

<b>APPLICATION NO:</b> 13/00294/FUL	<b>OFFICER:</b> Miss Michelle Payne
<b>DATE REGISTERED:</b> 23rd February 2013	<b>DATE OF EXPIRY:</b> 20th April 2013
<b>WARD:</b> Park	<b>PARISH:</b> None
<b>APPLICANT:</b>	Mr Ian Bacon
<b>AGENT:</b>	None
<b>LOCATION:</b>	32 St Stephens Road, Cheltenham
<b>PROPOSAL:</b>	Proposed vehicular access and hardstanding. Redesign of remaining frontage introducing soft landscaping (Revised scheme: 11/00013/FUL)

**RECOMMENDATION:** Permit



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## 1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for a new vehicular access to the front of no. 32 St. Stephens Road in connection with the creation of a hardstanding and the introduction of soft landscaping to the remaining frontage.
- 1.2 The application site is located on the eastern side of St. Stephens Road within the Tivoli character area, one of 19 character areas that together form Cheltenham's Central conservation area. The site is occupied by a semi-detached dwelling which is positively identified on the Townscape Analysis Map. Access to the rear of the site is available from Inkerman Lane, a narrow service lane.
- 1.3 The existing frontage comprises gravelled beds between areas of paving, with a number of small conifers along the southern boundary and a raised bed along the northern boundary adjacent to a footpath. The frontage is some 8 metres deep by approximately 7.5 metres wide. Low level railings with pedestrian gate extend the width of the front boundary.
- 1.4 The application proposes a new vehicular access from St. Stephens Road, a classified road, together with the formation of a driveway running perpendicular to the highway and associated soft landscaping. It is a revised scheme following the refusal of two previous applications, one of which was later dismissed on appeal. The previous applications were considered harmful to the conservation area and highway safety.
- 1.5 The application is before planning committee at the request of Councillor Garnham due to the planning history and the weight of public opinion against the proposal.

## 2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

### Constraints:

Conservation Area  
Residents Association

### Relevant Planning History:

**10/01360/FUL**                      **WITHDRAWN**                      **4th October 2010**

Construction of new driveway and lowering of kerb

**11/00013/FUL**                      **REFUSE**                      **2nd March 2011**

Construction of new driveway and lowering of kerb

**11/01252/FUL**                      **REFUSE**                      **4th November 2011**

Vehicular access with permeable hardstanding

## 3. POLICIES AND GUIDANCE

### Adopted Local Plan Policies

CP 1 Sustainable development  
CP 3 Sustainable environment  
CP 4 Safe and sustainable living  
CP 7 Design  
BE 5 Boundary enclosures in conservation areas  
BE 7 Parking on forecourts or front gardens in conservation areas  
TP 1 Development and highway safety

### Supplementary Planning Guidance/Documents

Tivoli character area appraisal and management plan (2008)

## 4. CONSULTATIONS

### **GCC Highways Planning Liaison**

*13th March 2013*

St. Stephens Road is a frequently used road forming a link between the A40 at Westal Green with the Park and University Campus. The application site is situated at a point where on-street parking is prevalent and is one of six semi-detached properties constructed c1950, some of which already enjoy the benefit from the provision of a dropped kerb with off-street parking.

If permitted, the proposed development will remove an on-street parking space as it seeks to create a dropped kerb to allow a driveway to be constructed perpendicular to the highway that can be used for the parking of a vehicle. The proposal also seeks to retain a significant amount of existing soft landscaping with the addition of some new planting and landscaping.

I refer to the above planning application received on 25th February 2013 unnumbered plans date stamped by the L.P.A. on 21st February 2013.

I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:-

Prior to the use of the new vehicular access hereby authorised is brought into use the access facilities necessary to serve the site shall be laid out and constructed in accordance with the submitted details with any gates hung so as not to open outwards towards the public highway and the area within 5.0m of the carriageway edge surfaced in a bound or other approved material and thereafter similarly maintained.

REASON: To ensure a satisfactory means of access is provided and maintained in the interests of highway safety.

NOTE:

The proposed development will require the provision of a vehicular crossing from the carriageway and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 before commencing works on the highway.

## 5. PUBLICITY AND REPRESENTATIONS

5.1 Letters of notification were sent out to 30 neighbouring properties. In addition, a site notice was posted and an advert published in the Gloucestershire Echo. In response to the publicity, representations have been received from the owner/occupiers of nos. 18 and 28 St Stephens Road in objection to the proposal. The various letters have been circulated in full to Members but, in brief, the main objections relate to:

- Highway safety
- Visual impact
- Contrary to policy

## 6. OFFICER COMMENTS

Officer comments will follow as an update.