

APPLICATION NO: 13/01386/FUL	OFFICER: Miss Chloe Smart
DATE REGISTERED: 6th September 2013	DATE OF EXPIRY: 1st November 2013
WARD: Battledown	PARISH: Charlton Kings
APPLICANT:	Cheltenham Borough Council
AGENT:	Mr Stephen Rosagro
LOCATION:	Coronation Flats, Oak Avenue, Charlton Kings
PROPOSAL:	Provide new refuse bin storage stores

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Coronation Flats is a red brick three storey block of flats located at the junction of Beaufort Road and Oak Avenue within the ward of Battledown.
- 1.2 The application is seeking permission for the erection of two bin storage areas, one to be located to the west of the block facing Oak Avenue on a grass verge; the other to the east of the block facing Beaufort Road on an area of hardstanding.
- 1.3 The existing bin storage area is located to the rear and middle of the block which is accessed via a narrow path and does not comply with UBICO recommendations that bins are pushed or pulled no more than 10 metres by operatives.
- 1.4 Both the proposed bin storage areas are to be 1.8m high measuring 4 metres by 3 meters. The structures are proposed to be feather edge timber with concrete posts.
- 1.5 The application is before planning committee as the applicant is Cheltenham Borough Homes.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

None

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 4 Safe and sustainable living

CP 7 Design

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council

2nd October 2013

No Objection on condition that the existing right of way to the rear of the flats is maintained and that the new storage areas do not lead to a reduction in the number of garage/off road parking spaces.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	12
Total comments received	0
Number of objections	0
Number of supporting	0
General comment	0

- 5.1 Twelve letters have been sent out to neighbouring properties and no responses have been received.

6. OFFICER COMMENTS

- 6.1 The main considerations in relation to this application are the design and the impact of the proposed bin storage on neighbouring amenity.
- 6.2 Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development. Policy CP4 seek to protect the existing amenity of neighbouring land users.
- 6.3 The proposed bin stores are considered to be low key and in keeping with the surrounding area, and therefore would not adversely affect the character of the existing building or locality or have any unacceptable impact on the amenity of the residents or neighbouring properties.
- 6.4 In conclusion, the proposal is considered to comply with the objective of policies CP7 and CP4 of the Local Plan and the recommendation is therefore to approve the application.

7. 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 number 1386.01 received 8th August 2013 and drawing number 6A received 3rd September 2013.
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.