

APPLICATION NO: 26/00647/FUL	OFFICER: Ms Ebba Carling
DATE REGISTERED: 15th May 2026	DATE OF EXPIRY: 10th July 2026
DATE VALIDATED: 15th May 2026	DATE OF SITE VISIT:
WARD: St Marks	PARISH:
APPLICANT:	Cheltenham Borough Council
AGENT:	Adapt Architects Ltd
LOCATION:	3 Byron Road Cheltenham Gloucestershire
PROPOSAL:	Change of render type to smooth from roughcast, PV solar panels to south facing roofs and new entrance canopy at numbers 3, 11, 29, 31 and 35 Byron Road.

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site relates to no. 3, 11, 29, 31 and 35 Byron Road, which are residential dwellings located within St Marks ward. The dwellings are located within The Poets Conservation Area and are finished in a roughcast white render.
- 1.2 The applicant is seeking planning permission for the change of render type to smooth from roughcast, the installation of solar panels and new entrance canopies.
- 1.3 The application is at planning committee as the applicant is Cheltenham Borough Council.
- 1.4 Planning permission for similar works within Cheltenham Borough Council have recently been granted permission

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport Safeguarding All Developments
Conservation Area
Principal Urban Area

Relevant Planning History:

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 14 Meeting the challenge of climate change, flooding and coastal change
Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan Policies

D1 Design
SL1 Safe and Sustainable Living

Adopted Joint Core Strategy Policies

SD4 Design Requirements
SD8 Historic Environment
SD14 Health and Environmental Quality
INF5 Renewable Energy/Low Carbon Energy Development

Supplementary Planning Guidance/Documents

Cheltenham Climate Change (2022)
Residential Alterations and Extensions (2008)
The Poets conservation area character appraisal and management plan (June 2009)

4. CONSULTATIONS

Building Control

21st May 2026 - No comment.

Ward Councillors

20th May 2026 - Neighbours are justifiable concerned about the effect on their properties at the junction of the 10cm cladding and their rough-render. Will the junction be sealed? How will the installer prevent water ingress at the join? They would like clarification and a guarantee if possible. There is no mention of this joint in the application, could the officer please seek clarification and evidence and post the documentation here.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 Notification letters were sent to 17 neighbouring properties; a site notice was displayed and an advert published in the Gloucestershire Echo. One representation was received in objection; raising concerns that the proposed render would cause the dwellings to stand out within the street scene. The remaining issues raised are not material planning consideration and can therefore not be considered in the determination of this application.

5.2 Comments Received

13 Byron Road Cheltenham Gloucestershire GL51 7HE

Comments: 1st June 2026

Whilst I support the idea in principle, the proposal does not provide enough evidence about the join between properties. Each of the 5 planned properties are semi-detached, joined to a property not included in the planning permission.

100mm of render is significant and will make the 5 properties stand out compared to those they are joined to.

Furthermore, no information on how the join between the properties will be protected is given. If poorly done this could lead to damp problems or damage to the render.

Additionally, there is less than 50mm behind the shared drainage pipes which mark the boundary of the properties. Is the plan to replace these pipes?

Overall, not enough information is provided in this plan, and the proposal is over simplified as there is significantly more to it than just a change of render type.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The main considerations in determining this application are design, impact on the conservation area, neighbouring amenity and sustainability and climate change.

6.3 Design and impact on the conservation area

- 6.4 Policy SD4 of the JCS and policy D1 of the Cheltenham Plan require development to be of a high standard of architectural design that responds positively to and respects the

character of the site and its surroundings. This draws from paragraph 135 of the NPPF which seeks development to be visually attractive and sympathetic to local character.

- 6.5 Policy SD8 of the JCS relates to the historic environment and states how 'Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance'. Section 16 of the NPPF also echoes the importance of conserving and enhancing heritage assets. Additionally, 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 a conservation area.
- 6.6 The application proposes a change in render type from roughcast to smooth render. The application site is located on the north side of Byron Road. Officers note that the majority of properties along the northern side of Byron Road are finished in light-coloured render. Whilst the proposed change to smooth render would alter the appearance of the dwellings to some extent, the dwellings would retain their existing form, and overall design. The agent has confirmed that the proposed render would be white in colour, to match the colour of the existing dwellings. Whilst the concerns raised by No. 13 Byron Road are acknowledged, the proposal is not considered to result in significant harm to the appearance and character of the dwelling or the street scene.
- 6.7 The proposal includes the installation of photovoltaic (PV) solar panels on the south-facing roof slope which fronts Byron Road. Paragraph 167 of the NPPF states *"Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights). Where the proposals would affect conservation areas, listed buildings or other relevant designated heritage assets, local planning authorities should also apply the policies set out in chapter 16 of this Framework."*
- 6.8 The solar panels would be visible within the street scene, however, the visual impact of this element of the proposal is not considered to be significant. Taking into account the support afforded by national planning policy for renewable energy measures, the proposed solar panels are considered acceptable.
- 6.9 The Poets conservation area character appraisal and management plan notes that houses on the north side of Byron Road *"have elements of a classical design, such as their symmetrical proportions and the use of timber sash windows in their design."* The application does not propose any alterations to the overall design or proportions of the dwelling or the windows and is not considered to result in significant harm to the conservation area.
- 6.10 The replacement of the existing entrance canopies with new entrance canopies is considered to be a minor alteration which would not result in any significant impact.
- 6.11 As such, the proposed works are considered to be acceptable in terms of design.
- 6.12 **Impact on neighbouring property**
- 6.13 Given the nature of the development, there are no concerns relating to an unacceptable impact on neighbouring amenity in terms of a loss of light, loss of privacy and overbearing impact. Although one objection was received in response to the statutory consultation, the matters raised do not relate to material planning considerations and have therefore not been considered in the determination of this application.

6.14 Sustainability

- 6.15 Policy SD3 of the JCS requires development to demonstrate how they will contribute to the aims of sustainability and be expected to be adaptable to climate change in respect of design, layout, siting, orientation and function. 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.
- 6.16 As set out within the Design and Access Statement, the dwellings are currently poorly insulated, and the proposed works would result in more energy efficient dwellings. The proposal is therefore considered to be consistent with the Cheltenham Climate Change (2022) SPD.

6.17 Other considerations

6.18 Public Sector Equality Duty (PSED)

- 6.19 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.

In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1 With the above in mind, officers consider the scheme to be in accordance with relevant policies and guidance. The recommendation is to therefore permit this application subject to the suggested 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.

- 3 The exterior of the buildings shall be rendered and painted to match the colour of the existing buildings and maintained as such thereafter.

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.

Approved Plans

Reference	Type	Received	Notes
191-PP-001 P2	OS Extract	14th May 2026	
190-PP-003 P1	Drawing	19th May 2026	
190-PP-011 P1	Drawing	20th April 2026	
190-PP-029 P1	Drawing	20th April 2026	
190-PP-031 P1	Drawing	20th April 2026	
190-PP-035 P1	Drawing	20th April 2026	