



PLANNING STATEMENT

31 New Barn Lane, Cheltenham GL52 3LB | December 2023

Proposed erection of two storey building to provide additional consultancy rooms

On behalf of Mr *Stephen Pierini*

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by SF Planning Limited on behalf of our client in support of an application for planning permission for the erection of a two-storey building to provide additional medical consultancy rooms.
- 1.2 In addition to this Planning Statement, the application is supported by the following:
- Planning application forms;
 - Site location plan;
 - Existing and proposed site layout plans;
 - Existing and proposed elevations and floor plans;
 - Climate change checklist;
 - Application fee.
- 1.3 This Statement identifies the site within its local context, reviews the planning history and details how the proposed development is in accordance with national and local planning policy.

2.0 The Application Site & Proposed Development

- 2.1 Located approximately 1.8km north of Cheltenham town centre, the application site comprises of a two-storey detached Victorian building and associated outbuildings as illustrated in figure 1 below. The site is currently used as a private medical facility with a self-contained residential apartment on the first floor of the detached coach house.



Figure 1: Satellite image showing site and surrounding context (source: google maps).

- 2.2 The site does not have any specific planning designations. It lies outside but adjacent to the Green Belt and designated Principal Urban Area boundaries as evident in figure 2 below. There are also no relevant heritage or environmental designations with the site having a low risk of flooding (flood zone 1). The surrounding area is predominantly residential in character although a veterinary practice, Cheltenham

racecourse, the Pittville university campus and the UCAS offices are all within the vicinity.



Figure 2: Policy designations extracted from Cheltenham Plan Policy Map.

PLANNING HISTORY

- 2.3 The site has been subject to a small number of planning applications according to the Council's online records with the most relevant also being the most recent. In 2018 planning permission was granted for the building to be used as private GP consulting rooms with the ground floor of the adjacent barn being converted into a residential flat (ref: 18/00890/COU).
- 2.4 A revised application was submitted in 2019 (ref: 19/00594/FUL) for alterations to facilitate the outbuilding being subdivided into two residential units.

THE PROPOSAL

- 2.5 Planning permission is being sought for the removal of the existing single storey outbuildings and the erection of a new two storey building. The new building will be located in the north-west part of the site along the western boundary adjacent to the racecourse car park and behind the existing two storey outbuilding.
- 2.6 The proposed building will provide five additional consulting rooms and associated facilities in order to meet the increasing demand for Spa Private Medical's services and has been deliberately designed to complement the appearance of the existing outbuilding as illustrated in the visual impression below.



Figure 3: Artist's impression of proposed two storey building.

- 2.7 This planning application also seeks retrospective consent for the current use of the ground floor of the existing two storey outbuilding as medical consultancy rooms bringing the total number of consultancy rooms across the different buildings to thirteen. The retention of an existing roof terrace which is used by the existing residential flat and that has been in-situ since April 2020 also forms part of this application.

3.0 Planning Policy Context and Justification

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the Joint Core Strategy (JCS), adopted in 2017, and the Cheltenham Plan (adopted 2020).
- 3.2 Other material considerations that may be relevant to the development proposal should also be considered such as national planning policy contained within the National Planning Policy Framework (NPPF) and national planning guidance contained within Planning Practice Guidance (PPG), as well as locally adopted supplementary planning guidance (SPG) and documents (SPD).
- 3.3 The remainder of this Statement will demonstrate how this proposal accords with both national and local planning policies such that planning permission should be granted.

PRINCIPLE OF DEVELOPMENT

- 3.4 The NPPF sets out a presumption in favour of sustainable development with paragraph 81 emphasising the importance of building a strong and competitive economy. This paragraph goes on to highlight how planning decisions should help create conditions in which businesses can invest, expand and adapt and places significant weight on supporting economic growth.
- 3.5 At a local level, Policy SD1 of the JCS is supportive of employment-related development where this allows the growth and expansion of existing businesses (criterion vii) and where it would encourage and support the development of small and medium sized businesses (criterion viii). Paragraph 5.1.1 of the JCS sets out how successful and sustainable communities are dependent on social and community infrastructure such as health care facilities.
- 3.6 There is clear policy support therefore at both a national and local level for existing businesses such as this to expand and adapt. The proposal will enable an important and established health care facility to enhance its service provision through the provision of an additional five consultancy rooms. This will also help to alleviate the pressure on the local NHS service and enable a more sustainable community.

DESIGN AND GREEN BELT

- 3.7 Section 12 of the NPPF stresses the importance of good design with this being reinforced at a local level through JCS Policy SD4 and Cheltenham Plan Policy SD1. JCS Policy SD4 states how development proposals "*should respond positively to, and respect the character of, the site and its surroundings*" and "*be of a scale, type, density and materials appropriate to the site and its setting*".
- 3.8 The proposed two storey building will have a render finish and a pitched slate roof which will match the existing two storey outbuilding and be of a similar footprint. Located in the north-west corner of the site, the proposed building will not compete with the original building and will have a negligible impact on the street scene as demonstrated in the artist's impression image below.



Figure 4: Artist's impression of proposed proposed street scene.

- 3.9 As previously noted, the site lies outside of the Green Belt however the boundary of this runs along the west and north site boundaries. The proposed building will be located adjacent to existing built forms of similar height and scale. The existing single storey structure which will be site between the two storey outbuildings will ensure there is some relief and a visual gap, and this ensures there would be a limited impact on openness and be seen in the context of the established built form.

- 3.10 In terms of the potential environmental impact of the proposed works, a separate 'Sustainability Statement' has been submitted as part of the application and this details what measures will be put in place to help minimise the development's carbon footprint.

NEIGHBOURING AMENITY

- 3.11 Both Policy SD14 of the JCS and SL1 of the Cheltenham Plan seek to protect the amenity of adjoining properties.
- 3.12 The proposed building will be positioned in the north-west corner of the site adjacent to the racecourse car park and a veterinary premises to the north. The nearest residential building lies circa 20m to the east of the building and it is not considered there will be any detrimental impact in terms of loss of light, outlook or privacy as a result.
- 3.13 The clinic is open on weekdays only with appointments available from 9am to 5.30pm. Subsequently, the primary activity at the site takes place in daytime hours and as such any noise and disturbance from people arriving and leaving the site would not have any significant adverse impacts on residential amenity.
- 3.14 In terms of the roof terrace, this has been in-situ for over 3 years and no complaint has been received in this time. Given the distance from the roof terrace to no.33 New Barn Lane, which is separated by Park Lodge Lane, it is not considered that any unacceptable overlooking would arise from this.

ACCESS AND PARKING

- 3.15 Paragraph 111 of the NPPF makes it clear that proposed development should only be prevented or refused on highway grounds if the residual cumulative impacts on the highway network would be severe or on grounds of highway safety.
- 3.16 Vehicular access to the extended medical facility will continue to be taken from the existing access on New Barn Lane which was widened as part of the 2018 permission to enable the necessary visibility. Twelve parking spaces can be provided on site as set out on the proposed block plans to cater for visitors, staff and occupiers of the residential flat. Two of these are dedicated accessible spaces and secure cycle parking will also be provided.

- 3.17 The nearby park and ride also provides regular bus services to and from the town centre as well as to nearby Bishops Cleeve and the site is within reasonable walking distance of local residential areas. Subsequently any impact on the highway network will be negligible.

4.0 Conclusion

- 4.1 This planning statement, in conjunction with the other material submitted in support of this application, demonstrates that the proposed development is in accordance with the latest national planning policy objectives within the NPPF, as well as those of the adopted development plan.
- 4.2 The proposal will enable an existing business to expand and enhance its important service which can only be of benefit to the local community and economy. There is no material harm arising from the proposal and, as such, it is concluded that this application can be supported, and planning permission be granted accordingly.



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