

25/00650/OUT  
Land On South Side Of Glenfall Way

Proposal

Outline application for the erection of four self-/custom-build dwellings. Access to be determined in detail. All other matters reserved for future consideration.



Site Location Plan



Site Aerial





Site Photographs



Site Photographs

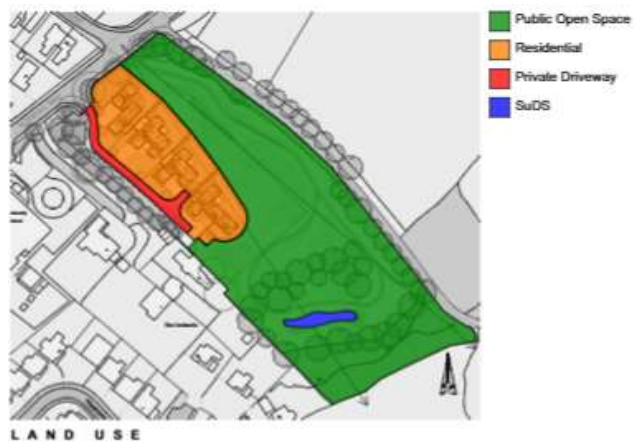




## Site Layout Plan



Site Strategy Plan



Parameter Plans



Proposed 4 New Dwellings  
Land off Glenfall Way



combes - events architects limited					INDICATIVE/ILLUSTRATIVE ONLY				
100-107 Bath Road Cheltenham Gloucestershire GL52 7LE t 01242 862737 e info@combes-events.co.uk www.combes-events.co.uk	RIBA REGISTERED ARCHITECTS	1. DARK GRAY TIMBER	2. LIGHT GRAY STONE	3. SLATE ROOF	4. ALUMINUM BLINDS BLACK	5. FFL ELEVATION LINE	Drawing No: Unit 1 Elevations	Client: Greenleaf Care	Project: Proposed 4 New Dwellings Land off Glenfall Way, Cheltenham, Gloucestershire
							Drawn By: LW	Date: 13/06/2019	Scale: 1:100 @ A1
									Drawing No: 24.25.002 PL 01/02

Indicative Elevations Plot 1

Proposed New Dwellings  
Land off Glenfall Way



<b>combes - events architects limited</b> 100-107 Bath Road Cheltenham Gloucestershire GL53 7LE T 01242 801121 e info@combes-architects.co.uk www.combes-architects.co.uk		<b>RIBA</b> 		1. CLADDING 2. BRICK 3. ROOF 4. WINDOW 5. DOOR		<b>INDICATIVE/ILLUSTRATIVE ONLY</b> Drawing: Unit 2 Elevations Site: Glenfall Way Client: Glenfall Way Drawn by: JLN Project: Proposed 4 New Dwellings Land off Glenfall Way, Cheltenham, Gloucestershire, Scale: 1:100 @ A1 Date: 13/08/2014 Drawing No: 24.25.002 PL 0102	
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Indicative Elevations Plot 2

Proposed 4 New Dwellings  
Land off Glenfall Way



<p>combes : everitt architects limited 105-107 Bath Road Chalfont St Giles Bucks HP8 4JF 01494 661131 e: info@combes.co.uk www.combes.co.uk</p> <p><b>RIBA</b> REGISTERED ARCHITECTS</p>	<p>1. CLAY BRICK (FACED) 2. CLAY BRICK (BATTER) 3. CLAY BRICK (FLAT) 4. CLAY BRICK (HORIZONTAL) 5. CLAY BRICK (VERTICAL)</p>	<p>6. CLAY BRICK (RANDOM) 7. CLAY BRICK (BATTER) 8. CLAY BRICK (FLAT) 9. CLAY BRICK (HORIZONTAL) 10. CLAY BRICK (VERTICAL)</p>	<p>11. CLAY BRICK (FACED) 12. CLAY BRICK (BATTER) 13. CLAY BRICK (FLAT) 14. CLAY BRICK (HORIZONTAL) 15. CLAY BRICK (VERTICAL)</p>	<p>16. CLAY BRICK (FACED) 17. CLAY BRICK (BATTER) 18. CLAY BRICK (FLAT) 19. CLAY BRICK (HORIZONTAL) 20. CLAY BRICK (VERTICAL)</p>	<p>21. CLAY BRICK (FACED) 22. CLAY BRICK (BATTER) 23. CLAY BRICK (FLAT) 24. CLAY BRICK (HORIZONTAL) 25. CLAY BRICK (VERTICAL)</p>	<p>INDICATIVE/ILLUSTRATIVE ONLY</p> <table border="1"> <tr> <td>Drawing No:</td> <td>100-3 Elevations</td> <td>Project:</td> <td>Proposed 4 New Dwellings Land off Glenfall Way, Chalfont St Giles, Bucks</td> </tr> <tr> <td>Client:</td> <td>Glenfall Way</td> <td>Scale:</td> <td>1:100 @ A1</td> </tr> <tr> <td>Drawn by:</td> <td>LN</td> <td>Date:</td> <td>13/08/2014</td> </tr> <tr> <td></td> <td></td> <td>Drawing No:</td> <td>24.05.007 PL 0010</td> </tr> </table>	Drawing No:	100-3 Elevations	Project:	Proposed 4 New Dwellings Land off Glenfall Way, Chalfont St Giles, Bucks	Client:	Glenfall Way	Scale:	1:100 @ A1	Drawn by:	LN	Date:	13/08/2014			Drawing No:	24.05.007 PL 0010
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Drawn by:	LN	Date:	13/08/2014																			
		Drawing No:	24.05.007 PL 0010																			

Indicative Elevations Plot 3



Proposed 4 New Dwellings  
Land off Glenfall Way



<p>combes - ewratt architects limited 105-107 Bath Road Cheltenham Gloucestershire GL53 7LE t 01242 887157 e info@combes-ewratt.co.uk www.combes-ewratt.co.uk</p>		<p><b>RIBA</b> REGISTERED ARCHITECTS</p>		<p>INDICATIVE/ILLUSTRATIVE ONLY</p>		<p>Drawing No: Unit 4 Elevations Client: Gloucester Council Drawn by: UN</p>		<p>Project: Proposed 4 New Dwellings Land off Glenfall Way, Cheltenham, Gloucestershire Scale: 1:100 @ A1 Date: 12/05/2014 Drawing No: 24.25.007 PL 0100</p>	
<p>1. TERRAZZO TILE</p>		<p>2. RACED STONE</p>		<p>3. SLATE ROOF</p>		<p>4. ALUMINIUM FRAMES</p>		<p>5. FINE GRAVEL</p>	

Indicative Elevations Plot 4

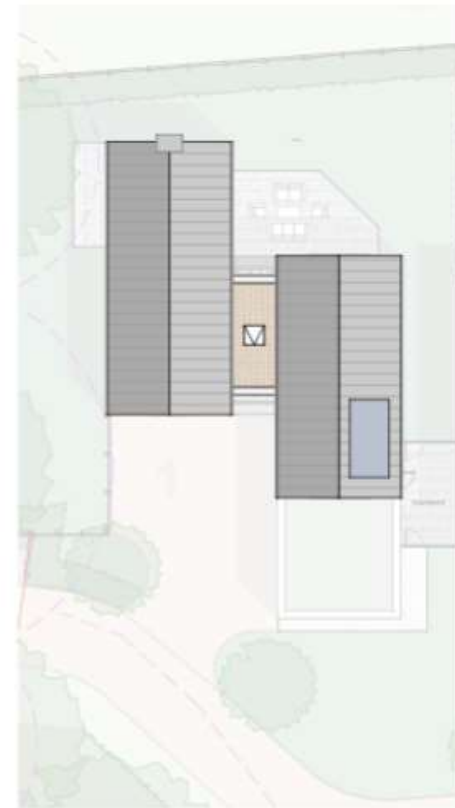
Proposed 4 New Dwellings  
Land off Glenfall Way



GROUND FLOOR PLAN



FIRST FLOOR PLAN



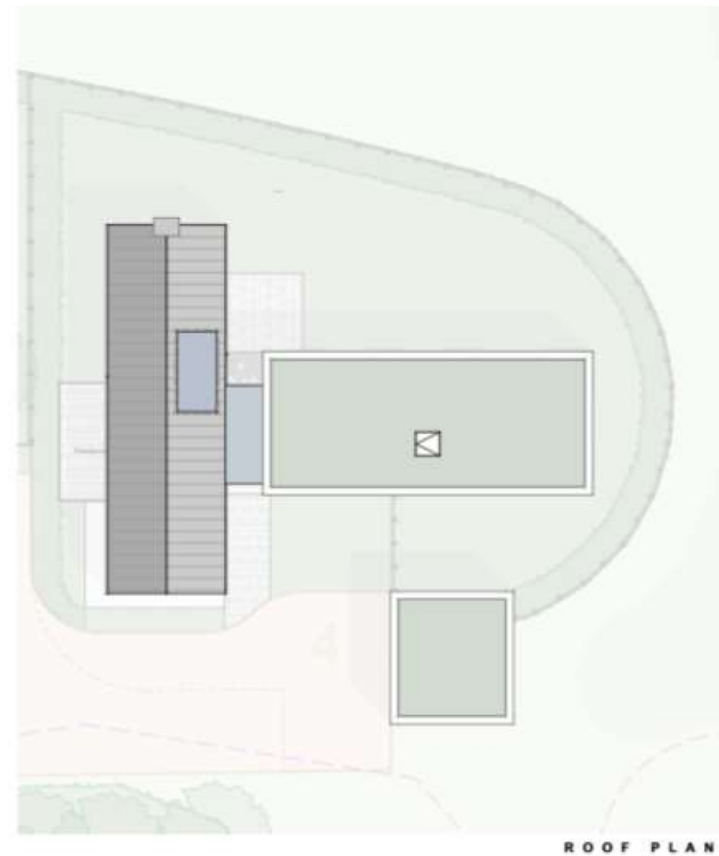
ROOF PLAN

GIFA  
Dwelling - 305m<sup>2</sup>  
Garage - 33m<sup>2</sup>

Indicative Floor Plans – Plot 1



GROUND FLOOR PLAN



ROOF PLAN

INDICATIVE/ILLUSTRATIVE ONLY  
 1. Foundation 2. Floor 3. Wall 4. Roof 5. Structure 6. Structure of Main Foundation

Indicative Floor Plans – Plot 4





Street View/Long Elevations




Street View Perspectives


Plot 1	
<b>Main Features</b> Plot Area: 100m <sup>2</sup> Plot Shape: Rectangular Plot Orientation: North	
<b>Building Dimensions</b> Building Area: 50m <sup>2</sup> Building Height: 2m Building Width: 10m Building Depth: 5m	
<b>Materials</b> Wall: Brick Roof: Asphalt Floor: Concrete Foundation: Foundation	
<b>Roof Form</b> Roof Form: Gabled Roof Pitch: 10:12 Roof Color: Grey	
<b>Foundation Style</b> Foundation Style: Foundation Foundation Depth: 1m	
<b>Boundary Treatments</b> Boundary Treatment: Boundary Boundary Height: 1m	
<b>Accessory Buildings</b> Accessory Building: Accessory Accessory Area: 10m <sup>2</sup>	
<b>Building Form and Style</b> Building Form: Building Building Style: Building	




Plot 3	
<b>Main Features</b> Plot Area: 100m <sup>2</sup> Plot Shape: Rectangular Plot Orientation: North	
<b>Building Dimensions</b> Building Area: 50m <sup>2</sup> Building Height: 2m Building Width: 10m Building Depth: 5m	
<b>Materials</b> Wall: Brick Roof: Asphalt Floor: Concrete Foundation: Foundation	
<b>Roof Form</b> Roof Form: Gabled Roof Pitch: 10:12 Roof Color: Grey	
<b>Foundation Style</b> Foundation Style: Foundation Foundation Depth: 1m	
<b>Boundary Treatments</b> Boundary Treatment: Boundary Boundary Height: 1m	
<b>Accessory Buildings</b> Accessory Building: Accessory Accessory Area: 10m <sup>2</sup>	
<b>Building Form and Style</b> Building Form: Building Building Style: Building	



Plot 2	
<b>Main Features</b> Plot Area: 100m <sup>2</sup> Plot Shape: Rectangular Plot Orientation: North	
<b>Building Dimensions</b> Building Area: 50m <sup>2</sup> Building Height: 2m Building Width: 10m Building Depth: 5m	
<b>Materials</b> Wall: Brick Roof: Asphalt Floor: Concrete Foundation: Foundation	
<b>Roof Form</b> Roof Form: Gabled Roof Pitch: 10:12 Roof Color: Grey	
<b>Foundation Style</b> Foundation Style: Foundation Foundation Depth: 1m	
<b>Boundary Treatments</b> Boundary Treatment: Boundary Boundary Height: 1m	
<b>Accessory Buildings</b> Accessory Building: Accessory Accessory Area: 10m <sup>2</sup>	
<b>Building Form and Style</b> Building Form: Building Building Style: Building	









Plot 4	
<b>Main Features</b> Plot Area: 100m <sup>2</sup> Plot Shape: Rectangular Plot Orientation: North	
<b>Building Dimensions</b> Building Area: 50m <sup>2</sup> Building Height: 2m Building Width: 10m Building Depth: 5m	
<b>Materials</b> Wall: Brick Roof: Asphalt Floor: Concrete Foundation: Foundation	
<b>Roof Form</b> Roof Form: Gabled Roof Pitch: 10:12 Roof Color: Grey	
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<b>Building Form and Style</b> Building Form: Building Building Style: Building	



Plot Passports/Design Code



Plot 1	
<b>Main Features</b>	
Plot Area:	898m <sup>2</sup>
Max GIA:	338m <sup>2</sup>
No. of on-plot parking spaces:	4
<b>Dwelling Dimensions</b>	
Footprint:	181m <sup>2</sup>
No. of Storeys:	2
FFL - Eaves Height:	5.4m
FFL - Ridge Height:	8.5m
Roof Pitch:	45°
<b>Materials</b>	
Roof:	Slate
Windows:	Aluminium
Rainwater goods:	Aluminium
Walls:	To be confirmed at detailed design stage from the pallet of materials listed below:
	1. COMPOSITE TIMBER
	2. NATURAL STONE
	3. SLATE ROOF
	4. ALUMINIUM WINDOWS/DOORS
	5. PPC ALUMINIUM RAINWATER GOODS
<b>Building Form and Style</b>	
Contemporary Residential Farm Style	



**Roof Form**

Gabled Pitch Roof

Flat Roof

**Fenestration Style**

Minimalist modern frame style with no grilles

**Boundary Treatments**

1m high post and rail timber fences with hedgerows planted tight against the fence.

**Ancillary Buildings**

None - Integrated Garage

**Garaging**

Integrated Garage - provision for 2 vehicles

Plot Passports/Design Code

# Key Planning Matters

- **Principle of new housing development outside of the PUA**  
Conflict with Policy SD10 of the JCS  
Paragraph 11(d) and Section 5 of the NPPF
- **Impact on the scenic and landscape qualities of the Cotswold National Landscape**  
Policies SD6 & SD7 of the JCS  
Section 15 of the NPPF
- **Indicative architectural design and layout**
- **Ecology, Protected Species and Biodiversity Net Gain**
- **Traffic and Highway Safety**
- **Impact on Amenity of Neighbouring Land Users**

## RECOMMENDATION/CONDITIONS

**PERMIT** subject to the completion of a s106 Agreement to include the following obligations:

- **Retention of public open space and new footpath link in perpetuity**
- **Implementation and future management of approved Biodiversity Net Gain**
- **Future management of public open spaces**
- **Delivery of self-/custom build housing**
- **Mitigation for recreational pressure on the Beechwoods Special Area of Conservation (SAC)**

**Comprehensive schedule of suggested conditions**