

APPLICATION NO: 13/01268/FUL		OFFICER: Mrs Lucy White
DATE REGISTERED: 25th July 2013		DATE OF EXPIRY: 19th September 2013
WARD: Leckhampton		PARISH: None
APPLICANT:	Mr Christopher Chavasse	
AGENT:	None	
LOCATION:	1 Moorend Street, Cheltenham	
PROPOSAL:	New railings to front of property	

RECOMMENDATION: Permit



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application has been brought to Committee because the applicant is a member of staff within the Built Environment Section.
- 1.2 The applicant proposes the erection of new metal railings fixed to a stone plinth at the front of the property.
- 1.3 The application site consists of a two storey, end terrace dwelling with rendered facing walls and a pitched slate roof. The property has been extended at the rear in the form of a two storey extension. A private driveway runs along the west boundary of the site which provides vehicular access to a sub station and properties fronting Shurdington Road. Moorend Street is located within the Central Conservation Area (Leckhampton Character Appraisal Area) and, in keeping with surrounding streets, is characterised by rows of period terraced houses of similar age and architectural style positioned close to the pavement edge and creating a strong building line within the street scene.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints

Conservation Area
Smoke Control Order

Relevant Planning History

00/01138/FUL 23rd October 2000 PER
Internal alterations and two storey rear extension

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 4 Safe and sustainable living
CP 7 Design
BE 5 Boundary enclosures in conservation areas
TP 1 Development and highway safety

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)
Sustainable developments (2003)
Central conservation area: Leckhampton Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Cheltenham Civic Society

15th August 2013

We commend the railings but consider that the gate needs a plainer design more in keeping with the railings.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

5.1 Comments Received

- 5.2 A total of 7 local residents were notified of the proposal and a site notice displayed outside the property in accordance with statutory requirements. There have been no letters of representation received following the public consultation exercise.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The key issues are the design, height and position of the new railings and their impact upon the character and appearance of the dwelling, the streetscene and the wider conservation area.

6.3 Design and layout

- 6.4 The proposed railings would replace a 1 metre high, rendered brick boundary wall with concrete coping detail and pedestrian gate which have all recently been demolished. The new railings follow exactly the same line as the previous wall and there is no increase in the width of the pedestrian entrance.

- 6.5 The proposed railings are considered acceptable in height, design, colour and finish (with appropriate spear head and finial design) and would be set into a Forest of Dean sandstone plinth and secured in place using molten or lead packing. A more detailed drawing submitted shows a pin hinge to the gate opening mechanism, a pivot hinge in the ground and a backstay all of which are considered appropriate for replica railings within a conservation area.

- 6.6 The Civic Society has commented that, whilst they commend the railings they consider that the gate needs a plainer design more in keeping with the railings. The proposals have been discussed with the Conservation Officer who considers the design of the railings (although ornate in terms of the gate), are traditional in form and design, will enhance the street scene and are an obvious improvement on the previous front boundary wall.

6.7 Impact on neighbouring property

- 6.8 There would be no impact upon the amenity of occupiers of adjoining properties.

6.9 Access and highway issues

- 6.10 Access and visibility along the private driveway adjacent to No 1 Moorend Street would not be obstructed.

7. CONCLUSION AND RECOMMENDATION

- 7.1 In all other aspects the proposed development adheres to Policy CP7 (design) and BE5 (boundary enclosures in conservation areas) and it is therefore recommended that planning permission be granted subject to the following conditions.

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 1268.03, 1268.04 received 24th July 2013 and 7th August 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 The proposed plinth shall be constructed of Forest of Dean sandstone unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

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.