

Built Environment  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
The Promenade  
Cheltenham  
GL50 1PP

27<sup>th</sup> January 2021

Dear Sirs

**RE: Proposed replacement dwelling (Revised Scheme) – Langett Bungalow, London Road, Cheltenham, GL54 4HG**

Please find attached the necessary completed online planning application forms and associated drawings for the above planning application.

A recent planning approval dated 6<sup>th</sup> November 2020 under ref 20/01660/FUL was granted for a proposed replacement dwelling.

Both of the applicants are currently working from home at their existing home. It appears that their employers are considering adopting home working as a viable longer term business strategy. As such the proposed addition of a master suite on the first floor will enable one of the existing approved bedrooms to be split into 2 study/home office areas to enable working from home.

The same materials are proposed as per the previous approval for the lower and upper ground floors, with an additional cladding proposed for the new first floor element. These are:

- Coursed Cotswold Cream natural stone from Oathill Quarry, Cheltenham. This is supplied by The Johnstone Quarry Group. A sample panel can be made available on site if necessary.
- NORclad timber cladding in Profile 56 with Sadolin Ebony stain. I attach a copy of the NORclad brochure with the timber cladding profile details.
- The first floor element is proposed to be clad with Hardie Panel in a smooth Anthracite Grey. The below link shows the proposed cladding system.  
<https://www.jameshardie.co.uk/en/cladding/hardiepanel>

Given the plots location in The Cotswold AONB we have included a Landscape and Visual Statement and an Addendum which reflects the addition of the first floor. These have been completed by MHP Design Ltd. This firmly concludes that the site is well contained from sensitive views from the Cotswold Way which is adjoining, with a limited number of receptors

obtaining potential views into the site from residential dwellings, footpaths and roads. Where glimpsed views are available, these are limited to a very short duration of the adjoining footpath.

Due to the site's location, containment by existing vegetation and trees and current built form, the overall magnitude of effect on views from the Cotswold Way bought about by the replacement dwelling is assessed to be negligible.

There is further opportunity to improve and enhance the character of the site through proposals which consider characteristic contemporary Cotswold style vernacular and additional native planting to bring an overall enhancement to the development.

In addition, a Bat survey has been carried out. Some bat roost cavities have now been proposed as mitigation and have been included on the Licence application to Natural England. These are preferred by the proposing ecologists to the previously approved bat boxes.

The proposed development will have a contemporary feel but does pay due regard to the styles and materials of properties within the area.

These proposals are a significant improvement over the existing property in terms of design and will have a positive effect in terms of the visual amenity of the building, when viewed from any external vantage points.

The addition of this modest area of a first floor will have no harmful impact on the amenity of any neighbouring occupiers or the character of the area.

The proposal is consistent with government guidance in the National Planning Policy Framework (NPPF) together with adopted development plan policies and it is respectfully submitted that the planning application should be approved.

I trust that we have provided you with all of the necessary documentation to validate and process this application at your earliest convenience.

Please do not hesitate to contact me if you have any queries or require any additional information.

Yours faithfully

*Russell Ranford*

**Russell Ranford** BA (Hons) Dip TP MRTPI  
Managing Director  
For and on behalf of Urban Aspects Ltd

Appendix A – Use of NORclad with ebony stain