

Scout Head Quarters, 207 Leckhampton
Road

25/00788/FUL

Erection of replacement Scout Hut

Officer recommendation: Permit subject to conditions

Site location

Google earth image



25/00788/FUL

Site photos



View from access lane showing relationship with properties in Leckhampton Views



Existing building (east elevation)



View across site looking towards properties in Leckhampton Rise

Block plan



Existing footprint

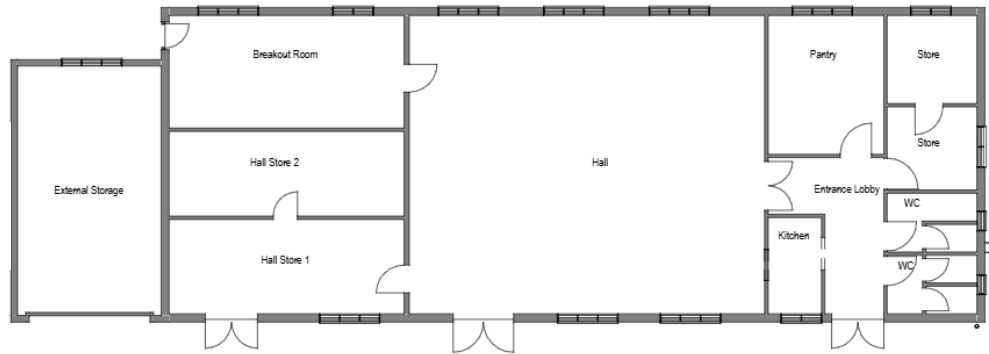


Proposed footprint

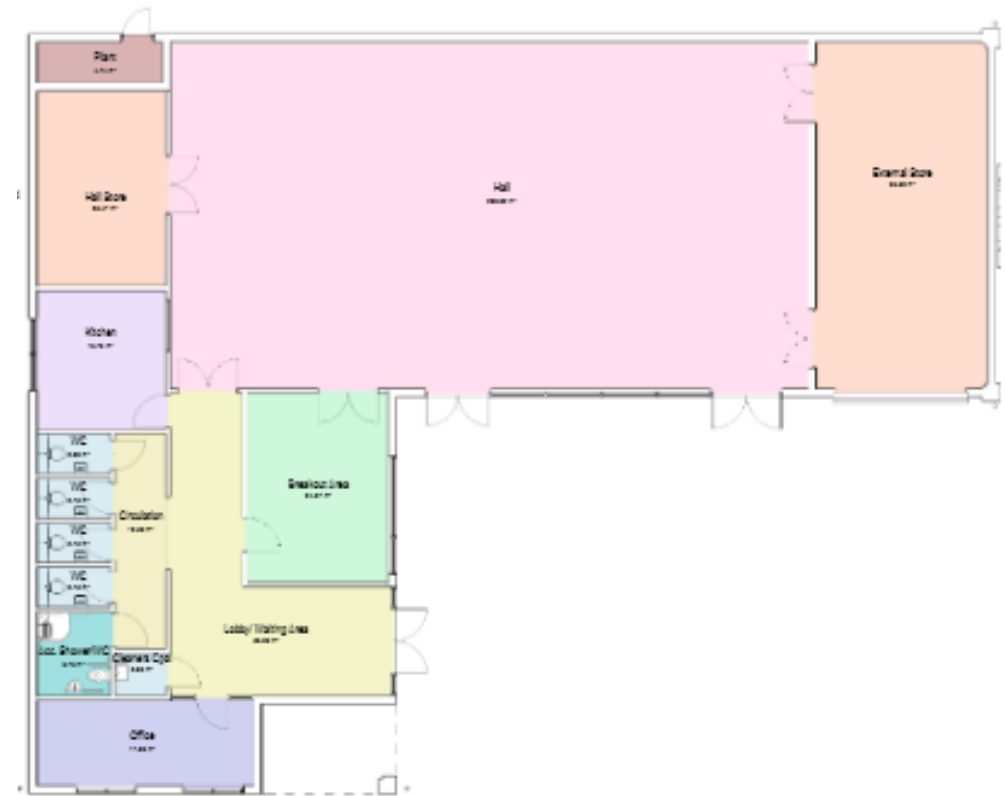


Cotswolds National Landscape (AONB)

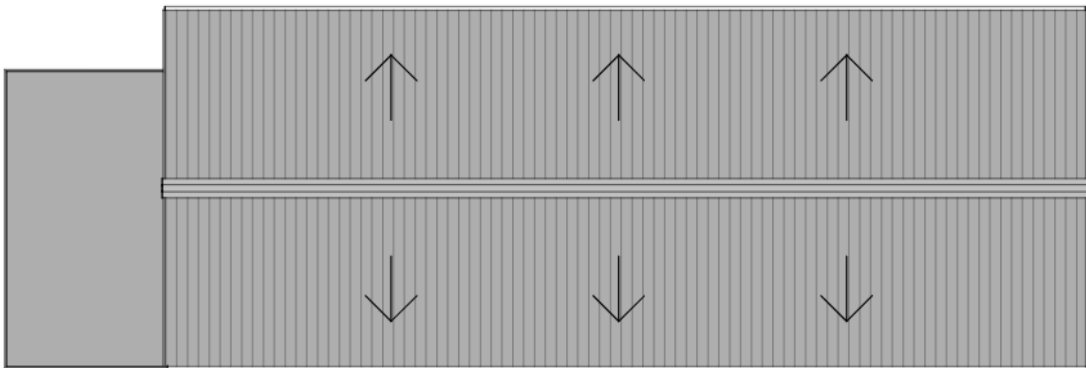
Existing floor plan



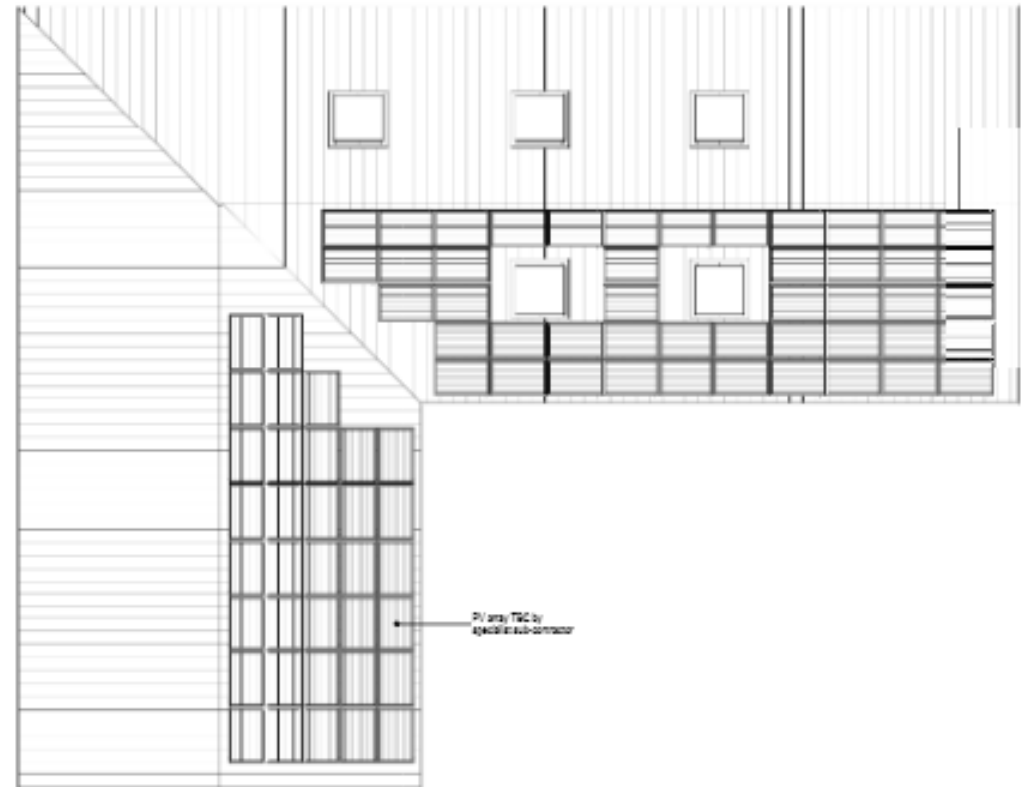
Proposed floor plan



Existing roof plan



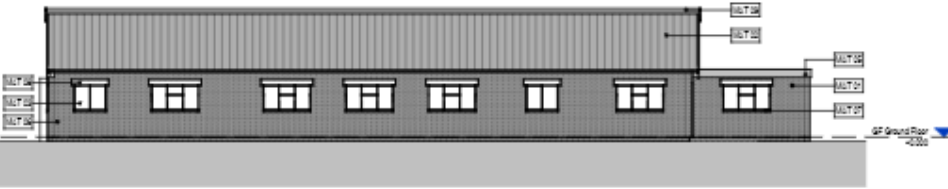
Proposed roof plan



Existing elevations



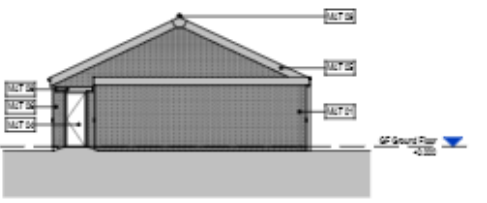
Existing External Elevation 1
1 : 100



Existing External Elevation 3
1 : 100



Existing External Elevation 2
1 : 100



Existing External Elevation 4
1 : 100

Proposed elevations



Proposed External Elevation 1
1 : 100



Proposed External Elevation 2
1 : 100

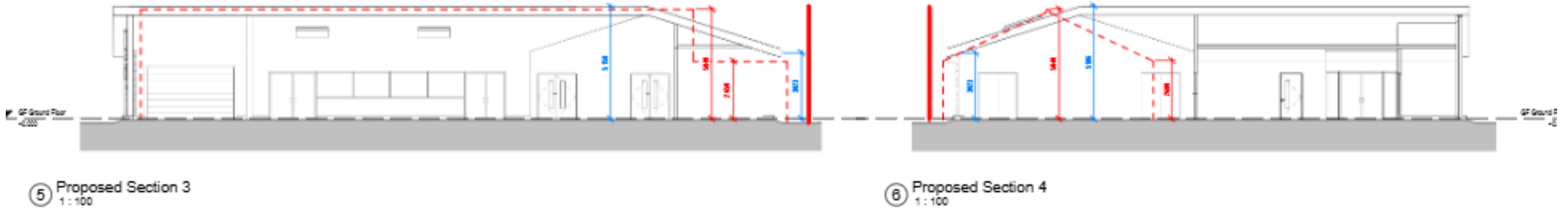
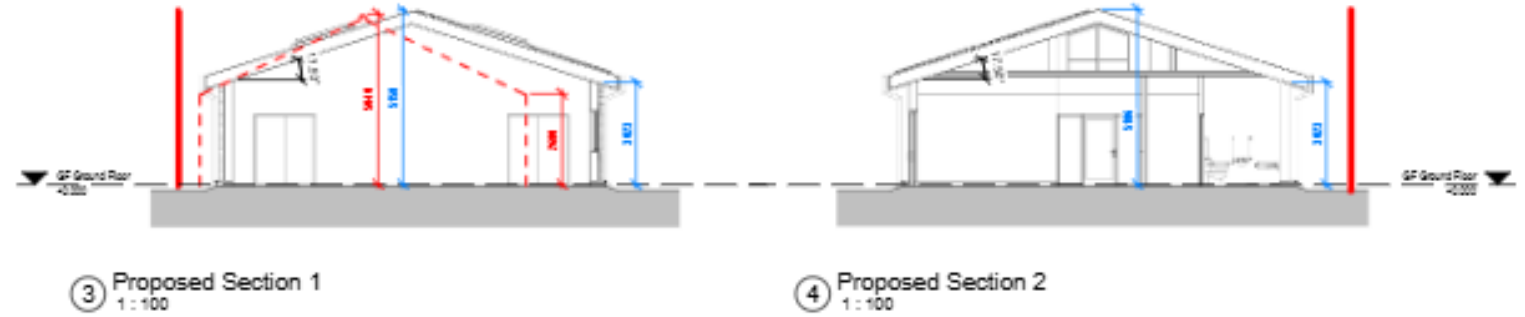


Proposed External Elevation 3
1 : 100



Proposed External Elevation 4
1 : 100

Sections



--- Outline of existing building

Key considerations

- Principle of re-developing existing community facility
- Design
- Sustainability and climate change
- Landscape impact
- Drainage
- Highway safety
- Biodiversity net gain

Summary of recommendation

- The scale, massing and general design of the replacement building is acceptable in this context, and no significant harm will be caused in terms of landscape impact, drainage, neighbouring amenity, and highway safety.
- Concerns raised by local residents have been duly noted and it is acknowledged that there will undoubtedly be some impact resulting from the proposals, particularly during the demolition and construction phase; however, this is not reason to withhold planning permission.
- The recommendation is to grant planning permission subject to conditions.

Suggested conditions

- Time limit – 3 years
- Approved plans
- Submission of Construction Method Statement
- Submission of soft landscape plan
- Submission of Ecological Mitigation and Enhancement Strategy
- Submission of external lighting details
- Submission of air source heat pump details