

25/01826/FUL
45 Springbank Way, Cheltenham

Proposal

Erection of replacement dwelling



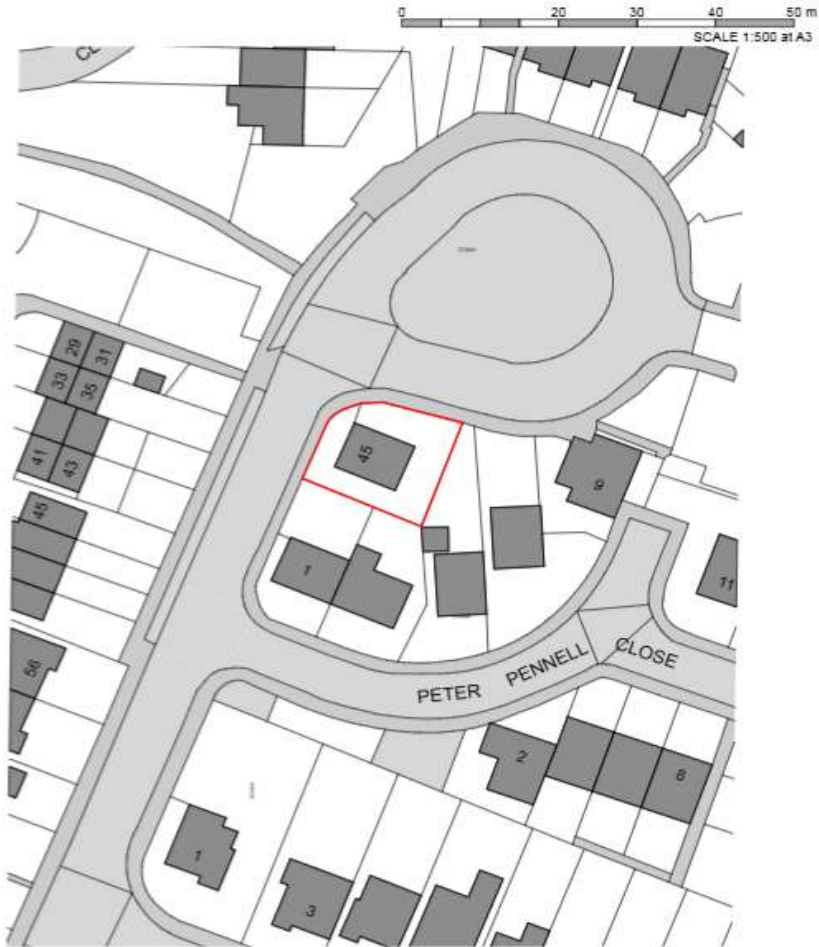
1 Existing Aerial View
Not To Scale

0 40 60 80 100 m

SCALE 1:1000 at A3



2 Site Location Plan
Scale: 1:1000



3 Existing Site Block Plan
Scale: 1:500

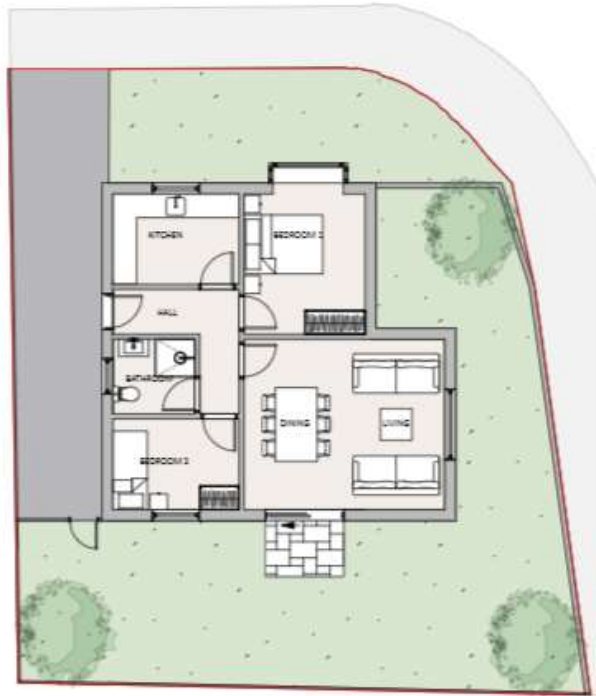
Site Location Plan



Site Image

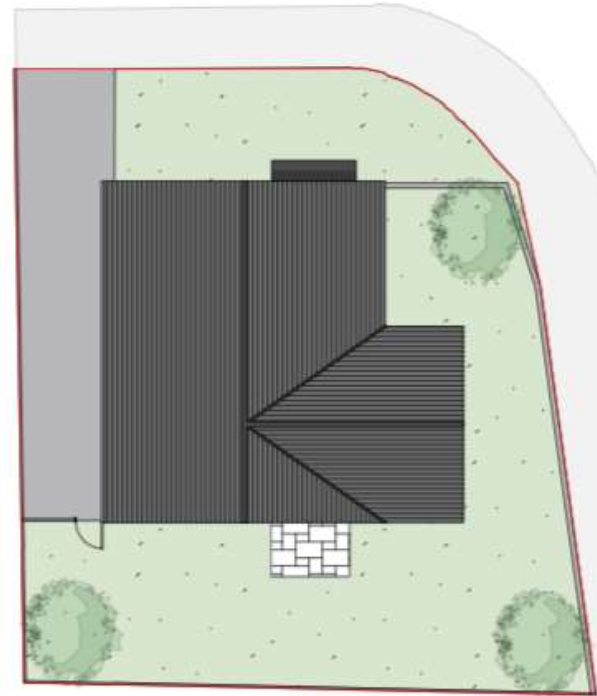


Existing Site Layout Plan



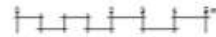
PROPOSED GROUND FLOOR PLAN

SCALE 1:50



PROPOSED ROOF PLAN

SCALE 1:50



Proposed Site Layout Plan



PROPOSED WEST ELEVATION

SCALE 1:50



PROPOSED SOUTH ELEVATION

SCALE 1:50



PROPOSED EAST ELEVATION

SCALE 1:50



PROPOSED NORTH ELEVATION

SCALE 1:50



Proposed Elevations

Key Planning Matters

- **Principle of new housing development**
Policy SD10 of the JCS
Paragraph 11(d) and Section 5 of the NPPF
- **Architectural design, scale and layout**
Impact on street scene and character of area
- **Traffic and Highway Safety**
- **Amenity of Neighbouring Land Users**
- **Climate Change and Sustainability**

RECOMMENDATION/CONDITIONS

PERMIT subject to conditions

- Detailed drainage strategy and finished floor levels
- Facing and roofing materials
- Construction working hours
- Implementation of ASHP and solar PV prior to occupation
- No further openings in southern roof slope