



CHEL TENHAM

BOROUGH COUNCIL

Notice of a meeting of Planning Committee

Thursday, 21 March 2019
6.00 pm

Membership	
Councillors:	Simon Wheeler, Garth Barnes (Chair), Paul Baker (Vice-Chair), Stephen Cooke, Diggory Seacome, Victoria Atherstone, Bernard Fisher, Dilys Barrell, Mike Collins, Alex Hegenbarth, Karl Hobley, Paul McCloskey, Tony Oliver, Dennis Parsons (Reserve), John Payne and Rowena Hay

The Council has a substitution process and any substitutions will be announced at the meeting

Agenda

- d) **19/00088/FUL 16 Rowena Cade Avenue,** (Pages 5 - 8)
Cheltenham, Gloucestershire

Contact Officer: Judith Baker, Planning Committee Co-ordinator,
Email: builtenvironment@cheltenham.gov.uk

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APPLICATION NO: 19/00088/FUL	OFFICER: Miss Claire Donnelly
DATE REGISTERED: 17th January 2019	DATE OF EXPIRY : 14th March 2019
WARD: Park	PARISH:
APPLICANT:	Dr & Mrs Saha
LOCATION:	16 Rowena Cade Avenue, Cheltenham
PROPOSAL:	Single storey rear extension and alterations to front and rear elevations to include Juliette balconies

ADDITIONAL REPRESENTATIONS

Minack House
14 Rowena Cade Avenue
Cheltenham
Gloucestershire
GL50 2LA

Comments: 18th March 2019
Letter attached.

20 Rowena Cade Avenue
Cheltenham
Gloucestershire
GL50 2LA

Comments: 18th March 2019

We note the revised plans, and welcome the recognition from both our neighbours, and from the planning department, on the removal of the roof terrace element. We do remain concerned, however, on the use of the balcony doors at the rear of the property, as privacy into our ground floor and bedrooms would be further compromised.

We are also concerned that, in the future, secondary planning permission may be sought to use roof area, or that it is used informally, without permission - both of which would give us great concerns on lack of privacy.

On the subject of the revised plans themselves, we can understand our neighbours' desire to extend their house and enlarge their kitchen area. We are willing to find a compromise on their desires, whilst maintaining light and amenity into our property.

The proposed development is directly behind our own kitchen, and is therefore well within the 45 degree rule. We have examined the floor plans more clearly and note:-

The proposed extension is less than a metre from our joint boundary. There is a build height, and therefore amenity and light issue. Our neighbour's build level is 0.5m above the build level for our property. This means that we would look out from our kitchen onto additional walls built 3.2m (2.7m + 0.5m) above our ground level and directly into our line

of sight. The proposed kitchen extension protrudes 3.2m from the furthest rear point of the house, again, directly into our line of sight.

We understand that the current block plans used to calculate light impact, are incorrect, so we believe that calculations made from them should be ignored or amended. We have asked Cheltenham Planning Department for their copies, so we might mark them up for accuracy, but these have not been provided to date.

In summary, the current plans, would reduce the light into our kitchen area and impair the amenity we currently enjoy, and have enjoyed for 12 years. This issue could be mitigated by reducing the proposed height of the build, or by reducing the depth of the build proposed: either would be an acceptable outcome for us. We are willing to find a mutually acceptable outcome for all parties.

[For the planning committee visit only: we would like them to stand on our patio by the conservatory and envisage the view from our kitchen window up to the proposed extension].

We are pleased to note that it appears the idea of a roof terrace has been removed in the revised proposed plans. We welcome the inclusion of conditions to be applied, which state that the roof is not allowed to be altered in any way so as to become a usable recreational roof terrace and the proposed window and door railings if permitted, must stay in perpetuity.

Single storey extension

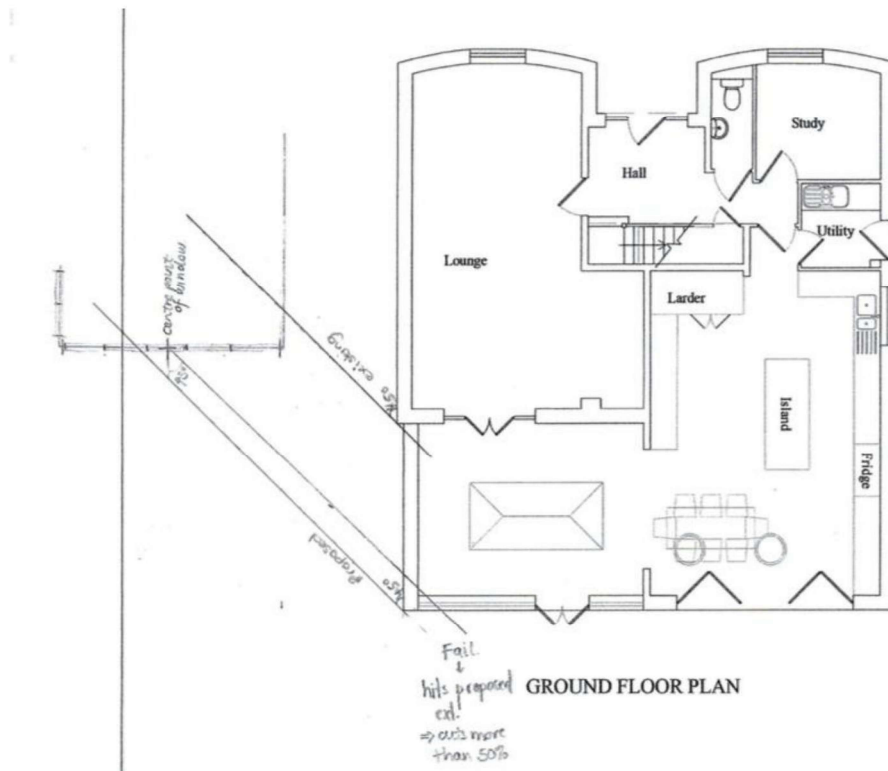
We recognise the desire and need for an extension and note the inclusion of large expanses of glass including many windows and doors as well as a large roof lantern and skylights, which would enhance the property.

We do however remain concerned about the depth of the extension, at 4.2m on our side. The property at number 16 is set back further from the road than our own home and already results in the rear of our home losing light, sunlight and being overshadowed, particularly to our lounge and patio, during the day. In an attempt to compensate for this we added large glass sliding doors to our lounge to maximize light into these areas, and also to allow light to flow through to the patio, dining room and kitchen.

With reference to paragraph 6.17 of the Officers report, we believe that due to the orientation of our home and garden (WNW facing) means that should this application be allowed at the 4.2m depth proposed, we will suffer even more from an increased loss of light, sunlight and additional overshadowing to our lounge and dining room.

In addition although a light test has been conducted we have been advised by the planning office that the proposal fails on one of the tests, which unfortunately will impact on these rooms; the main living areas of our home. A copy of the drawing, annotated to show the existing and proposed effect, is below.

We believe that just a small reduction in the depth on this elevation would redress this issue and mean that we would enjoy the same amenity as we do now, whilst still allowing our neighbours an extension to meet their wishes.



Installation of French style doors at first floor level

With reference to paragraph 6.19 of the Officers report.

We have a concern with French style doors at first floor level, as they are not easy to restrain. We would not want them swinging or banging against the railings, especially at night. We have this style of doors at ground floor level and unless they are restrained (we use heavy pots) they swing and slam

closed in any slight wind, so we are concerned that at a higher level this would happen and will be more of an issue. We would ask for a condition to be applied that ensures this could not happen.

Block and Render

We would like to point out that there are many issues within the development with coloured render, due to the amount of trees, the render absorbs moisture and unfortunately black mould and spores develop very quickly over a short period of time. Whilst the extension is proposed to be render our preference would be for brickwork to match existing elevations, which would require very little maintenance in the future. It is worth noting that in this part of the Conservation Area all the houses here have brickwork at the rear of their properties.

We would welcome a visit by the Planning Committee members to see for themselves the particular points made above and to appreciate, from our perspective, the concerns we have. We wish to make it clear that we are not opposed to the principal of the proposals and we believe overall that it is a good design. However, with just a few minor tweaks we could ensure that the amenity and enjoyment of our home remains as it has for the last 9 years.