



**Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	19
Suffix	
Property name	
Address line 1	New Street
Address line 2	
Address line 3	
Town/city	Cheltenham
Postcode	GL50 3LN

Description of site location must be completed if postcode is not known:

Easting (x)	394596
Northing (y)	222719

Description

2. Applicant Details

Title	Mr
First name	M
Surname	Gardner
Company name	
Address line 1	31
Address line 2	Haverhill Road
Address line 3	
Town/city	
Country	London

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Has the work or change of use already started?

Yes No

6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

the existing outbuilding is no longer suitable for human habitation

7. Existing Use

Please describe the current use of the site

private dwelling, amenity space and derelict outbuilding

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

8. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

red facing brick and grey aluminium cladding with standing seam detail

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

grey aluminium cladding with standing seam detail

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

grey powder coated aluminium

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

grey powder coated aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to drawing 20-329 04 appended to this application

9. Pedestrian and Vehicle Access, Roads and Rights of Way

- Is a new or altered vehicular access proposed to or from the public highway? Yes No
- Is a new or altered pedestrian access proposed to or from the public highway? Yes No
- Are there any new public roads to be provided within the site? Yes No
- Are there any new public rights of way to be provided within or adjacent to the site? Yes No
- Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

10. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

11. Trees and Hedges

- Are there trees or hedges on the proposed development site? Yes No

- And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

- Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

- Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

13. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

13. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes No Unknown

15. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes No

If Yes, please provide details:

A bin store has been incorporated into the design as shown on drawing 20-329 04 appended to this application and the bins will be put out on the standard local authority collection days.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes No

If Yes, please provide details:

A bin store has been incorporated into the design as shown on drawing 20-329 04 appended to this application and the bins will be put out on the standard local authority collection days.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes No

17. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

- Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

17. Residential/Dwelling Units

Market Housing - Proposed

	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Flats/Maisonettes	2	0	0	0	0	2
Total	2	0	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Total proposed residential units

2

Total existing residential units

0

Total net gain or loss of residential units

2

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

19. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

21. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

22. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

23. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

23. Site Visit

- The agent
- The applicant
- Other person

24. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Officer comments

The site is located on the northern side of New Street within Cheltenham's Central Conservation Area (CCA) and Principal Urban Area (PUA). To the rear, the site backs onto the rear of properties in the Lower High Street. The site currently accommodates a two storey building fronting New Street at the back edge of pavement which as existing comprises two flats, nos. 19 & 19A New Street. A detached outbuilding sits in the rear corner of the site. The pre-application submission is seeking advice on the principle of a two storey infill development to the rear comprising two flats, one per floor, with an external stair. The pre-application submission is accompanied only by floor plans. Paragraph 11 of the National Planning Policy Framework (NPPF) sets out a "presumption in favour of sustainable development" which for decision-taking means approving development proposals that accord with an up-to-date development plan without delay. Where housing policies are out-of-date (including situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites), the NPPF is clear that development proposals should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF policies as a whole, or specific NPPF policies provide clear reason for refusal; as it stands, the Cheltenham is currently unable to demonstrate such a five year supply. In any case, as previously noted, in this instance the site is located within Cheltenham's PUA wherein adopted JCS policy SD10 supports new residential development. Additionally, policy SD10 and Section 11 of the NPPF require developments to make an efficient use of land. The site is highly sustainably located within the town centre with good access to a wide range of shops and services, and excellent public transport links. As such, there is no fundamental reason to suggest that the general principle of residential development on this site would be unacceptable.

25. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

26. Ownership Certificates and Agricultural Land Declaration

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)