

<b>APPLICATION NO:</b> 26/00240/FUL	<b>OFFICER:</b> Nidhi Modi
<b>DATE REGISTERED:</b> 19th February 2026	<b>DATE OF EXPIRY:</b> 16th April 2026
<b>DATE VALIDATED:</b> 19th February 2026	<b>DATE OF SITE VISIT:</b> NA
<b>WARD:</b> Pittville	<b>PARISH:</b> NA
<b>APPLICANT:</b>	Cheltenham Borough Council
<b>AGENT:</b>	NA
<b>LOCATION:</b>	Robert Harvey House Winchcombe Street Cheltenham
<b>PROPOSAL:</b>	Install rail fixings and groundwork for demountable flood barriers in the 3x lower ground floor doorway porch areas.

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site refers to a five-storey rendered building that accommodates flats for retirement housing. It is situated within the residential area of Pittville ward and falls within the Old Town Character Area of the Cheltenham Central Conservation Area.
- 1.2 Robert Harvey House is a Sheltered Accommodation building of 37 self-contained flats located on Winchcombe Street, close to the town centre. The building is owned and managed by Cheltenham Borough Council (CBC) Housing services.
- 1.3 CBC is the applicant for the planning application and is seeking planning permission for the installation of flood barriers and supporting railings at the lower ground floor of the building.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### **Constraints:**

Airport Safeguarding over 45m  
Conservation Area  
Principal Urban Area  
Residents Associations  
Smoke Control Order

### **Relevant Planning History:**

**06/01339/CACN 25th September 2006 NOOBJ**

Fell lime tree in front of property

**08/01691/FUL 2nd March 2009 PER**

Replacement roof over communal landings

**08/01732/CAC 19th January 2009 NOTREQ**

Removal of existing powder coated aluminium dome roof lights to roof over communal landings and replace with powder coated aluminium ridge and hipped roof over communal landings

## 3. POLICIES AND GUIDANCE

### **National Planning Policy Framework**

Section 2 Achieving sustainable development  
Section 4 Decision-making  
Section 8 Promoting healthy and safe communities  
Section 12 Achieving well-designed places  
Section 16 Conserving and enhancing the historic environment

### **Adopted Cheltenham Plan Policies**

D1 Design  
SL1 Safe and sustainable living

### **Adopted Joint Core Strategy Policies**

SD3 Sustainable Design and Construction  
SD4 Design Requirements  
SD8 Historic Environment  
SD14 Health and Environmental Quality  
INF2 Flood Risk Management  
HE1 Buildings of Local Importance and Non-Designated Heritage Assets

### **Supplementary Planning Guidance/Documents**

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

#### **4. CONSULTATIONS**

See appendix at end of report

#### **5. PUBLICITY AND REPRESENTATIONS**

- 5.1** Notification letters were sent to 55 neighbouring land users, along with a site notice and a publication in the local newspaper. No response has been received from the publicity process.

#### **6. OFFICER COMMENTS**

##### **6.1 Determining Issues**

- 6.2** The key planning considerations in relation to this application are design and impact on neighbouring amenities and designated heritage assets and risk of flooding. Consideration will also be given to climate change and sustainability.

##### **6.3 Design, impact on conservation area and risk of flooding**

- 6.4** Section 12 of the NPPF sets out that good design is a key aspect to achieving sustainable development and creating better places in which to live. Similarly, Policies SD4 of the JCS and D1 of the Cheltenham Plan require development to respond positively to and respect the character of the site and its surroundings and achieve a high standard of architectural design.

- 6.5** Section 16 of the NPPF (2024) sets out the importance of conserving and enhancing heritage assets. This is reflected in policy SD8 of the Joint Core Strategy which requires development to make a positive contribution to local character and distinctiveness, having regard to the valued elements of the historic environment.

- 6.6** NPPF paragraphs 212 and 213 advise that when considering the impact of proposed development on the significance of designated heritage assets, great weight should be given to the assets' conservation and that any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 215 advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- 6.7** Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 6.8** The proposal includes the installation of three units of demountable flood barriers and supporting rail fixings at the doorway and porch areas of the lower ground floor of the building. The development will be supported by ancillary ground and drainage work.

- 6.9** The property is observed to suffer from surface water flooding from the adjacent highway. The flood barriers are identified as a solution for flood resilience that mitigates the risk of potential flooding and enables positive drainage.

- 6.10** As mentioned in the planning statement submitted alongside the application, the design of the barriers has been informed by the flood survey and further developed in collaboration

between the CBC flood risk and drainage engineer, Housing staff, and Emergency planning staff.

- 6.11 The proposal includes the permanent fixing of 0.7m-high slots at the walls of the lower ground floor porches. The barriers can be mounted into these slots when required. It is not seen to affect access or restrict the movement of the land users.
- 6.12 Alternative access is provided for disabled users through the communal rear doorways to the lower ground floor when the barriers are in operation.
- 6.13 As the barriers are located below surrounding ground level, they will not impact flood risk around the site as well. Flood water will drain out through the channels situated around the building. The application includes improvements to these drainage channels to facilitate positive drainage and mitigate any possibilities of backflow.
- 6.14 The fixings and drainage work will have a negligible impact on the appearance of the lower ground floor porch areas. Whilst the works will be visible from the street scene, it is to be largely hidden by the external stairs, thereby not impacting the street scene in any harmful ways.
- 6.15 The proposal is also not considered to alter or impact the setting, general character and appearance of the dwelling, wider conservation area or other heritage assets.
- 6.16 As such, the development is considered to be acceptable in principle. It is seen as an improvement to current conditions and will provide a positive solution to the flooding situation.
- 6.17 Overall, the resulting form, scale and design of the proposed development is considered to be appropriate and acceptable. It stands in compliance with the relevant planning policies and guidelines.

#### **6.18 Impact on neighbouring property**

- 6.19 Section 12 of the NPPF highlights that development should promote a high standard of amenity for existing and future users. This is further emphasised in policy SD14 of the JCS and Cheltenham Plan SL1 which set out the requirement for development not to cause unacceptable harm to the amenity of adjoining land users and the locality.
- 6.20 Given the location and positioning of the proposed development, in respect to its relationship with the neighbouring dwellings, it is not considered to have a harmful impact on neighbouring amenities in terms of loss of light, privacy and outlook.
- 6.21 No letters of objection or concerns regarding the proposed development have been received in response to the neighbour consultation process.
- 6.22 The proposed development is considered to be compliant with Adopted Cheltenham Plan (2020) policy SL1 and adopted JCS policy SD14 which requires development to protect the existing amenity of neighbouring land users and the locality.

#### **6.23 Sustainability**

##### **6.24 Climate Change**

Section 14 The NPPF prescribes that the planning system should support the transition to a low carbon future in a changing climate. This is a key theme and objective of the Cheltenham Local Plan. This aim is recognised in Policy SD3 of the JCS, which sets out an expectation that all development should be adaptable to climate change.

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 a home through the inclusion of technologies and features such as photovoltaics, replacement windows, heat recovery, permeable (or minimal) hard surfaces, works to chimneys, insulation, replacement heating systems (heat pump) and thoughtful kitchen design.

Given the nature and scale of development, the planning statement, submitted alongside the application, is considered to be acceptable in response to climate change and flooding.

## **6.25 Other considerations**

### **6.26 Public Sector Equality Duty (PSED)**

As set out in the Equality 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.

**6.27** In the context of the above PSED duties, this proposal is acceptable.

## **7. CONCLUSION AND RECOMMENDATION**

**7.1** For the reasons discussed above, the recommendation is to grant planning permission subject to the conditions set out below.

## **8. CONDITIONS**

- 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.

## **INFORMATIVES**

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.

## Consultations Appendix

### Building Control

16th March 2026 - No comment.

### Cheltenham Civic Society

24th March 2026 - 26/00240/FUL|Install rail fixings and groundwork for demountable flood barriers in the 3x lower ground floor doorway porch areas.|Robert Harvey House Winchcombe Street Cheltenham Gloucestershire GL52 2NL

<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TAAH79EL08300>

No comment submitted on this application.

Instead submit an additional comment on the application 25/02051/FUL for 86-90 Winchcombe Street <https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T7O6SQELJ6W00>

The recent application for the installation of flood barriers in the lower ground floor flats of Robert Harvey House on the opposite side of Winchcombe St (26/00240/FUL) demonstrates the flooding potential of this site, and illustrates why 86-90 Winchcombe Street should not be approved with lower ground floor flats.