

55 Bafford Approach

25/00358/FUL

Replace existing damaged under window fascia/cladding and gutters to front of house, and extend cladding across a portion of the ground floor.

Officer recommendation: Permit

# Site location plan



55, Bafford Approach, Cheltenham, Gloucestershire, GL53 9JF



Location Plan shows area bounded by: 395800.0, 219841.02 396000.0, 220541.02 (at a scale of 1:1250), OSGridRef: SO95901994. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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# Photo of existing property – front elevation



# Proposed front elevation



# Google street view images



Nos. 53 & 55 Bafford Approach (application property)



Nos. 37 & 39 Bafford Approach



Nos. 49, 51, 53 & 55 Bafford Approach

## Key planning consideration

- Design and impact on street scene

## Summary of recommendation

- The proposed alterations would undoubtedly alter the appearance of the property within the street scene, but will not appear out-of-keeping, or particularly at odds with its context.
- 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.
- No objection has been raised by local residents or the parish council.
- The officer recommendation is to grant planning permission subject to the standard conditions set out within the officer report.