

24/02082/FUL– The Garden House

Proposed works:

Forming new plot from garden of the Garden House for construction of new house,
with vehicle access from Wellington Lane.

The application is at planning committee at the request of Councillor Tooke due to
the level of local interest/concern.

Location

1:1250





View of application site from West Drive/Wellington Square

Site Photos





Pedestrian Entrance to Rosehill House from West Drive

EastHolme

Side/rear of the Garden House –
view from West Drive





View of the site (existing garden of The Garden House)

Site Photos





View of application site from Wellington Lane

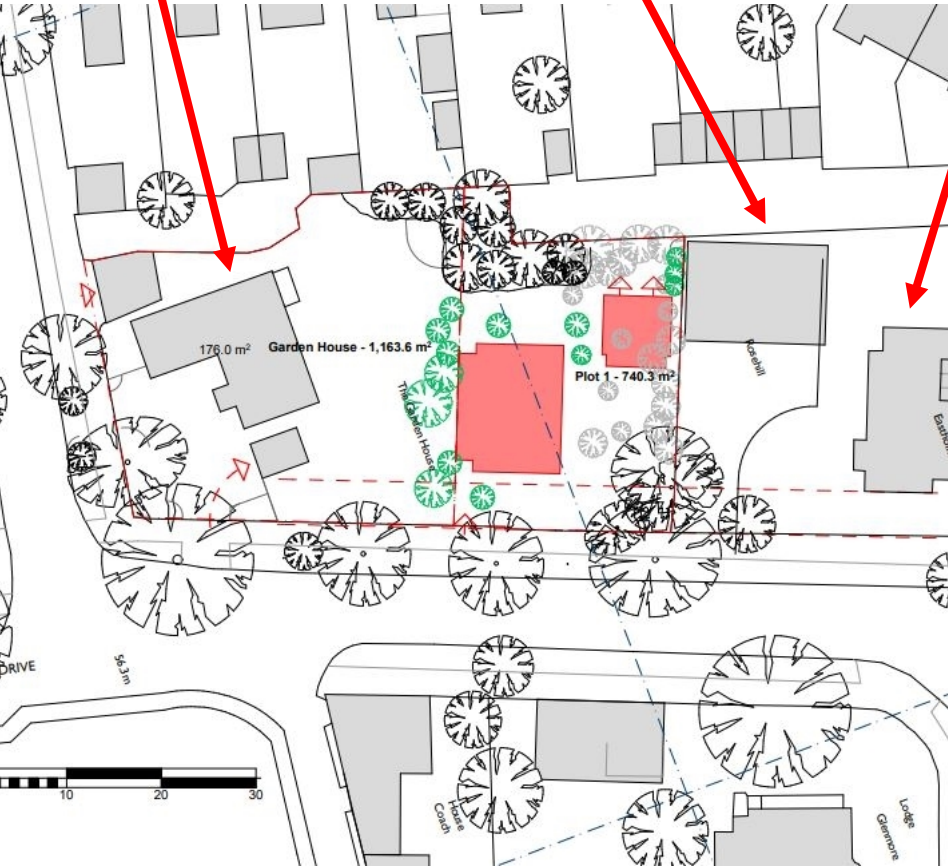
View of Rosehill House from Wellington Lane



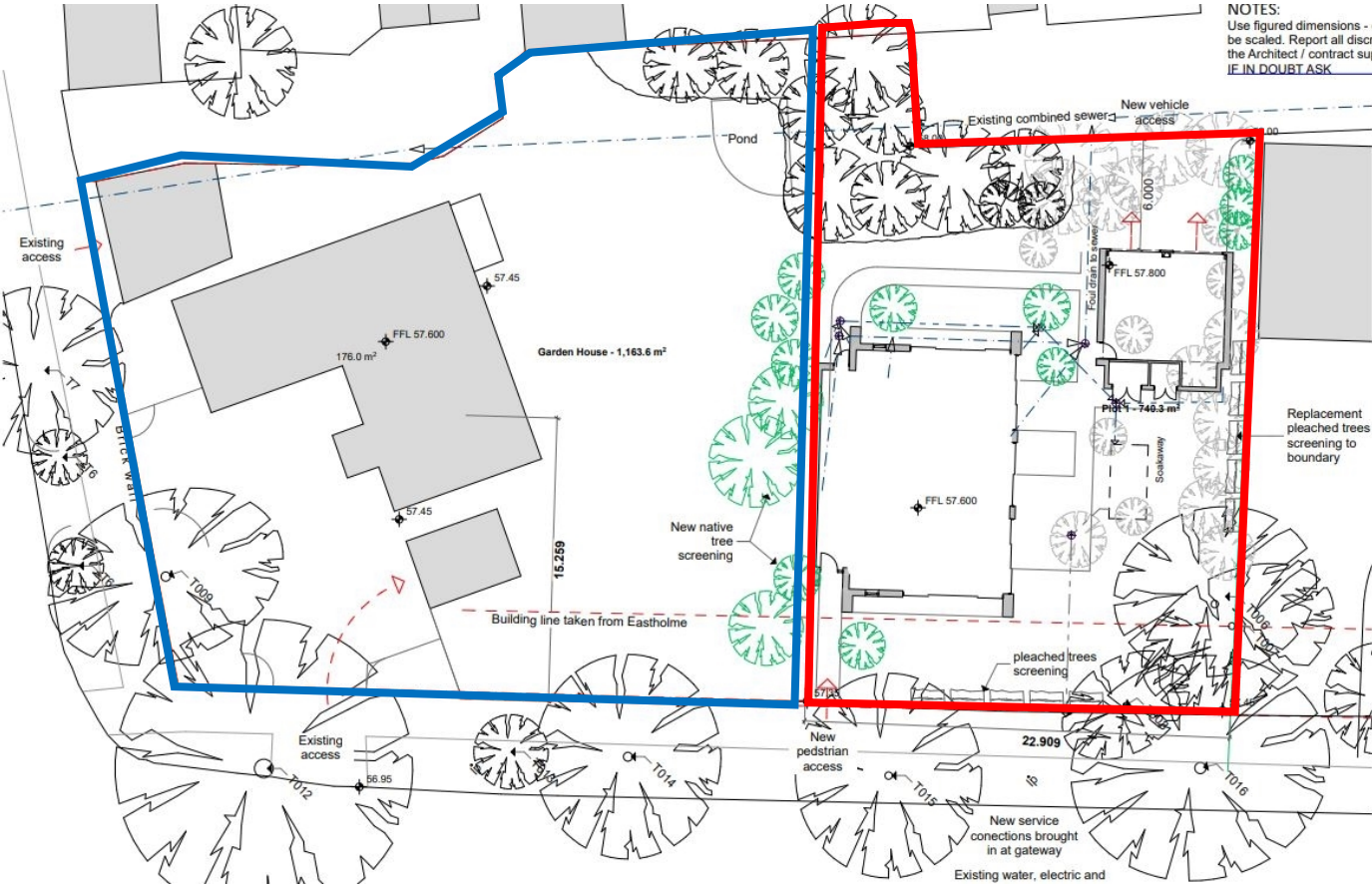
The Garden House

Rosehill House

Eastholme

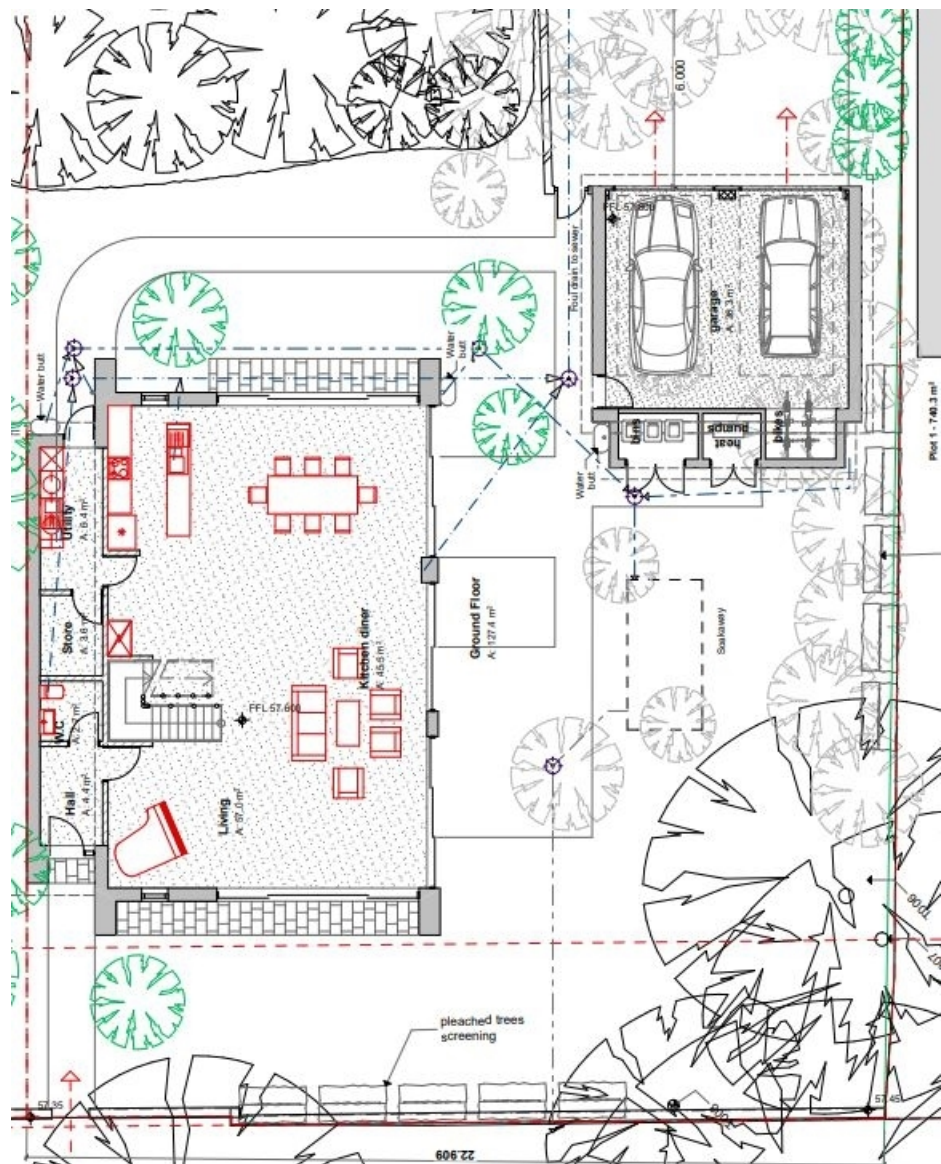


Proposed Block Plan

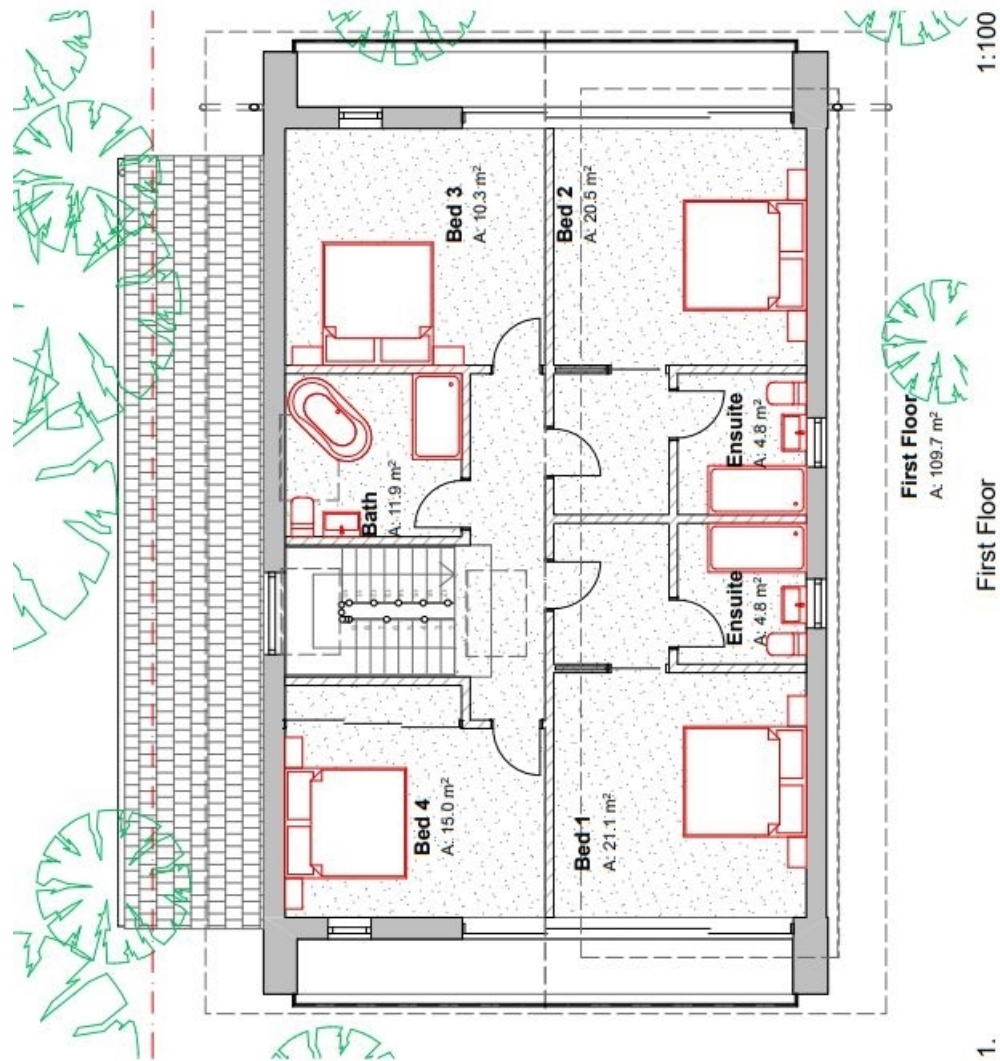


Proposed Site Layout Plan

NOTES:
Use figured dimensions - drawing not to be scaled. Report all discrepancies to the Architect / contract supervisor.
IF IN DOUBT ASK



Proposed Ground Floor plan



Proposed First Floor plan

As originally submitted - Proposed House Elevations



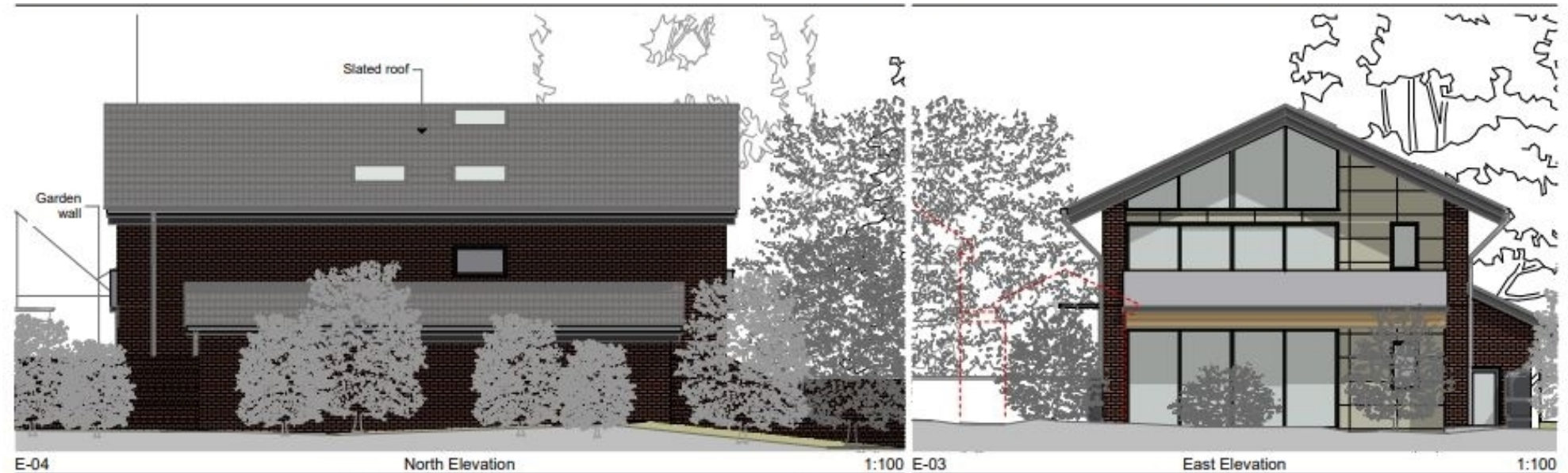
Revised Proposed House Elevations

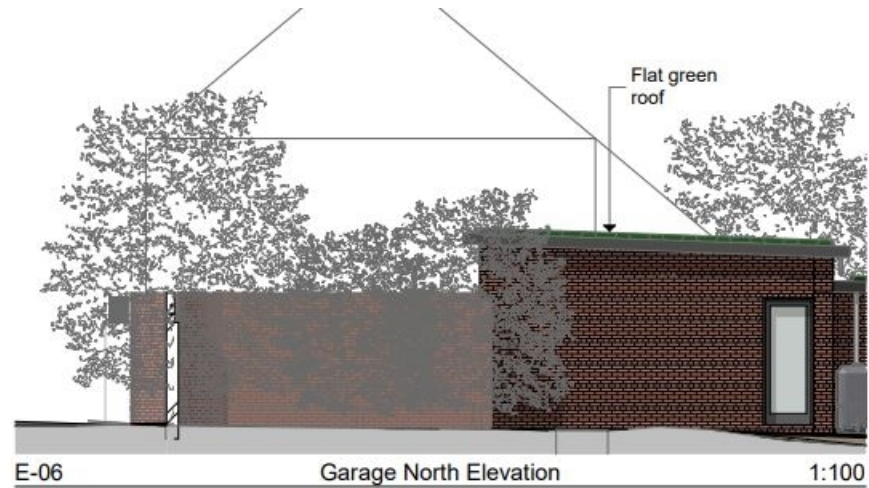


As originally submitted - Proposed House Elevations



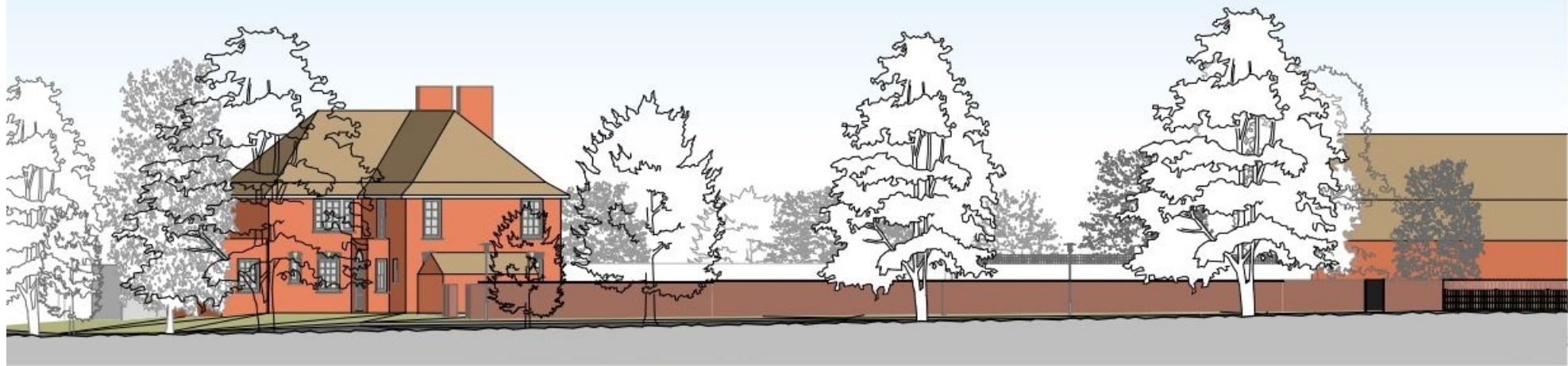
Revised Proposed House Elevations





Proposed Garage Elevations

Existing and Proposed Street Scene



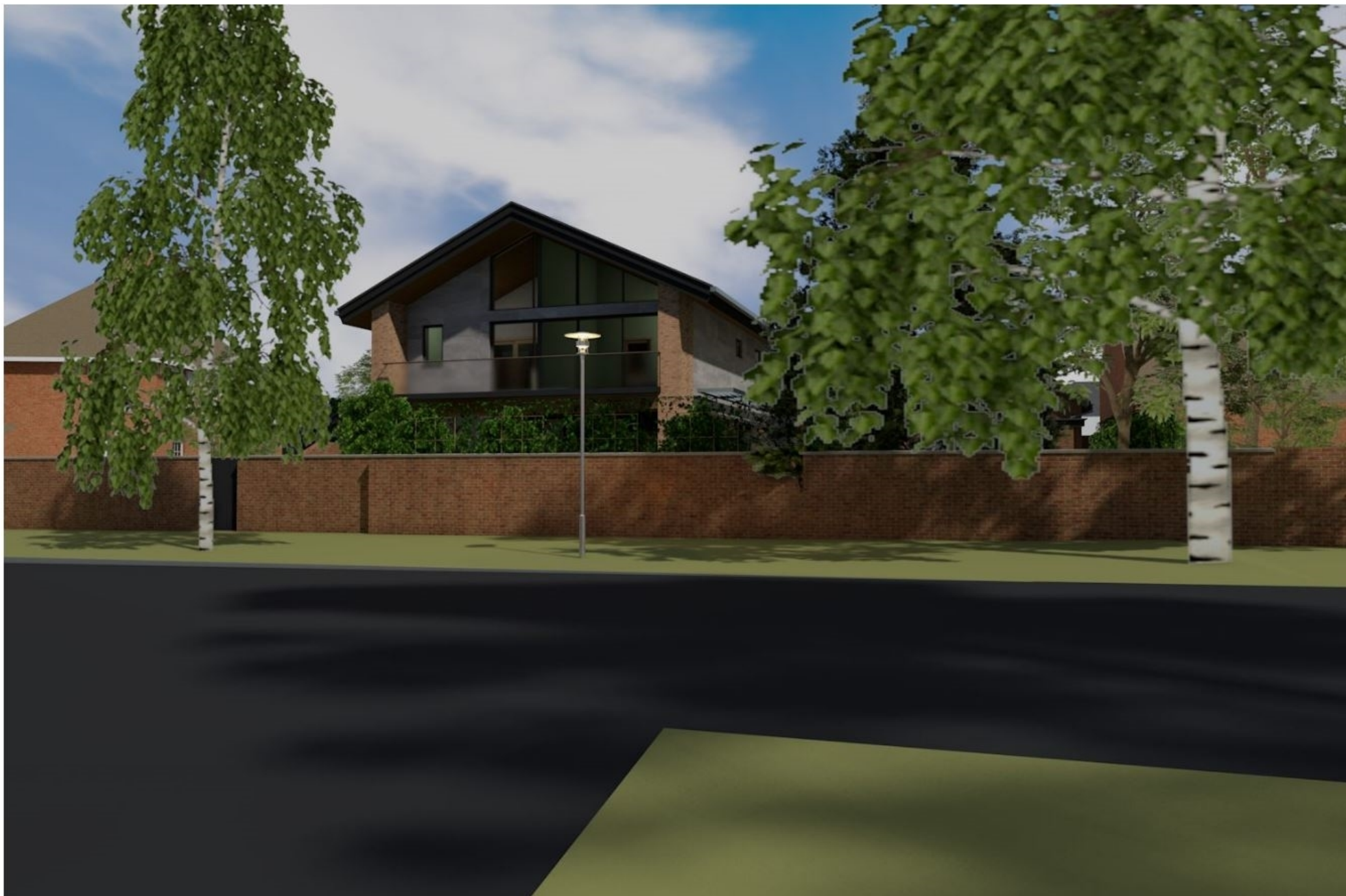
Elevation along West Drive

1:250



Elevation - as Proposed

1:250



CGI – Front Elevation/Street Scene



CGI – Front Elevation/Street Scene



CGI – Southern Elevation – view from Garden of Rosehill House



CGI – Northern Elevation – view from Garden of The Garden House



CGI – View from Wellington Lane

Key Planning Matters

- Principle
- Site layout and design
- Impact on designated heritage assets
- Impact on neighbouring amenity
- Parking and highway safety
- Drainage
- Sustainability
- Impact on trees
- Impact on Beechwoods SAC
- Biodiversity Net Gain and Ecology

Summary of recommendation:

- The Council cannot currently demonstrate a 5-year housing land supply, as such there is a presumption in favour of development
- The main benefit of the scheme is the contribution of an additional dwelling to Cheltenham's housing stock
- In its revised form, the site layout, scale, form and design of the development is considered to be acceptable.
- The application is also considered to be acceptable in terms of impact on neighbouring amenity, BNG, ecology, impact on trees, drainage, access and highway safety.
- Harm to designated heritage assets (conservation area or setting of listed buildings) has not been identified and therefore a 'strong reason' for refusal is not identified, meaning the proposal complies with para 11 d) i) of the NPPF.
- No adverse impacts have been identified that would significantly and demonstrably outweigh the benefits of the scheme, therefore the proposal also complies with NPPF para 11 d) ii).

Recommendation: Given the above, officer recommendation is to permit the application subject to conditions and a S.106 agreement (SAC Mitigation)

Recommended conditions:

- Time
- Approved plans
- Submission of materials
- Submission of SUD's Scheme
- Submission of landscaping details
- Submission of Ecological Mitigation and Enhancement Strategy
- Provision of refuse and recycle storage facilities
- Provision of bike storage
- Submission of ASHP details
- Submission of Construction Management Plan
- Restriction on windows – obscure glazing and high level
- Restriction on windows – no further openings in side elevations
- Removal of PD rights for extensions/structures
- Compliance with tree protection plan
- Highways – provision of pedestrian visibility splays
- BNG Gains