

From: **Mekkara Architecture**

Date: Fri, Dec 16, 2022 at 3:54 PM

Subject: Re: Consultation responses - Former Colwell School - planning application 22/00211/FUL

To: David Millinship [REDACTED]

Dear David

Hope you are well.

I have gone through your comments with my client . We have decided to remove the proposed coffee shop and office block from this proposal as you have suggested. I have revised all drawings and addressed all comments raised by the conservation officer as listed below

Comments 1 & 2 : Coffee shop and office block omitted

Comment 3: We are not proposing to change any roof of the existing building, single ply roofing membrane was proposed to the Office block and coffee shop

Comment 4: All new windows will be built in timber to match existing windows, drawing updated with notes

Comment 5: Design and access statement updated

Comment 6: All historic railing around the property will be retained, notes added in the block plan

I hope the above information and the revised drawings are sufficient to approve the proposal. If you need any further information please let me know

kind regards

Roby

On Fri, Dec 9, 2022 at 1:04 PM David Millinship [REDACTED] > wrote:

Hello

Please find attached the consultation responses received for the above planning application (to date). Please pay special regard to the Conservation Officer's response as the building is included within our local list so is considered to be a heritage asset. As such, further policy considerations apply. I must agree with the Conservation Officer in that the proposed 'satellite' buildings are awkwardly located and not of a design that would enhance the character of the existing site. I consider they should be removed from the scheme or some commercial floorspace provided within the existing building.

In addition to the attached I also have a response from the County Council Communities and Education consultee. However, this is currently in a format that I cannot access so I've asked for this to be resaved so I can read it and forward it to you. It is likely that some form of financial contribution towards local schools and community facilities has been requested but I can't currently access the details.

I don't yet have a formal response from the county highways team. I should be able to make some form of a highways assessment myself (in terms of parking provision and broad impacts on local highway safety), but I am chasing the county team for a formal response.

At this stage, I feel that a residential conversion of the building could be supported, subject to addressing the heritage issues and removing the proposed commercial units from the scheme (and providing no significant highways objection is received).

This information represents my informal opinion and is given in good faith. It is in no way binding on any future decisions of the local planning authority.

I trust this information is of assistance to you and I look forward to your response.

Kind regards,

Dave

David Millinship

Senior Planning Officer

Place

Gloucester City Council

Shire Hall

Westgate Street

www.gloucester.gov.uk

Gloucester, GL1 2TG

Please note that I do not work on Mondays.

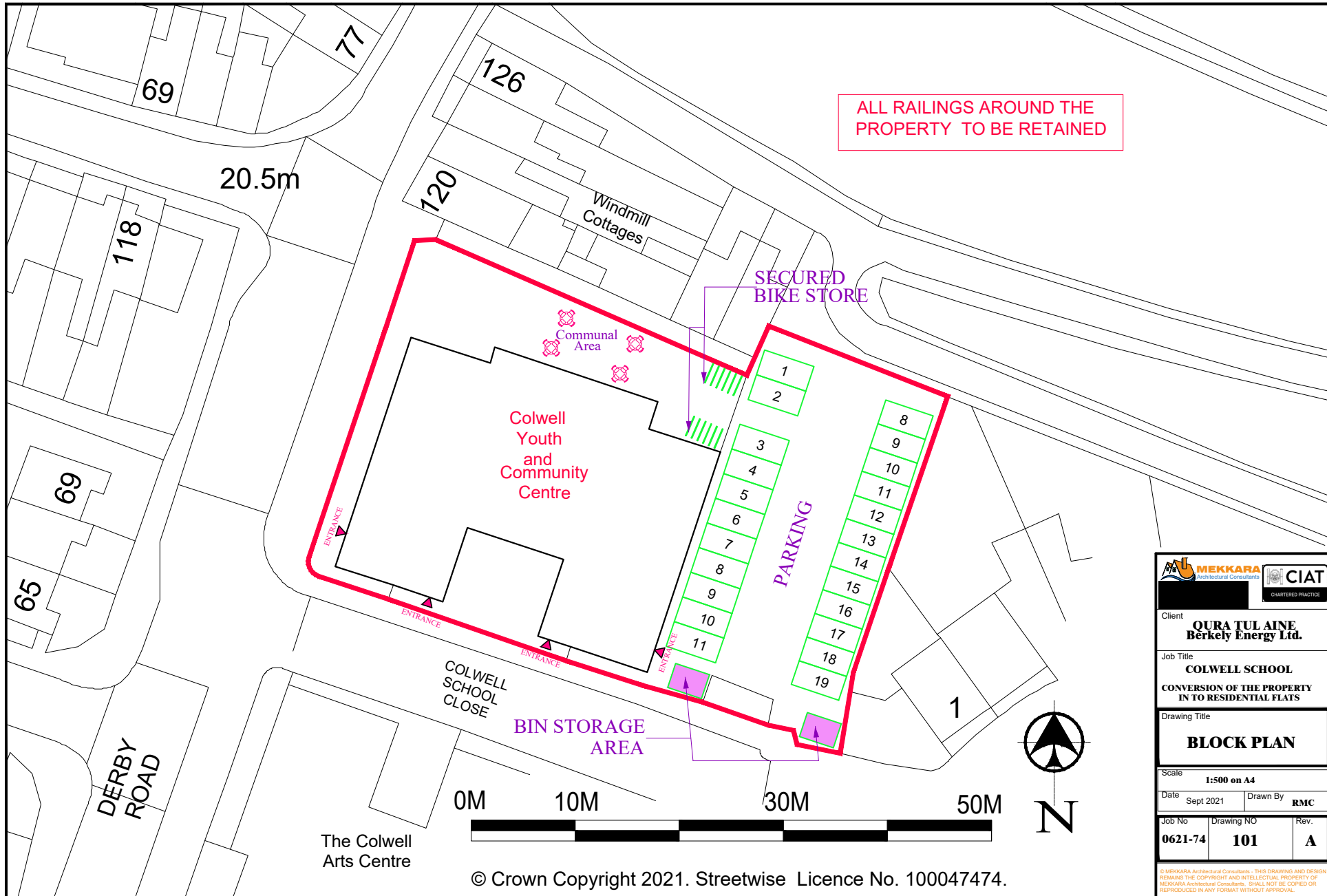
Due to ongoing IT disruptions certain information may be unable to be provided. Delays to normal working procedures are also ongoing, so my response may be delayed, particularly if I am required to view historic plans/information in order to answer your query.



Further advice on how the IT incident is affecting the Planning Department is available here [Cyber incident: Planning - Gloucester City Council](#)

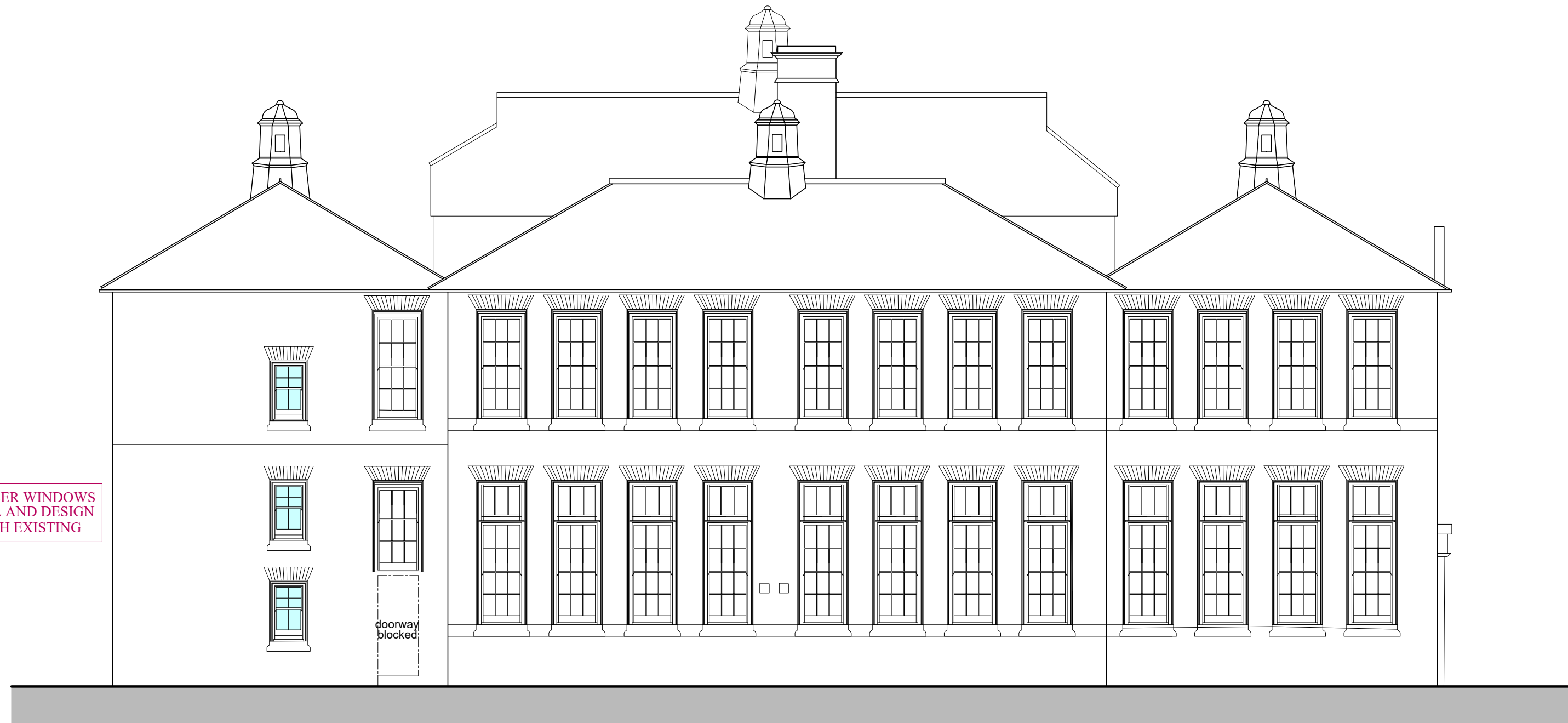
The content of this email and any related emails do not constitute a legally binding agreement and we do not accept service of court proceedings or any other formal notices by email unless specifically agreed by us in writing.



ALL RAILINGS AROUND THE PROPERTY TO BE RETAINED



 	
Client QURA TUL AINE Berkely Energy Ltd.	
Job Title COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS	
Drawing Title BLOCK PLAN	
Scale 1:500 on A4	
Date Sept 2021	Drawn By RMC
Job No 0621-74	Drawing No 101
Rev. A	
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- **NORTH ELEVATION**
- SCALE 1:100



- **EAST ELEVATION**
- SCALE 1:100



 		
Client		
QURA TUL AINE Berkely Energy Ltd.		
Job Title		
COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS		
Drawing Title		
PROPOSAL ELEVATIONS-1		
Scale		
1:100 on A2		
Date	Drawn By	
JULY 2021	RMC	
Job No	Drawing NO	Rev.
0621-74	125	A
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- **SOUTH ELEVATION**
- SCALE 1:100

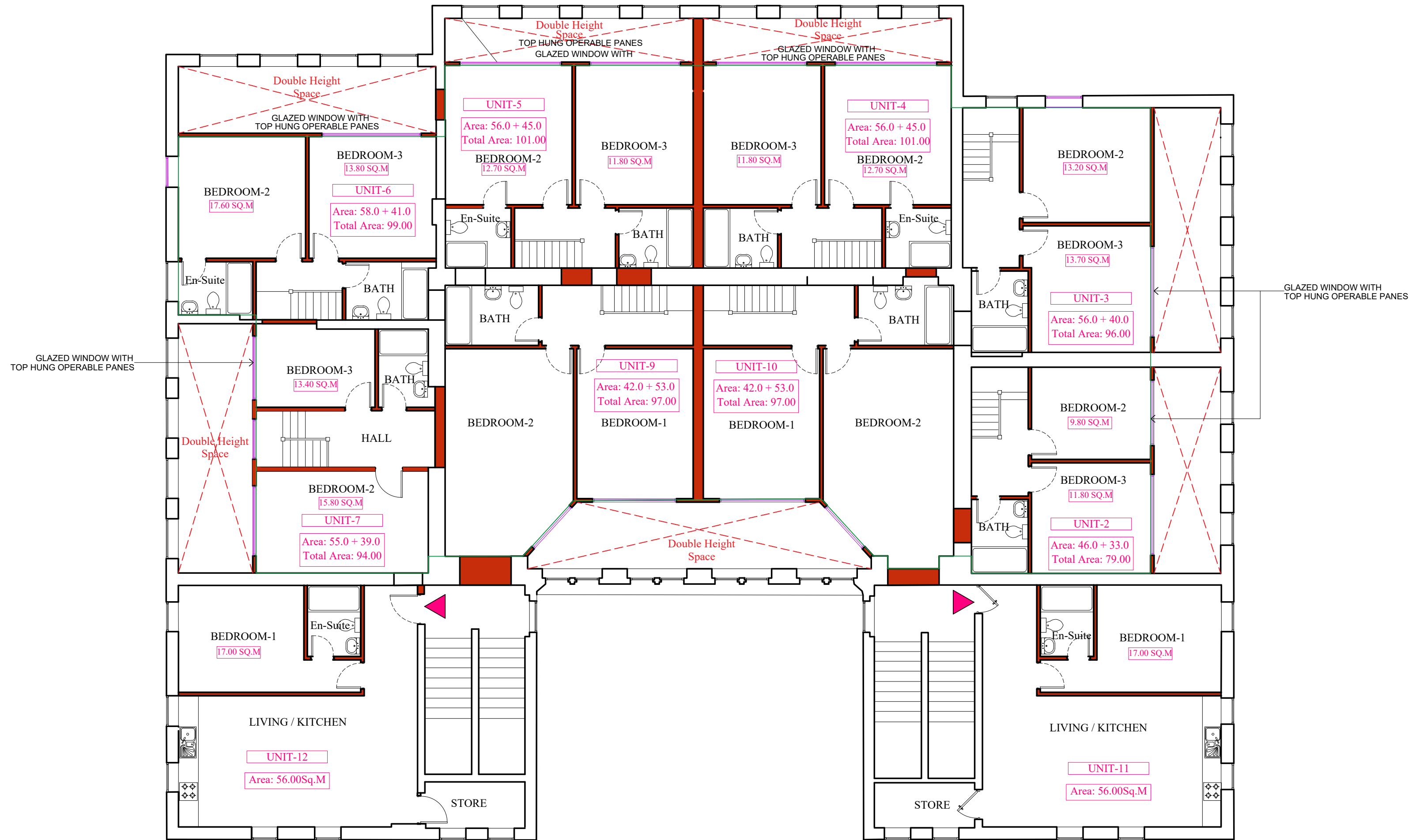


NEW TIMBER WINDOWS
 MATERIAL AND DESIGN
 TO MATCH EXISTING

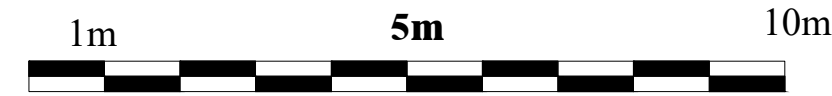
- **WEST ELEVATION**
- SCALE 1:100





Client QURA TUL AINE Berkely Energy Ltd.	
Job Title COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS	
Drawing Title PROPOSAL ELEVATIONS	
Scale 1:100 on A2	
Date JULY 2021	Drawn By RMC
Job No 0621-74	Drawing NO 124
Rev. A	
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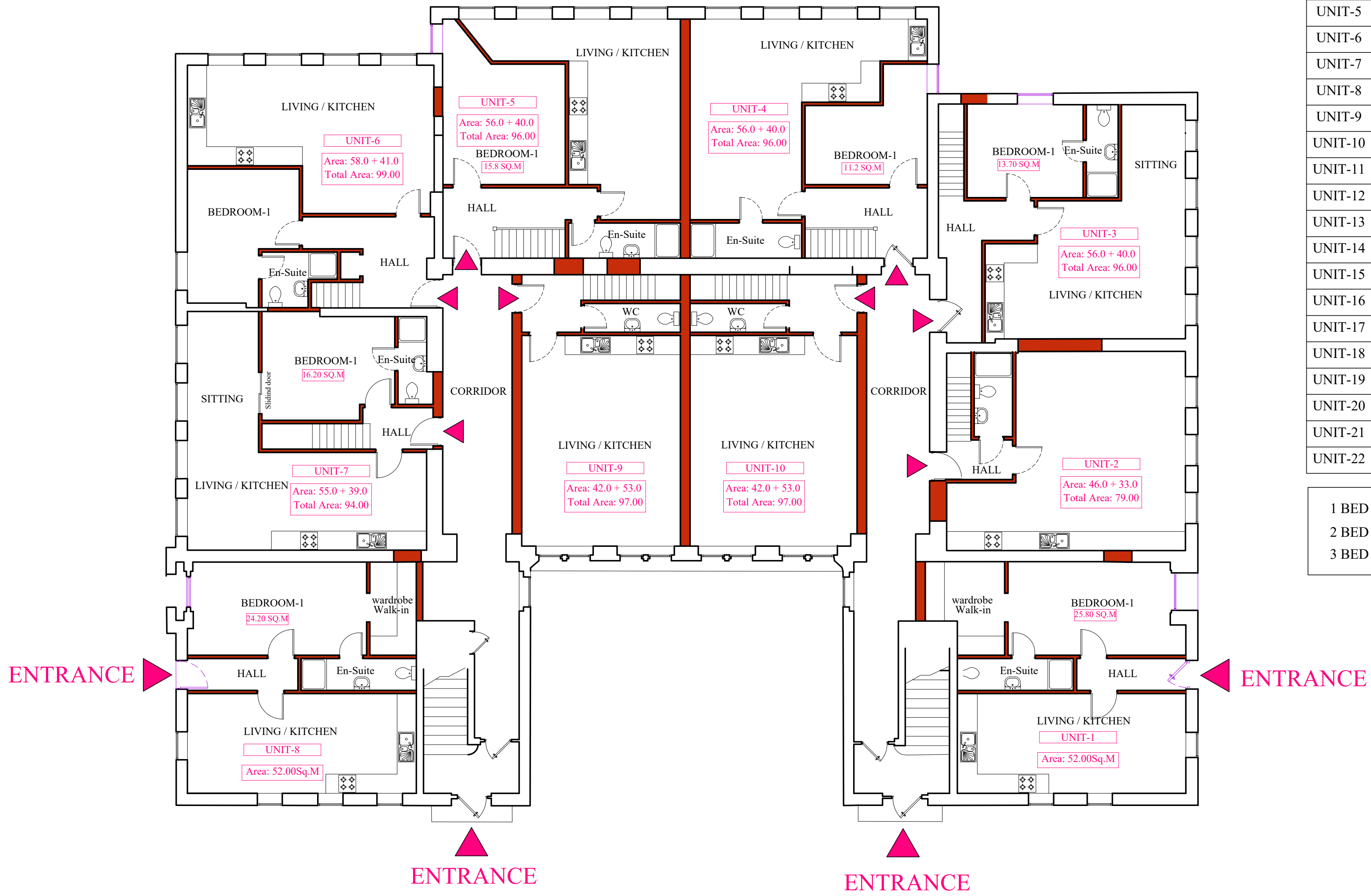
FIRST LEVEL FLOOR PLAN
SCALE 1:100



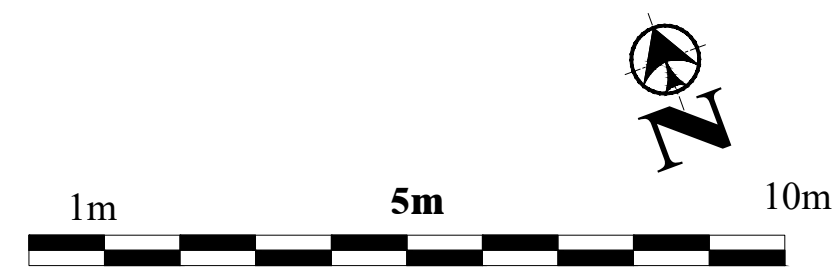
 		
Client		
QURA TUL AINE Berkely Energy Ltd.		
Job Title		
COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS		
Drawing Title		
PROPOSAL FIRST LEVEL FLOOR PLAN		
Scale		
1:100 on A2		
Date	Drawn By	
JULY 2021	RMC	
Job No	Drawing NO	Rev.
0621-74	121	A
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NO	BEDROOMS	AREA SQ.M	FLOORS
UNIT-1	01	52.0	01
UNIT-2	02	79.0	02
UNIT-3	03	96.0	02
UNIT-4	03	101.0	02
UNIT-5	03	101.0	02
UNIT-6	03	99.0	02
UNIT-7	03	94.0	02
UNIT-8	01	52.0	01
UNIT-9	02	97.0	02
UNIT-10	02	97.0	02
UNIT-11	01	56.0	01
UNIT-12	01	56.0	01
UNIT-13	01	52.0	02
UNIT-14	02	79.0	02
UNIT-15	03	96.0	02
UNIT-16	03	101.0	02
UNIT-17	03	101.0	02
UNIT-18	03	99.0	02
UNIT-19	03	94.0	02
UNIT-20	01	52.0	01
UNIT-21	02	97.0	02
UNIT-22	02	97.0	02

1 BED UNITS:	6 Nos
2 BED UNITS:	6 Nos
3 BED UNITS:	10 Nos



GROUND LEVEL FLOOR PLAN
SCALE 1:100



MEKKARA Architectural Consultants
CIAT CHARTERED PRACTICE

Client: **QURA TUL AINE Berkely Energy Ltd.**

Job Title: **COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS**

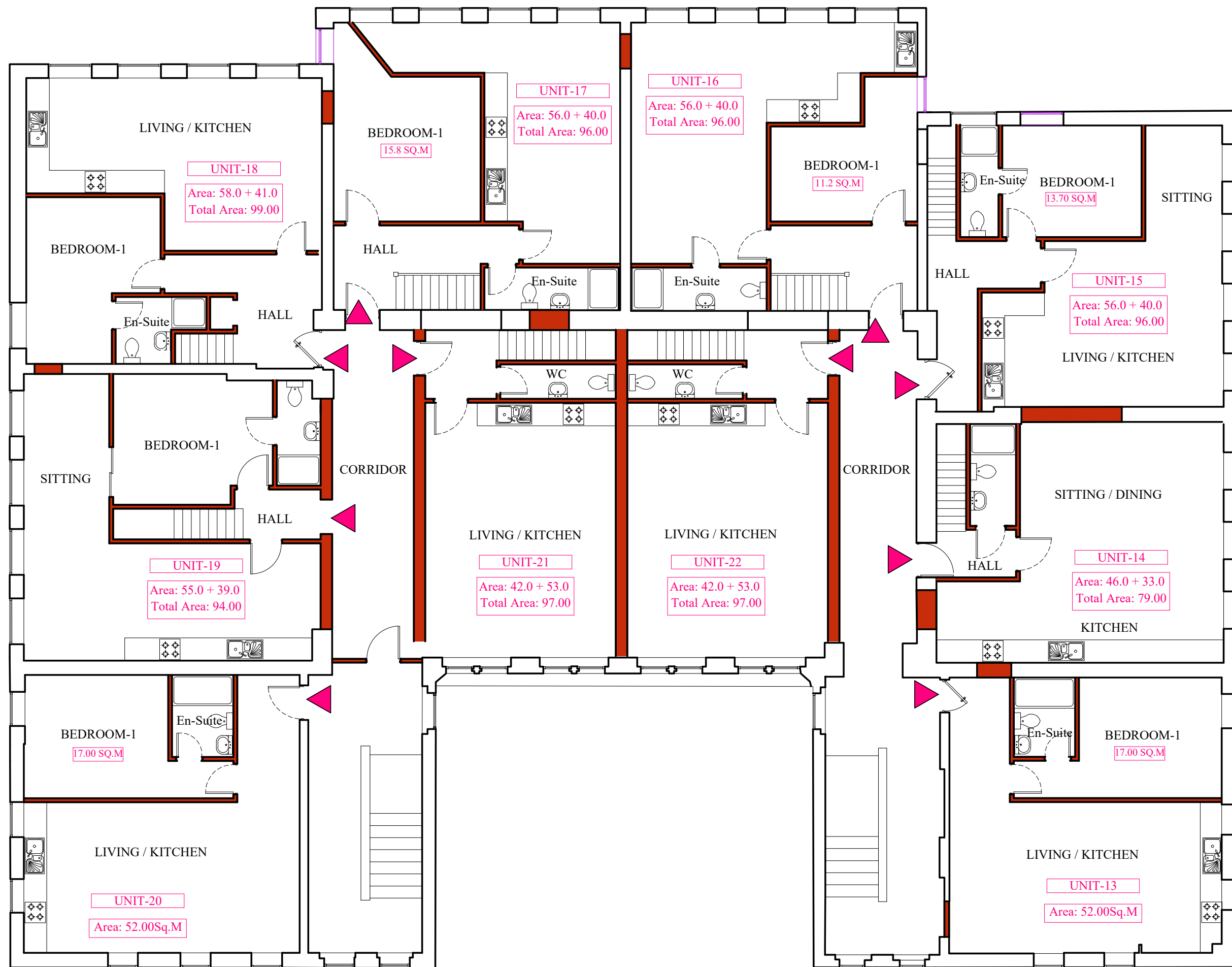
Drawing Title: **PROPOSAL GROUND LEVEL FLOOR PLAN**

Scale: **1:100 on A2**

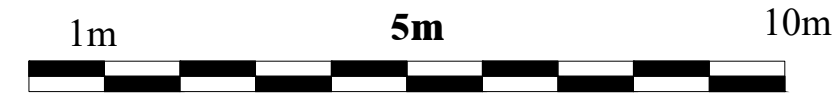
Date: **JULY 2021** Drawn By: **RMC**



Job No	Drawing NO	Rev.
0621-74	120	A

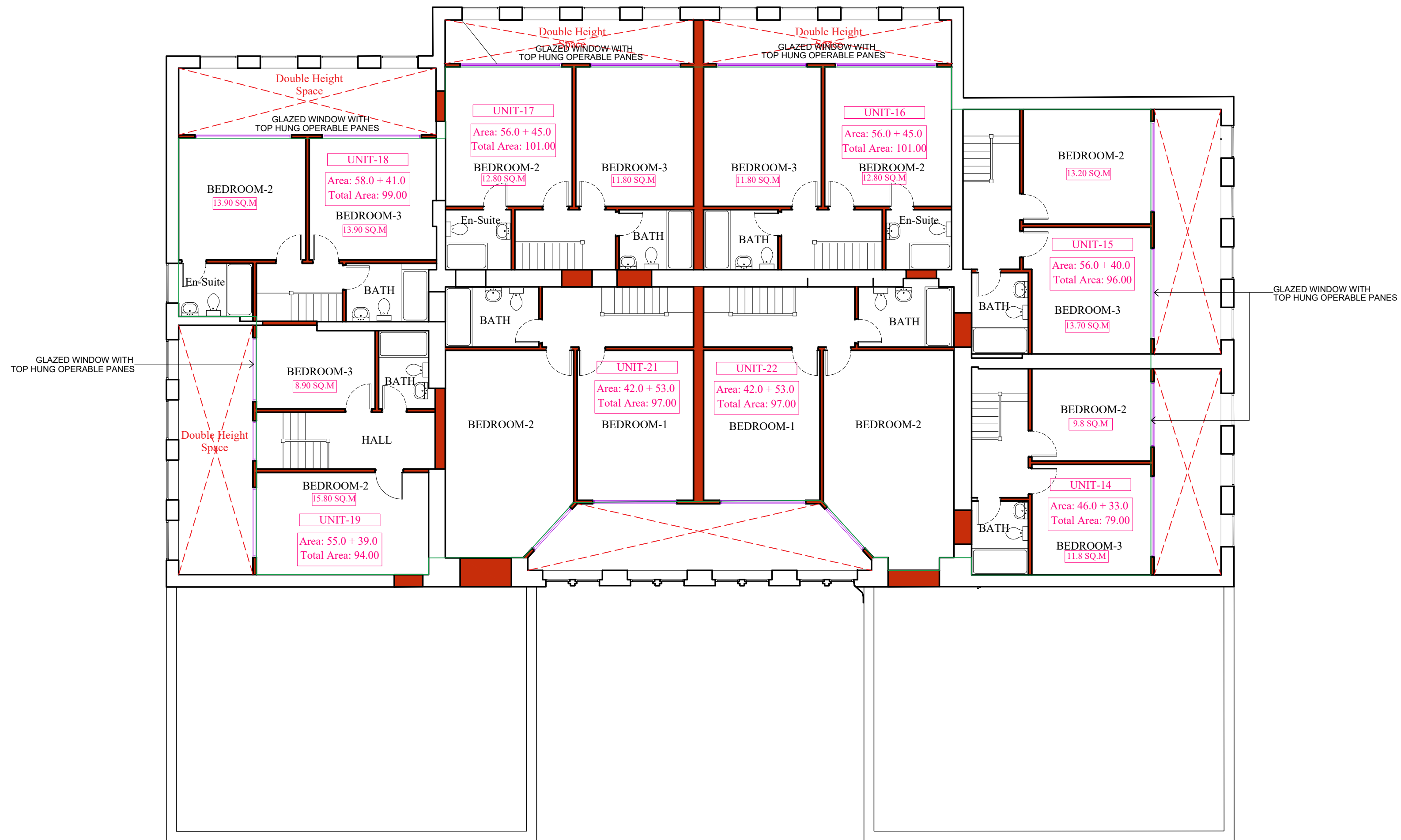
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SECOND LEVEL FLOOR PLAN
SCALE 1:100





 		
Client		
QURA TUL AINE Berkely Energy Ltd.		
Job Title		
COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS		
Drawing Title		
PROPOSAL SECOND LEVEL FLOOR PLAN		
Scale		
1:100 on A2		
Date	Drawn By	
JULY 2021	RMC	
Job No	Drawing NO	Rev.
0621-74	122	A
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THIRD LEVEL FLOOR PLAN
SCALE 1:100



 		
Client		
QURA TUL AINE Berkely Energy Ltd.		
Job Title		
COLWELL SCHOOL CONVERSION OF THE PROPERTY IN TO RESIDENTIAL FLATS		
Drawing Title		
PROPOSAL THIRD LEVEL FLOOR PLAN		
Scale		
1:100 on A2		
Date	Drawn By	
JULY 2021	RMC	
Job No	Drawing NO	Rev.
0621-74	123	A
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DESIGN AND ACCESS/PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Qura Tul Aine (Berkely Energy Ltd)

TO:

Gloucester City Council

FOR:

Conversion of property into 22 residential flats with parking and amenity space

AT:

Colwell School, Colwell School Close, Gloucester, GL1 4EQ

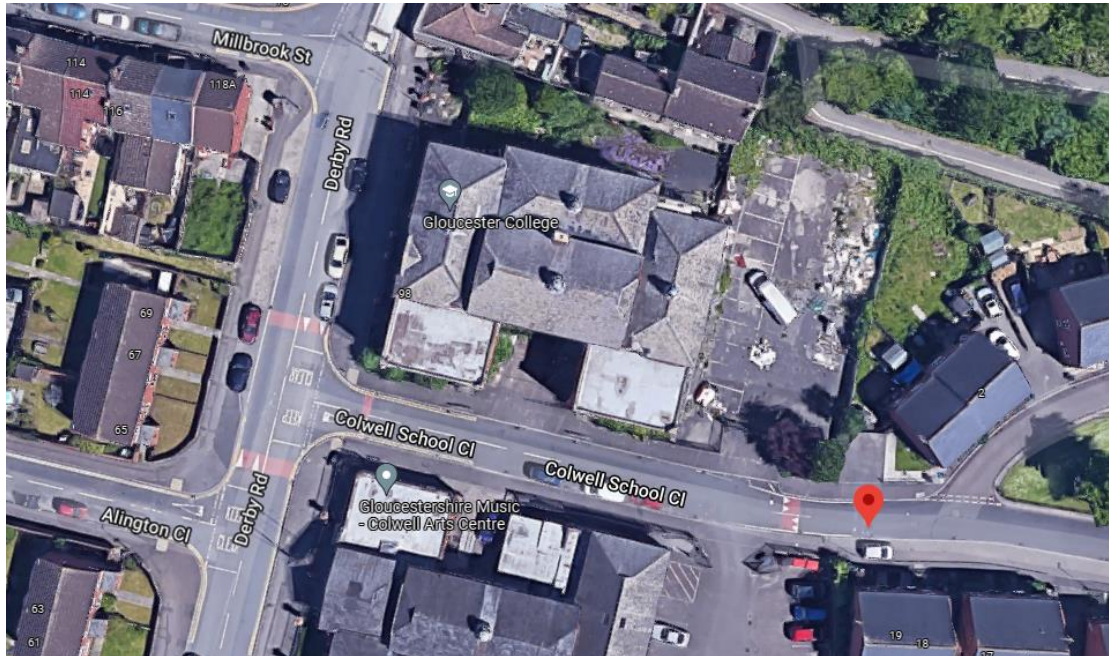
REVISION A – 16/12/22

1.0 THE PROPOSAL

- 1.1 This application is put forward for the proposed conversion of the former Colwell School into 22 self-contained residential flats with parking and amenity space.
- 1.2 The flat mix comprises:
- 6 x 1-bedroom units
 - 6 x 2-bedroom units
 - 10 x 3-bedroom units
- 1.3 The development would refurbish the existing timber sash windows and re-roof the building although actual alterations to the external appearance would be minimal comprising of 3 x new windows to the west facing elevations, 3 x new windows to the north facing elevation and 2 x new windows to the east facing elevation in order to gain natural light and outlook to habitable rooms.
- 1.4 An outdoor communal area for residents would be positioned to the northern side of the building and space would be set aside for secure cycle storage.
- 1.5 Vehicular access would be retained on Colwell School Close, and 19 car parking spaces would be provided.
- 1.6 Bin storage would also be positioned adjacent to the entrance on Colwell School Close enabling easy collection.
- 1.7 All work would be completed to a high standard in high quality matching materials to safeguard the appearance of the existing building and the visual amenities of the site.

2.0 SITE LOCATION & PROPERTY

2.1 The application site comprises the former Colwell School building and parking area. The site is positioned to the east of Derby Road and the north of Colwell School Close in a predominantly residential area.



Aerial view of the application site and surrounding area

2.2 The property is a two-storey building which has recently been subject to fire damage. The building is currently vacant although most recently was utilised in part by Gloucester College.



Colwell School

3.0 RELEVANT PLANNING POLICY

3.1 The following paragraphs provide a brief summary of the relevant local and national planning policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF) 2021

3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

- 3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes

- 3.5 Paragraph 60 explains that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Achieving well-designed places

- 3.6 Section 12 of the NPPF refers to design, with paragraph 126 describing how the Government attaches great importance to the design of the built environment, stating that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*"
- 3.7 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (2017)

- 3.8 The Joint Core Strategy is a partnership between Gloucester City Council, Cheltenham Borough Council and Tewkesbury Borough Council which will set out a strategic planning framework for the three areas. Policies SP1, SP2, SD3, SD4, SD8, SD11, SD14 and INF1 are considered relevant.

Policy SP1: The Need for New Development

- 3.9 During the plan period, provision will be made to meet the need for approximately 35,175 new homes and a minimum of 192 hectares of B-class employment land to support approximately 39,500 new jobs. Gloucester will require at least 14,359 new homes.

Policy SP2: Distribution of New Development

- 3.10 To meet the needs of Gloucester City the JCS will make provision for at least 14,359 new homes. At least 13,287 dwellings will be provided within the Gloucester City administrative boundary, including the Winnycroft Strategic Allocation, and urban extensions at Innsworth and Twigworth, South Churchdown and North Brockworth within Tewkesbury Borough defined in Policy SA1, and sites covered by any Memoranda of Agreement.

Policy SD3: Sustainable Design and Construction

- 3.11 Development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination of land or interference in other natural systems. In doing so, proposals (including changes to existing buildings) will be expected to achieve national standards.

Policy SD4: Design Requirements

- 3.12 Where appropriate, proposals for development - which may be required to be accompanied by a masterplan and design brief - will need to clearly demonstrate how the following principles have been incorporated:
- i. Context, Character and Sense of Place;
 - ii. Legibility and identity;
 - iii. Amenity and space
 - iv. Public realm and landscape
 - v. Safety and security
 - vi. Inclusiveness and adaptability
 - vii. Movement and connectivity

Policy SD8: Historic Environment

- 3.13 Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.

Policy SD11: Housing Mix and Standards

- 3.14 Housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market. Development should address the needs of the local area, including the needs of older people, as set out in the local housing evidence base including the most up to date Strategic Housing Market Assessment.
- 3.15 New housing should meet and where possible exceed appropriate minimum space standards

Policy SD14: Health and Environmental Quality

- 3.16 High-quality development should protect and seek to improve environmental quality. Development should not create or exacerbate conditions that could impact on human health or cause health inequality.
- 3.17 New development must cause no unacceptable harm to local amenity including the amenity of neighbouring occupants.

Policy INF1: Transport Network

- 3.18 Planning permission will be granted only where the impact of development is not considered to be severe. Where severe impacts that are attributable to the development are considered likely, including as a consequence of cumulative impacts, they must be mitigated to the satisfaction of the Local Planning Authority in consultation with the Highway Authorities and in line with the Local Transport Plan.

Emerging City Plan

- 3.19 The Pre-Submission GCP has now been submitted to the Secretary of State for independent examination. Through this process, an appointed Planning Inspector will examine the plan and consider whether it meets the 'tests of soundness' and is legally compliant. Policies A1, F3, F6 and G1 are considered relevant.

Policy A1: Effective and efficient use of land and buildings

- 3.20 Development proposals are required to make effective and efficient use of land and buildings. Development proposals should:
1. Result in over improvements to the building and natural environment; and

2. Be of a suitable scale for the site and not have a significant adverse impact on the character of the locality, the appearance of the street scene, or the amenities enjoyed by the occupiers of the neighbouring properties; and
3. Not lead to a saturation of intensified properties within the area; and
4. Provide adequate off-street parking, access, covered and secure cycle storage which provides for the existing and proposed use; and
5. Not prejudice the potential for the comprehensive development of adjacent land; and
6. Provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development; and
7. Provide adequate, well designed, appropriately located and accessible bin storage areas.

Policy F3: Community safety

3.21 Development proposals, including the associated public realm and landscaped areas, must be designed to ensure that community safety is a fundamental principle of the proposed development. This includes:

1. Maximising natural surveillance; and
2. Laying out the development in a way that creates secure perimeter blocks with back to back development; and
3. Providing secure rear gardens; where there are rear accesses these are secure and private; and
4. Parking on plot or to the front of active frontages that provide overlooking; and
5. Creating attractive to use, safe and where appropriate vibrant streets which provide visual interest and active frontages, particularly at street level avoiding blank walls; and
6. Footpaths that are well designed, lit, straight and overlooked.sd

Policy F6: Nationally described space standards

3.22 Development proposals for new residential development (including change of use or conversions) must meet Nationally Described Space Standards.

Policy G1: Sustainable transport

3.23 New development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets and any subsequent amendments.

4.0 PRINCIPLE OF THE DEVELOPMENT

- 4.1 The National Planning Policy Framework (NPPF) is committed to the supply of new dwellings and sets out ways in which this can be achieved. The council is not able to demonstrate a five-year supply of deliverable housing sites and in this situation paragraph 11 of the NPPF is engaged.
- 4.2 Joint Core Strategy policies SP1 (The Need for New Development) and SD10 (Residential Development) support the need for new homes and proposals that involve the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged.
- 4.3 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) requires development to make effective and efficient use of land and buildings.
- 4.4 The former Colwell School for Girls is vacant and in a state of disrepair which has been exacerbated following a recent fire. As shown in the following images the property is boarded up, the roof and windows are in a very poor state of repair and overall, the site has been neglected.
- 4.5 By way of background the Colwell School for Girls closed in 1988. The building then became known as Colwell College and more recently Gloucester College before closing in approximately 2015. Google street scene images show the property boarded up in September 2016.



South facing elevation fronting Colwell School Close



West facing elevation fronting Derby Road



East facing elevation overlooking associated car park

- 4.6 As the site is located within the built-up area of the city, in a sustainable location for residential use and would contribute to housing supply the principle of development should be considered acceptable. Furthermore, the development would support the aims of JCS policy SD10 (Residential Development) which states that the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged.
- 4.7 The following sections will therefore demonstrate that the development complies with all other relevant national and local planning policy.

5.0 HOUSING MIX

5.1 JCS policy SD11 (Housing mix and standards) states that housing development will be required to provide an appropriate mix of dwelling sizes, types and tenures in order to contribute to mixed and balanced communities and a balanced housing market.

5.2 Policy SD12 (Affordable Housing) states that JCS authorities will seek, through negotiation, for new development to deliver new affordable housing and that a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area.

5.3 The development proposes

- 6 x 1-bedroom units
- 6 x 2-bedroom units
- 10 x 3-bedroom units

5.4 According to the SHMA Update Note 2015 the greatest demand for market housing is for 3-bedroom units, whereas for affordable housing 1 bedroom housing is demand although there is a requirement for a range of different affordable homes.

5.5 Of the 22 units proposed 4 x 1-bedroom units will be allocated as affordable housing thus complying with the requirements of policy SD12.

5.6 Given this information the proposal would introduce an appropriate housing mix and therefore, would be compliant with JCS policies SD11 and SD12.

6.0 DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

6.1 Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

6.2 JCS policy SD4 (Design Requirements) requires high quality and well-thought-out design that responds positively to, and respects the character of the site and its surroundings. Policy SD14 (Health and Environmental Quality) seeks to improve environmental quality.

6.3 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) seeks development that would be of a suitable scale for the site and would not have a significant adverse impact on the character of the locality and the appearance of the street scene. Policy F1 (Materials and finishes) states that development proposals should achieve high quality architectural detailing, external materials and finishes

that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality and respect the wider landscape.

- 6.4 As described the existing building is in a poor state of repair. Therefore, the renovation works to bring the property back into a useable state in combination with minimal external changes proposed would have a positive impact on the character and appearance of the property, the street scene and wider area.
- 6.5 The existing building has two floors with 5m high ceilings and tall windows, the proposal seeks to retain the existing windows and add additional floors to make efficient use of the available space.
- 6.6 All work at the site will be carried out sensitively retaining the original features such as the stucco porch entrances which are seen on the west and south facing elevations. The windows will be replaced with fitments that replicate the colour and openings of the existing windows and incorporate similar glazing bars to ensure that the character of the original building can still be appreciated.



Existing entrances would be retained

- 6.7 Regarding impact on the character of the area, the change of use of the former Colwell School into residential accommodation would be compatible with the surrounding setting which is predominantly residential in character.
- 6.8 Given the above points, the proposed development would comply with the aims of the NPPF, JCS policy SD4 (Design Requirements) and Emerging City Plan Policies A1 (Effective and efficient use of land and buildings) and F1 (Materials and finishes) which collectively seek a high standard of design utilising high quality materials which makes a positive contribution to the character and appearance of the locality.

7.0 FUTURE LIVING CONDITIONS

- 7.1 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.2 JCS policy SD11 (Housing Mix and Standards) states that new housing should meet and where possible exceed appropriate minimum space standards.
- 7.3 Emerging City Plan policy F6 (Nationally Described Space Standards) states that development must meet the Nationally Described Space Standards.
- 7.4 The DCLG Nationally Described Space Standards deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as set out Table 1, shown below.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Nationally Described Space Standards Table 1

7.5 The scheme proposes to create:

Unit	Bedrooms	Floor area	No. of storeys	Complies
1	1 bed	52m ²	1	Yes
2	2-bed	79m ²	2	Yes
3	3-bed	96m ²	2	Yes
4	3-bed	101m ²	2	Yes
5	3-bed	101m ²	2	Yes
6	3-bed	99m ²	2	Yes
7	3-bed	94m ²	2	Yes
8	1-bed	52m ²	1	Yes
9	2-bed	97m ²	2	Yes
10	2-bed	97m ²	2	Yes
11	1-bed	56m ²	1	Yes
12	1-bed	56m ²	1	Yes
13	1-bed	52m ²	1	Yes
14	2-bed	79m ²	2	Yes
15	3-bed	96m ²	2	Yes
16	3-bed	101m ²	2	Yes
17	3-bed	101m ²	2	Yes
18	3-bed	99m ²	2	Yes
19	3-bed	94m ²	2	Yes
20	1-bed	52m ²	1	Yes
21	2-bed	97m ²	2	Yes
22	2-bed	97m ²	2	Yes

- 7.6 As set out above each flat would meet or exceed the expected minimum floor space standards. In addition, habitable rooms would benefit from a good outlook and access to natural daylight and the scheme would provide a comfortable and functional layout which would be adequate for the proposed number of occupants.
- 7.7 The proposed office building for ongoing maintenance of the site will also ensure that residential amenity is well managed in both the internal and external communal areas of the site.
- 7.8 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) states that developments should provide outdoor amenity space and garden space at a level that reflects the character of the area and the scale of the development.
- 7.9 Externally the scheme proposes to provide a communal garden area of 147m² which would be sufficient for the scale of the development. Furthermore, the site is in walking distance of Ayland Gardens a public open space which is just 300m away and Armscroft Park which is only 700m away to the north.
- 7.10 In summary, the proposed development would provide future occupants with a good standard of living which would conform to the aims of the NPPF, JCS policy SD11 (Housing Mix and Standards), Emerging City Plan policies F6 (Nationally Described Space Standards) and A1 (Effective and efficient use of land and buildings) and the DCLG Nationally Described Space Standards.

8.0 IMPACT ON NEIGHBOUR AMENITY

- 8.1 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 8.2 JCS policy SD14 (Health and Environmental Quality) states that development should protect and seek to improve environmental quality. Development should not create or exacerbate conditions that could impact on human health or cause health inequality. New development must cause no unacceptable harm to local amenity including the amenity of neighbouring occupants.
- 8.3 Emerging City Plan policy A1 (Effective and efficient use of land and buildings) requires development not to have a significant adverse impact on the amenities enjoyed by neighbouring properties.
- 8.4 The property is positioned in a predominately residential location although to the south of the site is the Gloucestershire Music – Colwell Arts Centre.



Site context

8.5 Vehicular access to the site is gained from Cowell School Close which also provides access to the adjacent arts centre as well as a small cul-de-sac of 9 pairs of semi-detached dwellings.



Existing access from Colwell School Close

8.6 Given the historic use of the site the redevelopment of the building would not likely result in an increase in noise and disturbance that could be considered materially harmful to the residential amenities of neighbouring occupiers.

- 8.7 Properties within the cul-de-sac of Colwell School Close are sufficiently distanced from the host building to ensure that the proposed 3 x new windows positioned in the west facing elevation would not reduce privacy.



Dwellings on Colwell School Close to the east of the application site

- 8.8 Furthermore, whilst there are existing residential dwellings to the north of the site including no. 120 Derby Road and nos. 1 and 3 Windmill Cottages these are also adequately separated from the building to ensure the scheme would not result in an unacceptable loss of privacy.



Existing building and dwellings on Derby Road

- 8.9 In summary, the proposal should be considered acceptable in terms of residential amenity and therefore, would comply with the NPPF, JCS policy SD14 (Health and

Environmental Quality) and Emerging City Plan policy A1 (Effective and efficient use of land and buildings).

9.0 PARKING AND HIGHWAY IMPLICATIONS

- 9.1 Paragraph 111 of the NPPF states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 9.2 JCS policy INF1 (Transport Network) states that planning permission will be granted only where the impact of development is not considered to be severe.
- 9.3 Emerging Plan policy G1 (Sustainable transport) states that new development shall provide car parking and cycle provision in accordance with the latest version of Gloucestershire Manual for Streets.
- 9.4 The site is located in an accessible location close to public transport links as well as employment opportunities, services and amenities. The building is less than 1km from Gloucester Train Station and the City Centre, and only 300m from the B4073 which has regular bus services.
- 9.5 The building is also within walking distance of a number of local schools including Widden Primary School, Al-Ashraf Secondary School for Girls, Al-Ashraf Primary School and Nursery and St James C of E Junior School.
- 9.6 Given the accessible location of the site the proposal would encourage occupants to utilise more sustainable modes of transport and therefore, the provision of 19 car parking spaces in addition to cycle storage should be sufficient in this case. In addition, due to the previous use of the site the comings and goings created by the scheme would not result in cumulative impacts on the road network that could be considered severe.
- 9.7 Regarding waste and recycling storage this would be positioned at the vehicular entrance of the site on Colwell School Close and waste would be collected on a weekly basis following negotiation with the council.
- 9.8 In summary, the proposed development would not conflict with the aims of the NPPF, JCS policy INF (Transport Network) or Emerging Plan policy G1 (Sustainable transport).

10.0 PLAN LIST

Location Plan	Drawing no. 100 1:1250 @ A4
Block Plan	Drawing no. 101 1:500 @ A4

Existing Ground Level Floor Plan	Drawing no. 110 1:100 @ A2
Existing First Floor Level Floor Plan	Drawing no. 111 1:100 @ A2
Existing Second Floor Level Plan	Drawing no. 112 1:100 @ A2
Existing Elevations (South and West)	Drawing no. 113 1:100 @ A2
Existing Elevations-1 (North and East)	Drawing no. 114 1:100 @ A2
Proposed Ground Level Floor Plan	Drawing no. 120 1:100 @ A2
Proposed First Floor Level Floor Plan	Drawing no. 121 1:100 @ A2
Proposed Second Floor Level Floor Plan	Drawing no. 122 1:100 @ A2
Proposed Third Floor Level Floor Plan	Drawing no. 123 1:100 @ A2
Proposal Elevations (South and West)	Drawing no. 124 1:100 @ A2
Proposal Elevations -1 (North and East)	Drawing no. 125 1:100 @ A2

11.0 CONCLUSIONS

- 11.1 The proposed development would support the Government's aims by making effective use land and buildings. The scheme would also help meet an identified need for housing and promote sustainable economic growth within the city.
- 11.2 The proposed sympathetic renovation and conversion of the building would enhance the character of the building and the wider area whilst the two smaller detached units would complement the appearance of the existing building.
- 11.3 The development would provide a good standard of living for future occupants without impacting on the residential amenities of neighbouring occupiers.
- 11.4 In addition, the scheme would not result in any cumulative impacts on the road network that could be considered severe.
- 11.5 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed scheme would conform with national and local planning policy and, for the above reason, it is politely requested that the application is approved.

16th December 2022