24/00642/CONDIT – 320 Swindon Road

Proposed works:

Variation of condition 2 (approved plans), 6 (hard and/or soft landscaping) and 17 (Solar PV panels and air source heat pumps) of granted permission 21/02038/FUL. Amendments to the proposed plans and clarification regarding the energy strategy.

The application is at planning committee as Cheltenham Borough Homes is the applicant.

Site Location Plan

Approved site layout plan

RICHARDS ROAD

21

50

Proposed site layout plan

Approved Street Scene Elevation

Proposed Street Scene Elevation

Proposed amendments to the approved scheme

- Change in material specifications

- Changes in elevation treatment for the apartment block

- Proposed use of grey uPVC windows instead of aluminium

- Changes in window design and sizes across all elevations

- Relocation of bin storage from front to rear of houses and inclusion of bin collection point

- Relocation of ASHP's from the front to the rear of the houses

- Omission of green roofs on bin and bike stores

- Omission of sheds, paths and planters from rear gardens of houses

- Reduction of insets for apartment building

- Amendment of balcony design to rear of apartment building

- Change in boundary treatment on Bridge Street from Brick wall to timber fence

- Omissions of vegetable planters to rear of apartment block

- Change in some surface materials from block paving to tarmac

- Clarification of energy strategy for apartment block

Key Planning Matters

- Design
- Landscaping
- Impact on neighbouring amenity
- Sustainability

Recommendation – Permit subject to conditions

Conditions:
- Approved plans
- Affordable Housing
- Materials
- Waste Minimisation
- Landscaping
- Tree Pit details
- Implementation of access
- Stopping up of existing access
- Resident welcome pack
- Construction method statement

- Cycle storage
- SuDs
- Contaminated land works
- Installation of Solar panels and air source heat pumps
- Landscape management plan
- Noise and vibration report
- Home Owner Information Packs
- Bat Survey
- Externals plant for GSHP's