

APPLICATION NO: 25/00358/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 8th March 2025		DATE OF EXPIRY: 3rd May 2025
DATE VALIDATED: 8th March 2025		DATE OF SITE VISIT:
WARD: Charlton Park		PARISH: Charlton Kings
APPLICANT:	Dr John Boyes	
AGENT:		
LOCATION:	55 Bafford Approach Cheltenham Gloucestershire	
PROPOSAL:	Replace existing damaged under window fascia/cladding and gutters to front of house, and extend cladding across a portion of the ground floor.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is located on the south side of Bafford Approach, within Charlton Kings parish, and comprises a semi-detached, two storey property.
- 1.2 The property is largely faced in brick, with sections of horizontal white wood/uPVC cladding to the front elevation under the windows, and white rainwater goods. It is noted that the windows in the property have already been replaced with dark framed/black windows.
- 1.3 The applicant is seeking planning permission to replace the existing damaged white fascia/cladding and gutters to front of house with vertical black uPVC cladding, and to extend the cladding across a portion of the ground floor.
- 1.4 The application is before the planning committee as the applicant's partner is an elected Cheltenham Borough Councillor.

2. CONSTRAINTS AND PLANNING HISTORY

Constraints:

Principal Urban Area
Smoke Control Order

Planning History:

CB14874/00

14th January 1980

PERMIT

2-Storey Extension

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2024 (NPPF)

Section 2 Achieving sustainable development
Section 4 Decision-making
Section 12 Achieving well-designed places

Adopted Cheltenham Plan 2020 (CP) Policies

D1 Design
SL1 Safe and Sustainable Living

Adopted Joint Core Strategy 2017 (JCS) Policies

SD4 Design Requirements
SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)
Cheltenham Climate Change SPD (2022)

4. CONSULTATIONS

Building Control

10th March 2025

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

Parish Council

18th March 2025

No objection.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent to seven neighbouring properties. No representations have been received in response to the publicity

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The main consideration when determining this application relates to design and the impact of the proposals on the street scene.

6.2 Design and impact on street scene

6.2.1 CP policy D1 requires development proposals to complement and respect neighbouring development and the locality. The policy is generally consistent with JCS policy SD4 and advice set out within Section 12 of the NPPF. Additional design guidance for domestic properties is set out within Council's adopted 'Residential alterations and extensions' SPD.

6.2.2 The proposed alterations will undoubtedly alter the appearance of the property within the street scene, but are not considered harmful. A number of other properties along this stretch of the road have been altered or extended in some way over the years, some having replaced their cladding with render, with others having installed timber/timber effect cladding and rendered over the facing brick; indeed, the adjoining property has been amended in this way. As such, officers are satisfied that the resultant dwelling will not appear out-of-keeping, or particularly at odds with its context.

6.2.3 Together with the previously installed dark framed windows, the proposed changes will give the property a more contemporary appearance, whilst maintaining the general character of the property and its neighbours.

6.2.4 The proposals are therefore acceptable from a design perspective.

6.2.5 It is noted that no objection has been raised by local residents or the parish council in response to the consultation exercise.

6.3 Other considerations

Amenity

6.3.1 CP policy SL1 advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land owners or the locality; these requirements are reiterated in JCS policy SD14. In this case, given the nature of the proposals, officers are satisfied that there are no amenity concerns arising from the proposed alterations.

Climate change

6.3.2 The adopted Climate Change SPD provides guidance on how applicants can successfully integrate a best-practice approach towards climate change and biodiversity in all new development proposals. Whilst in this case the application is not supported by a Sustainability Statement or Climate Change Checklist, and no specific low carbon technologies are proposed, given the very limited scope of development proposed, this is acceptable on this occasion.

Public Sector Equality Duty (PSED)

6.3.3 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.

6.3.4 In this case, having considering the merits of the planning application, this authority is satisfied that the proposed development meets the requirements of the PSED. Due regard has been had to the nine protected characteristics recognised within the PSED, and officers are satisfied that no-one has been discriminated against in the determination of this application.

7. CONCLUSION AND RECOMMENDATION

- 7.1 With all of the above in mind, the proposals are considered to be acceptable, and the officer recommendation is to grant planning permission subject to the following standard conditions:

8. CONDITIONS

- 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.

INFORMATIVE

- 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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.