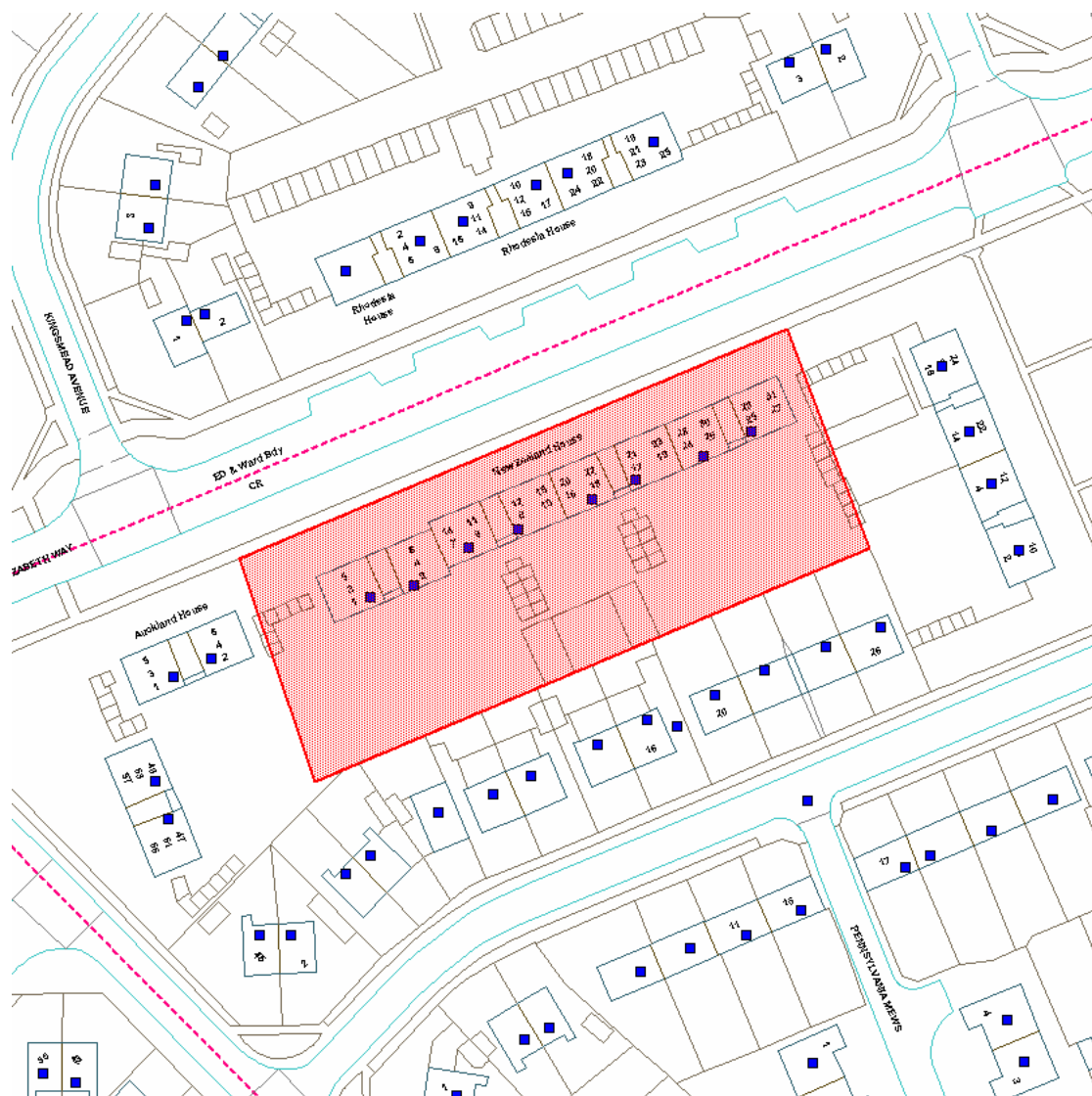


APPLICATION NO: 13/01022/FUL	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 18th July 2013	DATE OF EXPIRY: 12th September 2013
WARD: St Peters	PARISH: None
APPLICANT:	Cheltenham Borough Council
AGENT:	Mr Stephen Rosagro
LOCATION:	New Zealand House, Princess Elizabeth Way, Cheltenham
PROPOSAL:	New external soil stack

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 New Zealand House is a four storey block of flats located on the south side of Princess Elizabeth Way. The flats are managed and maintained by Cheltenham Borough Homes and owned by Cheltenham Borough Council, hence the referral to committee.
- 1.2 This application proposes the installation of 8no. 100mm black UPVc soil pipes on the rear elevation of the building. The information submitted with the application explains that the existing soil pipes are internal to the building and are made of Cast Iron or Copper which are nearing the end of their life span.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment

CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

There were none

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	14
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 14 letters were sent to nearby properties however no responses have been received.

6. OFFICER COMMENTS

6.1 Determining Issues

The key issue in determining this application is the visual appearance of the proposed alterations.

6.2 The site and its context

The application site is a block of flats. Other blocks of flats of a similar scale are present in the vicinity along with smaller blocks of flats and a mixture of semi-detached and terraced

houses. Immediately to the rear of the site is a communal yard and beyond that a cleared site of garage blocks.

6.3 Visual Impact

The information submitted with the application explains that it is not feasible to replace the pipes internally as this would involve re-housing residents whilst the work was being carried out and considerable disruption to the interior of the building including removing and refitting kitchens and bathrooms and floor coverings.

In any event it is considered that the visual appearance of the proposed pipes is acceptable. They would not be widely visible in the street scene and are over 60m from the properties at the rear. There a number of drainpipes on the rear elevation and the visual appearance of the proposed soil pipes would be much the same. Pipes of this type are a common feature on the exterior of buildings in residential use.

As such it is considered that the impact on visual amenity of the proposed soil pipes is acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1 For the reasons mentioned above the proposal is considered to be acceptable and is therefore recommended for approval.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
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 development hereby permitted shall be carried out in accordance with drawing numbers 1305/04 received 19/6/13.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 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.