

APPLICATION NO: 25/01013/FUL		OFFICER: Mr Ben Warren
DATE REGISTERED: 11th July 2025		DATE OF EXPIRY: 5th September 2025
DATE VALIDATED: 11th July 2025		DATE OF SITE VISIT:
WARD: St Peters		PARISH:
APPLICANT:	Cheltenham Borough Council	
AGENT:	Adapt Architects Ltd	
LOCATION:	Evens Block 2 - 20 Grevil Road Cheltenham	
PROPOSAL:	Proposed external wall insulation to 5 storey blocks : 2-20 Grevil Road, 44-64 Orchard Way and 210-228 Arle Road.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application seeks consent for proposed external wall insulation to three separate, five storey blocks of flats. One of the buildings is located on the corner of Princess Elizabeth Way, Orchard Way and Russet Road and consists of flats 44 – 64 Orchard Way. Another building is located on Grevil Road, close to the junction with Arle Road and consists of numbers 2 – 20 Grevil Road, and the third building fronts on to Princess Elizabeth Way and consists of numbers 210 – 228 Arle Road. All of the sites are located within a residential area, and none fall within the conservation area.
- 1.2 The application is at planning committee as Cheltenham Borough Council is the applicant and landowner.
- 1.3 Members will likely recall other recent applications for similar external insulation works to other buildings within the Council's ownership, this application is a continuation of these works to improve council housing stock across the borough.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding over 45m
Principal Urban Area

Relevant Planning History:

None Relevant

3. POLICIES AND GUIDANCE

National Planning Policy Framework

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

Adopted Cheltenham Plan Policies

D1 Design
SL1 Safe and sustainable living

Adopted Joint Core Strategy Policies

SD3 Sustainable Design and Construction
SD4 Design Requirements
SD14 Health and Environmental Quality

Supplementary Planning Guidance/Documents

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

4. CONSULTATIONS

None

5. PUBLICITY AND REPRESENTATIONS

- 5.1 The application was advertised by way of site notices displayed at each site. No comments have been received in response to this neighbour notification process. In addition, within the support design and access statement, it notes how pre-submission

consultation was undertaken with residents, but no comments were received in response to this process.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations in relation to this application are the design, the impact of the proposal on neighbouring amenity, and sustainability.

6.3 Design and sustainability

- 6.4 Policy SD4 of the JCS notes how development should “respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality”. Furthermore, development “should be of a scale, type, density and materials appropriate to the site and its surroundings”. This is supported through adopted Cheltenham Plan Policy D1 which requires development to ‘complement and respect neighbouring development and the character of the locality.’
- 6.5 The Cheltenham Climate Change SPD (adopted June 2022), sets out a strategy for decarbonising homes over the next decade. For residential alterations and extensions there is an opportunity to improve the environmental performance of homes through the inclusion of various technologies and features.
- 6.6 The application proposes the addition of external insulation to three separate buildings, each consisting of residential flats over five storeys. Each building is reasonably prominent in their respective street scenes, and each sitting amongst buildings that vary in size and design. Buildings in the immediate surrounding context generally include a mix of two storey semi-detached and terraced properties, as well as blocks of flats of varying heights. The external facing material of each of the subject buildings is roughcast render. The Arle Road and Grevil Road buildings are mainly painted in cream/white, with the ground floors painted in an orange/red colour. The building on Orchard Way has a different visual appearance with the building finished in painted vertical panels in grey and white.
- 6.7 The supporting statement explains that the existing external wall insulation of these buildings is proposed to be replaced to ensure that the properties meet current building regulations. These works also provide an opportunity to improve the thermal performance of the flats, as well as an opportunity to consider alternative colour finishes.
- 6.8 In terms of design and finish, the proposed works would result in the elevations of the buildings having a brick slip detail at ground floor with a smooth rendered finish for the upper floors. Whilst the facing materials would be the same for each of the buildings, the colour palette for the render would vary across the sites.
- 6.9 Properties in the immediate context vary in material finish, and include the use of red brick and render, as such, the proposed materials are considered to be acceptable and in keeping in this context. The brick slip material specifications have been provided and are considered acceptable. A relevant compliance condition has been recommended.
- 6.10 In terms of sustainability, officers welcome the introduction of external insulation which will improve the thermal performance of the properties, the works therefore comply with the aims and objectives of Cheltenham’s Climate Change SPD.

6.11 Impact on neighbouring amenity

6.12 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.

6.13 The proposed works will have no harmful impact on neighbouring amenity and no letters of representation or concerns have been raised in response to the consultation process.

Other considerations

6.14 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 Having considered all of the above, the proposed works are considered to be acceptable in terms of design and impact on neighbouring amenity and accords with Cheltenham’s Climate Change SPD in terms of sustainability. As such, officer recommendation is to permit the application, 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 The Brick Slips products shall be applied in accordance with the product details below:

Orchard Way - 15mm DBA686-Blended-Stock 686
Grevil Road and Arle Road - 15mm DBA685-Dark-Red-Multi-Stock 685

unless otherwise in accordance with details that shall have first been submitted to and agreed 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).

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

