

# CHRISTINA CHERRY

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CHARTERED TOWN PLANNER

20 June 2010

To All Members of Planning Committee

**Planning Application Number 10/507/FUL: 21 St Stephens Road, Cheltenham**

This is a supplementary statement is written in support of the above planning application which is due for determination at your Planning Committee meeting on Thursday 24 June 2010. The comments are in response to your officers' report to your committee.

My first comment is that I am disappointed that the report does not contain a section setting out the applicants' case. In my view the report is very imbalanced and fails to set out clearly and fully the arguments in support of the application. Where comments in support of the application are quoted they are often taken out of context.

Secondly there is much comment on the affect of the proposals on the architectural integrity of the building but little or no analysis of the impact of the proposals on the street scene and thus the character and appearance of the conservation area. Your officers have, in my opinion failed to do this therefore they have failed to have regard to all the material considerations when assessing this application.

Finally, a significant part of the report related to the age of the existing flat-roofed side and rear elements of the house. Your officers' views are based on unclear OS maps. The applicants do not agree with this view. The only way to assess the age of a building (or elements of it) is to conduct a detailed architectural analysis of its external and internal architectural features and use any other relevant documentary evidence. The conservation officer has not done therefore I am of the opinion that her views are based on questionable evidence.

Yours faithfully

  
Christina Cherry