



Appeal Decision

Site visit made on 12 November 2025

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 12 January 2026

Appeal Ref: APP/B1605/D/25/3374957

Eldon Villa, 11 Leckhampton Road, Cheltenham, GL53 0AX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Guy Drummond against the decision of Cheltenham Borough Council.
 - The application Ref is 25/00972/FUL.
 - The development proposed is roof alterations including two dormer windows and first floor rear extension.
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This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 19 November 2025.

Decision

1. The appeal is allowed and planning permission is granted for erection of roof alterations including two dormer windows and first floor rear extension at Eldon Villa, 11 Leckhampton Road, Cheltenham, GL53 0AX, in accordance with the terms of the application Ref 25/00972/FUL and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1724_300, 1724_301, 1724_302, 1724_303, 1724_304, 1724_305, 1724_306, 1724_307, 1724_308, 1724_309, 1724_310, 1724_312, 1724_313.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. 11 Leckhampton Road is a two storey semi-detached house located in a residential area. It has a double fronted elevation to the street of painted render with a low pitched roof behind a raised parapet. It is located in the

Leckhampton Character Area of the Cheltenham Central Area Conservation Area.

4. The relevant policies in this case include D1 of the Cheltenham Plan (2020), and SD4 and SD8 of the adopted Joint Core Strategy (2017) (the Core Strategy). These relate to design requirements, including reference to the architectural integrity of buildings, scale, materials and historical context and the maintenance of heritage assets. Also relevant are the Council's Supplementary Planning Document *Residential Alterations and Extensions* (the SPD) which offers design advice and the *Leckhampton Character Area Appraisal and Management Plan* (the CAA).
5. There is a statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework (2021) (the Framework) states that in the consideration of development proposals great weight should be given to the conservation of heritage assets in accordance with the significance of the asset and any harm should require clear and convincing justification.
6. The proposal includes alterations to the roof which have already been permitted under an earlier planning permission (25/00476/FUL). The Council has no objections to this element of the proposal and I see no reason to disagree with this view.
7. The proposed first floor extension would be constructed above an existing, previously permitted ground floor extension, on the same footprint and alongside an existing two storey rear wing. I consider that, although the proposal would result in rear elements extending the full width of the property, its smaller width and depth and lower profile than the existing wing would render it subservient to the house. The pitched roof and gable and proposed materials would reflect those of the existing rear element.
8. The CAA identifies Leckhampton Road as an important approach road to Cheltenham with architecturally grand houses, set well back from the road along a regular building line. Other parts of the Leckhampton Character Area have smaller, terraced artisan housing in a tighter grid pattern. The CAA cites a number of issues which have a negative impact on the character of this part of Leckhampton Road, particularly those affecting the street scene, such as the loss of architectural detailing and traditional street furniture.
9. The rear elevations of the buildings along the street are very varied with multiple extensions in different forms, including some substantial gabled ones. Materials used include both brick and render. I consider that these rear elevations make little contribution to the significance of the conservation area which in this context is mainly focused on maintaining the character and appearance of the frontages of properties on Leckhampton Road.
10. I consider that the proposal would be well proportioned in relation to the existing house itself and the pattern of rear extensions in the vicinity. The proposed materials would reflect those of the surroundings. It would not be visible from Leckhampton Road and would have no impact on its character and appearance. In limited views from the rear it would appear in keeping with the variety of other built forms visible.

11. I conclude that the proposal would not harm the character and appearance of the house itself or of the wider conservation area. It does not conflict with policies D1 of the Cheltenham Plan or SD4 and SD8 of the Core Strategy.
12. For the reasons given above, the appeal is allowed.

Conditions

13. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR