

2117 DAS 30 September 2021

DESIGN AND ACCESS STATEMENT FOR
PROPOSED REPLACEMENT DWELLING at
Beverley, Overton Park Road, Cheltenham, GL50 3BP

1.0 Application Details

1.1 The current application seeks full planning permission demolish an existing mid 1980's two storey dwelling and associated garage and for the erection of a replacement two storey contemporary styled townhouse. The site is located within Cheltenham's Central Conservation Area and is located on a corner of Overton Park Road.

2.0 Planning Context

2.0 Relevant Planning Policies

Adopted Local Plan Policies
CP 4 Safe and sustainable living
CP 7 Design
Supplementary Planning Documents (SPDs)
Development on Garden Land and Infill Sites in Cheltenham (Adopted June 2009)
National Planning Policy
National Planning Policy Framework (NPPF)

3.0 Planning History

3.1 There is no recent relevant planning history on this site.

4.0 Analysis



4.1 Site description

The site comprises a detached two storey mid 1980's dwelling and garage, with a secluded rear garden. The existing dwelling is located to one side at the front of the site and the garage opposite. Both are in broadly alignment with the neighbouring properties.

The site is accessed from Overton Drive – both pedestrian and vehicular accesses.

The existing buildings on site are of no particular architectural merit and are subservient to the neighbouring properties in the immediate locality which comprise a mixture of styles from Victorian architecture to current contemporary styles; no strong architectural theme is created by them.

The site however has a feeling of “openness” between the larger neighbouring properties due to the low scale/mass of the existing buildings on this site. Across the site from south to north is a gentle slope of approximately 700mm. From the south the site is viewed with a backdrop of a large block of contemporary flats which are just completing construction



The existing dwelling is in need of thorough updating.

4.2 Principle of Development

The application site lies within the Principal Urban Area of the town and as such is a sustainable location for housing development.

5.0 Design

5.1 Aesthetic, layout and amenity space

Local Plan Policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development. The Supplementary Planning Document: Development on Garden Land and Infill Sites in Cheltenham (Adopted June 2009) provides advice in understanding and responding to local character to ensure only developments which respond successfully to the character and quality of the area are permitted.

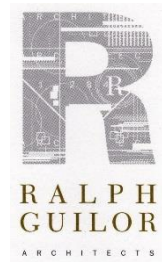
This location on Overton Park Drive has a broadly linear grain of development with a range of dwelling types and plot sizes, with evidence of continuous building lines in parts. The new design for the proposed replacement dwelling follows these building lines.

The new design is contemporary in appearance and this approach has been acceptable to the LA in other areas of the conservation area, and furthermore the low scale of the proposed dwelling will retain the “openness” of this position in the street scene mentioned earlier.

However it is intended that the design will create a building to feature and be of interest on this corner site which is highly visible from Overton Park Drive when approached from both directions; a building which, while subservient to its neighbours, will strengthen the street scene, enhancing the conservation area.

The proposed height of the dwelling is similar to the existing dwelling to be demolished. It is therefore felt that this is a wholly appropriate development height for this scheme. The aesthetics and accommodation has been designed to ensure that –

- There is no overlooking of adjacent dwellings and their private amenity spaces.
- There is minimal overshadowing over adjacent dwellings and their private amenity spaces.
- The accommodation as planned to provide excellent space standards and layout for modern life styles.



5.2 The proposed palette of materials reflects those of the immediate vicinity area, and Cheltenham in general and the juxtaposed use of these materials creates interest within the elevations and forms an intimate scale of development.

6.0 Access and Highway Safety

6.1 Off-street parking is to be provided within the development. There is currently no parking standard in place in the Borough and a government ministerial statement instructs local planning authorities to set their own parking standards on a case-by-case basis.

6.2 Pedestrian access to the buildings will be in accordance with current building regulations for compliance with access for the disabled.

7.0 Summary

The subject site is close to the town centre and all its retail and transport facilities. It is therefore a very sustainable site and is located on a lightly trafficked highway which provides ample parking. The proposed house does not prejudice any of the it's existing neighbouring properties and provides both good quality living accommodation and private amenity space.