net Gain.

6.3 Planning history and site context

- 6.4 The application site relates to a small rectangular piece of land (approximately 0.35 hectares) located on a corner between number 16 and 18 Springfield Close. The land is an open area of grass with no structures or buildings. The highway and footpath of Springfield Close runs along the southern and western boundaries of the site. Existing footpaths also run across the northern and eastern boundaries of this parcel of land. The footpath to the east of the site runs along the rear boundaries of 18 – 22 Springfield Close and to the side of 18 Springfield Close, connecting Springfield close with North Road East.

- 6.5 The site is located within the Principal Urban Area (PUA) and in a built up residential area of Cheltenham. The existing properties in Springfield Close consist of terraced and semi-detached two storey dwellings finished in buff brick with pitched roof forms.

- 6.6 Recently an application for the erection of two dwellings on the site (planning reference: 23/02144/FUL) was submitted but was later withdrawn following concerns raised by officers with regards to site layout, scale, form, design, impact on the design and character of the area and impact on neighbouring amenity. Concerns were also raised regarding access and highway safety by Gloucestershire Highways. Following withdrawal of this application a formal pre-application was submitted where the LPA were asked to comment on a scheme for one dwelling.

6.7 Principle

- 6.8 Paragraph 11 of the NPPF sets out a '*presumption in favour of sustainable development*' and makes clear that development proposals that accord with an up-to-date development plan should be approved without delay.

- 6.9 Where housing policies are out-of-date (including situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), the NPPF is quite clear that development proposals should 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. At the time of considering this application Cheltenham cannot currently demonstrate a 5 year housing land supply, and therefore this presumption in favour of sustainable development is triggered.

6.10 As the council cannot currently demonstrate a 5 year housing land supply, paragraph 11 d) is applicable to this application. Paragraph 11 d) states that permission should be granted unless:

- i) The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or
- ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework.

6.11 JCS policy SD10 relates to residential development and advises how housing development and conversions to dwellings will be permitted on previously developed land in the Principal Urban Area (PUA). The application site is located within a built up area of Cheltenham, adjacent to existing residential development, with access to local amenities and public transport links. The site is therefore in a highly sustainable location, is considered to be appropriate for residential development and is compliant with adopted JCS policy SD10.

6.12 Given the above, there is no fundamental reason to suggest that the principle of a dwelling on this site would be unacceptable, subject to all other material considerations, which are discussed below.

6.13 **Design, layout and landscaping**

6.14 Section 12 of the NPPF refers to achieving well designed spaces and states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

6.15 Adopted Cheltenham Plan Policy D1 requires new development to adequately reflect principles of urban and architectural design; and to complement and respect neighbouring development and the character of the locality. Furthermore, JCS policy SD4 relates to design, and identifies considerations to include context and character, legibility and identity, amenity and space.

6.16 Further detail can also be found in Cheltenham's Supplementary Planning Document – Development on Garden Land and Infill Sites. This document sets out various elements that are considered to create the character of an area and includes grain, type of building, location of buildings, plot widths and building lines.

6.17 The application site is currently an undeveloped piece of grass land located on a corner plot to the north side of Springfield Close. The application site has a prominent position in the street scene and whilst the area of grass is not of particular merit for its existing planting value, it provides a positive area of open green space in this reasonably dense residential area. This area of open space offers some relief from the surrounding built development, particularly as the road junction here is at 90 degrees. Whilst officers acknowledge the value the existing area of greenspace has, this land is not designated or protected in anyway and is privately owned. As such, there is no policy reason that would prevent development of this land, subject to all material planning considerations which are discussed below.

6.18 The application proposes the erection of a detached two storey dwelling facing south west. As originally submitted, officers raised concerns regarding the site layout, scale,

form and design of the dwelling. The position of the dwelling did not reflect the established building line of existing development and the overall scale, form and design of the dwelling was not considered to reflect that of the existing development, which is broadly uniform in design and appearance. In response to the concerns raised, revised plans have been submitted for consideration.

- 6.19 The revised plans now show a reduction in the scale of the dwelling and it has been repositioned so as to respect the established building lines of the properties to the north and to the east. The reduced footprint of the dwelling now better reflects that of existing development and the design and appearance of the dwelling has also been amended to now reflect that of the existing development in Springfield Close.
- 6.20 The proposed site layout includes a new dropped kerb, driveway and off road parking for 2 vehicles to the front of the property. To the rear of the property, the site would benefit from a private rear garden, enclosed by a 1.8 metres timber fence. The garden space to the rear would provide sufficient space for the storage of bins and bikes. The layout is considered to be acceptable and continues to reflect that of the neighbouring development.
- 6.21 The proposed materials are brickwork, roof tiles and white windows and doors to match existing development. This is considered to be acceptable and appropriate in this context and will ensure the development is in keeping with the design and appearance of the existing properties in Springfield Close.
- 6.22 Officers are mindful of the value of the existing green space, which provides some relief from the existing built-up environment. Officers also acknowledge that local residents have benefited from the use of this land as an area for outdoor recreation and play. However, as already noted, the land is in private ownership and is not protected in policy terms, and, as such, it cannot be considered as a community asset and cannot be protected for that reason. Whilst officers acknowledge that development of this land will impact on the design and character of the street scene, the amended scheme is not considered to be overly prominent or dominant, a large area of grass will remain to the side of the proposed dwelling, ensuring that the new development is well set back from the footpath and highway. Overall, officers are not of the view that the proposed development, in its revised form, would result in a level of harm that would warrant the refusal of planning permission.
- 6.23 Having considered all of the above, in its revised form, officers consider the proposal to be of an acceptable scale, form and design, and will not result in any unacceptable harm to the design or character of the area. As such, the development is considered to be compliant with Cheltenham Plan policy D1, JCS policy SD14 and Cheltenham's SPD – Development on Garden Land and infill sites.
- 6.24 Landscaping details have not been provided and are considered necessary for this prominent corner plot, as such, a condition has been suggested which requires the submission of a detailed landscaping plan. In addition, specific material details are considered necessary and therefore a condition has been suggested.
- 6.25 Due to the prominent corner plot position, officers feel it necessary to remove permitted development rights for new boundary treatments, this is to ensure that the openness of the corner plot is not lost. A further condition has therefore been suggested.
- 6.26 **Impact on neighbouring amenity**
- 6.27 It is necessary to consider the impact of development on neighbouring amenity. JCS Policy SD14 and Cheltenham Plan Policy SL1 state how development should not cause unacceptable harm to the amenity of neighbouring properties. Matters such as a

potential loss of light, loss of privacy, loss of outlook, noise disturbances and overbearing impact will therefore be considered.

6.28 The neighbouring land users that would be most affected by the proposed development are numbers 16 and 18 Springfield Close.

6.29 In terms of the impact on number 16 Springfield Close, this property has a number of windows located in its side elevation which face towards the application site. The smaller ground floor window is a secondary window to the living room and the smaller first floor window is a secondary window to a bedroom. The larger ground floor window serves a kitchen and the larger first floor window serves a bedroom.

The smaller windows are secondary light sources, with the main light sources being in the front elevation and would be unaffected by the proposed development. Similarly, the larger side facing windows that serve the kitchen and the bedroom, also have other light sources in rear elevation of the property which would be unaffected. As such, officers do not consider an unacceptable loss of light or outlook will occur.

With regards to privacy, Cheltenham Plan policy SL1 requires a distance of 10.5 metres for window to boundary distances and 21 metres between windows that face each other, the rear elevation windows of the proposed dwelling would fall short of these distances, and, as such, a condition has been suggested which requires the upper floor rear elevation windows to be obscurely glazed and high level opening. This will suitably protect the privacy of this adjacent land user. In addition, two further conditions are considered necessary, one restricts the insertion of any further first floor rear elevation openings and the other restricts the addition of dormer windows, which in the future could normally be carried out under permitted development if no restrictions are imposed. The inclusion of these conditions would ensure that the neighbour's privacy is maintained in the future.

6.30 In terms of impact on number 18 Springfield Close, a number of garage buildings are located between this neighbouring property and the application site, these garages provide a generous separation distance. Due to the position of the proposed dwelling and its relationship with this neighbouring land user, officers do not consider any unacceptable loss of light, loss of outlook, or loss of privacy would occur.

6.31 The proposed front and side elevation windows of the new dwelling would overlook the highway and are considered to be a sufficient distance away from properties on the opposite side of the highway so as not to result in any unacceptable loss of privacy. This proposed relationship would be the same as existing properties in Springfield Close.

6.32 Concerns regarding a loss of outlook and visual impact on number 27 and 29 Springfield Road were raised by officers during the previous application for two dwellings as their front elevation windows would directly face the proposed side elevation of the development. However, this amended scheme moves the development further away from these properties, and new side facing windows have been introduced in order to break up an otherwise blank elevation. Officers do not consider any unacceptable loss of outlook or visual impact would occur.

6.33 In terms of impact on neighbouring amenity, with the conditions in place, the proposal is considered to be compliant with adopted Cheltenham Plan (2020) policy SL1 and adopted JCS policy SD14.

6.34 **Highway considerations**

- 6.35 Gloucestershire County Council as the local Highways Authority were consulted on this application, their detailed comments can be read above. No objection has been raised subject to a compliance condition.
- 6.36 The development is not considered to result in any unacceptable highway safety implications, is considered to achieve a suitable access and parking provision. In addition, sufficient cycle storage can be achieved within the rear garden. The development therefore accords with JCS policy INF1.
- 6.37 Comments from local residents have suggested that the proposed site layout plans are mis-leading and do not accurately represent the real-life situation. This has been further queried with the Highway officer at Gloucestershire County Council, who confirms their position in their latest comments, which raises no objection to the application on access, highway safety or parking grounds.
- 6.38 **Sustainability**
- 6.39 JCS policy SD3 requires new development to be designed and constructed to maximise the principles of sustainability. Development proposals are required to demonstrate how they contribute to the aims of sustainability and shall be adaptable to climate change in respect of the design, siting, orientation and function of buildings and outside space.
- 6.40 Further supporting text which discusses JCS policy SD3 identifies how the design of development should first identify measures to reduce overall energy demand before the use of renewable energy technologies. It is noted that this can be achieved through the choice of building fabric and construction techniques, optimising solar gain, natural lighting and ventilation to reduce the need for heating, cooling and lighting. It also suggests that design measures should seek to use energy more efficiently, such as increasing levels of insulation and improved air-tightness.
- 6.41 It is also important to note that Cheltenham has recently adopted a new Supplementary Planning Document – Cheltenham Climate Change (adopted June 2022) which is therefore relevant to the considerations of this application. This SPD sets out a strategy for how buildings should respond to the climate change and biodiversity crisis and sets out how applicants can successfully integrate a best practice approach towards climate and biodiversity in their development proposals.
- 6.42 The application is supported by a sustainability statement which discusses key measures such as transport and travel, optimum energy design, water, ecology and bio-diversity, flooding, embodied carbon and waste. Specifically, the statement confirms that:
- The building will have quality insulation levels to the walls, roof and floors.
 - Triple glazed windows are proposed
 - An air or ground source heat pump will be installed
 - Water saving fixtures, rainwater harvesting system and efficient appliances will be installed
- 6.43 Officers also note that current building regulations will require the installation of an Electric Vehicle Charging point which will also contribute to the sustainability of the proposal.
- 6.44 Overall, given the scale of development, which is for one infill residential development, officers consider the identified measures to be acceptable and the development to be compliant with JCS policy SD3 and the newly adopted Climate Change SPD.

6.45 Flooding and drainage

6.46 The application site is wholly located in flood zone 1 and is therefore not considered to be susceptible to any flood risk, nor is there any reason to suggest that the proposed development would result in any flooding implications, or unacceptable surface water issues for neighbouring development. The development is therefore considered to be acceptable and accords with JCS policy INF2.

6.47 Impacts on Beechwoods Special Area of Conservation (SAC)

6.48 The site is within a zone of influence as set out in the Cotswold Beechwoods SAC Recreation Mitigation Strategy (May 2022) for recreational pressure for the Cotswold Beechwoods SAC, which is afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended).

6.49 Cheltenham plan policy BG1 states that development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site Network and the effects cannot be mitigated. All development within the Borough that leads to a net increase in dwellings will be required to mitigate any adverse effects. Without appropriate mitigation, the proposed development is likely to have a significant effect on the Cotswold Beechwoods SAC (either alone or in combination with other development) through increased recreational pressure.

6.50 The Council has undertaken an Appropriate Assessment and considers the measures set out in the Mitigation Strategy necessary to provide adequate mitigation to address the impacts of the proposal. With regards to mitigation, the applicant can either enter in to a S106 agreement for a contribution to the measures in that strategy or the applicant can provide their own bespoke strategies to mitigate the impacts the proposed development will cause.

6.51 In this instance, the applicant has opted to enter in to a S106 agreement and make the contribution of £673 per additional dwelling. As such, the application is considered to be acceptable in terms of SAC mitigation.

6.52 Bio-diversity Net Gain

6.53 As of 2nd April 2024, all minor developments for new housing requires a mandatory 10% requirement for Bio-diversity Net Gain. Whilst this application is minor development for one new residential dwelling, the application was submitted well before the BNG requirement came into effect and is therefore exempt.

6.54 Footpaths

6.55 Concerns have been raised in local representations with regards to the impact of the works on existing footpaths. One footpath crosses the land, east to west, adjacent to the boundary with number 18 Springfield Close. The other runs north to south, along the rear boundary of the application site, adjacent to number 16 Springfield Close.

6.56 The footpath that runs across the northern section of the site is not an adopted Public Right of Way, however the footpath that runs along the rear boundary of the site, is a public right of way, path number: ZCH96. The proposed development does not affect the adopted Public Right of Way footpath, as such no concerns are raised from a public rights of way point of view. The applicant has also chosen to retain the additional footpath to the north of the site which maintains pedestrian connectivity.

6.57 Other considerations

Public Sector Equalities Duty (PSED)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1 As already noted, the council cannot currently demonstrate a 5 year housing land supply and therefore the housing policies are out-of-date, with this being the case the NPPF requires development proposals to be approved without delay, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the scheme, when assessed against the NPPF policies as a whole, or specific NPPF policies provide a clear reason for refusing the application.
- 7.2 In this instance the benefit of the scheme would be a contribution of an additional residential dwelling to Cheltenham’s much needed housing stock.
- 7.3 Whilst officers duly acknowledge the concerns of residents, having secured revised plans, officers do not consider there to be a clear reason for refusing the application, or that any adverse impacts would outweigh the benefits of the scheme. As such, officer recommendation is to grant planning permission, subject to the conditions set out below;

8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No external facing or roofing materials shall be applied unless in accordance with:
a) a written specification of the materials; and/or
b) physical sample(s) of the materials.

The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 4 Prior to the implementation of any landscaping, full details of a hard and/or soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify all walls, fences, trees, hedgerows and other planting which are to be retained, and provide details of all new walls, fences, or other boundary treatments; finished ground levels; new hard surfacing of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include [species, size, position and method of planting of all new trees and shrubs]; and a programme of implementation.

All hard and/or soft landscaping works shall be carried out in accordance with the approved details prior to first occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 5 The Development hereby approved shall not be occupied until the access and parking facilities have been provided as shown on drawing 1C.

Reason: To ensure conformity with submitted details, and to ensure a safe and suitable access to the development is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 6 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no walls, fences or other boundary treatments (other than those forming part of the development hereby permitted) shall be erected without express planning permission.

Reason: Any further boundary treatment requires further consideration to safeguard the amenities of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 7 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no dormer windows shall be erected without express planning permission.

Reason: The addition of a dormer window requires further consideration to safeguard the amenities of the neighbouring land users, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 8 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order with or without modification), no additional first floor windows, doors and openings shall be formed in rear elevation of the development hereby approved; without express planning permission.

Reason: Any further openings require detailed consideration to safeguard the privacy of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 9 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that order), the first floor rear elevation windows shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above floor level of the room that the window serves.

Reason: To safeguard the amenities of adjacent properties, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, the authority sought revisions to address concerns regarding site layout, scale, form and design;

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk .