

APPLICATION NO: 20/00798/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 21st May 2020		DATE OF EXPIRY : 16th July 2020
WARD: Charlton Park		PARISH:
APPLICANT:	Ms J Dodds	
LOCATION:	20 Southfield Rise, Cheltenham	
PROPOSAL:	Erection of an entrance porch, two storey rear extension and the formation of an underground room in rear garden	

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

19 Southfield Approach
 Cheltenham
 Gloucestershire
 GL53 9LN

Comments: 13th June 2020

This property blends well with existing chalet houses and bungalows. We have privacy now due to obscure glass in the bathroom which overlooks our bungalow.

The new extension will mean we loose privacy because the proposed extension will nearer and have large windows.

The groundwork will destroy the roots of the trees which provide privacy.

There not be enough garden remaining to facilitate the machinery and building materials during the build.

The foundations of the adjoining property will be damaged.

I could not appeal yesterday because your IT system was down.

Photographs of our garden can be supplied.

Comments: 28th June 2020

I have previously objected to this planning application but it is has not appeared under the comments.

Our bungalow is at the rear of 20 Southfield Rise, at the present time we have privacy due to the trees and obscure bathroom windows.

The existing design of no 20 blends well with the mix of houses and bungalows.

Our objections are-

The proposed plans will destroy the roots of the trees that provide some privacy.

Page 2

The rear two storey extension will also remove our privacy because

- 1.The windows will be closer to our bungalow.
- 2.The rear windows are larger and will not have obscure glazing.

Our other objections are-

The design is out of keeping with the surrounding area.

The excavations for the basement will damage the foundations of the adjoining house. The adjoining house will loose light.

The remaining garden is too small to accommodate the plant machinery, building materials and removed soil.

18 Southfield Rise
Cheltenham
Gloucestershire
GL53 9LJ

Comments: 8th June 2020
Planning objection

Application 20/00798/FUL

We are objecting to the application on the following grounds - they're listed below and we've referenced the relevant section of the CBC Supplementary Planning document - Residential Alterations & Extensions guidelines in italics where we feel they are appropriate

1a) Overshadowing / loss of light

Into our dining room / living room extension - our single storey extension at the rear of the property is a dining room / living room, used throughout the year. It has a single set of patio doors in the back wall (facing east) and a large window in the side wall (facing south, directly towards the boundary with no. 20 and the proposed development - the view labelled 'side north' on the elevation view of the submitted plans). This window hasn't been referenced on the submitted plans. For large parts of the day, this south facing window is the primary source of outside light for this room. We believe that the proposed development will have a significant adverse impact on the daylight through that south facing window into the room (reducing the amount throughout the year and casting a shadow over the window in months when the sun is lower in the sky). This room currently requires little artificial light or heat for large parts of the day throughout the year - the proposal would seriously impact this. Neither aspect of the proposed development above ground level (the single storey extension up to the boundary with us and the creation of a second storey with a pitched roof up to the height of the current house) looks to comply with the 25 degree guidelines with relation to this window (windows directly facing developments) laid out in the Council's design principles designed to protect our right to daylight, based on the BRE guidance on site planning for daylight and sunlight.

1b) Into our living room

Our living room window on the ground floor faces east and provides a large amount of light into the living room. The proposed single storey extension on the boundary extending 3m east looks not to comply with the 45 degree guidelines in the SPD from a plan perspective for this window (we believe this is confirmed by the plans) and we are not clear that it complies with the 45 degree guidelines from an elevation perspective. Once again, these changes would result in a significant loss of daylight into a main living room with similar impacts to the need for artificial light and heat.

2) Impact of proposal on character of the immediate surroundings - we feel that the overall exterior size of the proposed development (especially the $\frac{3}{4}$ width first floor extension and the full-height pitched roof) will visually dominate the surroundings, especially viewed from the rear of our property, and have particular impact on us as the attached property. We're not aware of any other semi-detached properties in the vicinity, of the style of our properties, that have extended above a single storey level, on this scale, including a first floor extension covering so much of the width across the back and with a full-height pitched roof. The Council guidance states a need to consider the character of the immediate surroundings, especially where there is an immediate neighbour and also aim to use established design patterns and features in the location

3) Structural / Ground stability - we are concerned that the substantial excavation required for the proposed basement risks impacting the structural integrity of our garden and property, both in the short and long term. This proposed excavation would be at our garden boundary for almost all of its length, and its nearest point to our property looks to be less than 3 meters from the corner of our single storey extension and a similar distance from our original property walls at the rear of the house.

4) Loss of privacy - the first floor extension layout replaces the current small frosted bathroom window on the first floor with a larger clear window (from the new master bedroom), closer to our property with a view onto our back garden. We feel this increases the risk of overlooking, Council guidelines refer to the the need to consider the impact of windows overlooking adjacent properties

I have provided some photos of our property to the CBC Planning Officer for this application - they primarily support objection 1 above as site visits are not happening at present. I am happy to provide additional information / photos as required.

Comments: 8th June 2020
Planning objection

Application 20/00798/FUL

We are objecting to the application on the following grounds - they're listed below and we've referenced the relevant section of the CBC Supplementary Planning document - Residential Alterations & Extensions guidelines in italics where we feel they are appropriate

Overshadowing / loss of light

Into our dining room / living room extension - our single storey extension at the rear of the property is a dining room / living room, used throughout the year. It has a single set of patio doors in the back wall (facing east) and a large window in the side wall (facing south, directly towards the boundary with no. 20 and the proposed development - the view labelled 'side north' on the elevation view of the submitted plans). This window hasn't been referenced on the submitted plans. For large parts of the day, this south facing window is the primary source of outside light for this room. We believe that the proposed development will have a significant adverse impact on the daylight through that south facing window into the room (reducing the amount throughout the year and casting a shadow over the window in months when the sun is lower in the sky). This room currently requires little artificial light or heat for large parts of the day throughout the year - the proposal would seriously impact this. Neither aspect of the proposed development above ground level (the single storey extension up to the boundary with us and the creation of a second storey with a pitched roof up to the height of the current house) looks to comply with the 25 degree guidelines with relation to this window (windows directly facing developments) laid out in the Council's design principles designed to protect our right to daylight, based on the BRE guidance on site planning for daylight and sunlight.

Into our living room - Our living room window on the ground floor faces east and provides a large amount of light into the living room. The proposed single storey extension on the boundary

Page 4

extending 3m east looks not to comply with the 45 degree guidelines in the SPD from a plan perspective for this window (we believe this is confirmed by the plans) and we are not clear that it complies with the 45 degree guidelines from an elevation perspective. Once again, these changes would result in a significant loss of daylight into a main living room with similar impacts to the need for artificial light and heat.

Impact of proposal on character of the immediate surroundings - we feel that the overall exterior size of the proposed development (especially the $\frac{3}{4}$ width first floor extension and the full-height pitched roof) will visually dominate the surroundings, especially viewed from the rear of our property, and have particular impact on us as the attached property. We're not aware of any other semi-detached properties in the vicinity, of the style of our properties, that have extended above a single storey level, on this scale, including a first floor extension covering so much of the width across the back and with a full-height pitched roof. The Council guidance states a need to consider the character of the immediate surroundings, especially where there is an immediate neighbour and also aim to use established design patterns and features in the location

Structural / Ground stability - we are concerned that the substantial excavation required for the proposed basement risks impacting the structural integrity of our garden and property, both in the short and long term. This proposed excavation would be at our garden boundary for almost all of its length, and its nearest point to our property looks to be less than 3 meters from the corner of our single storey extension and a similar distance from our original property walls at the rear of the house.

Loss of privacy - the first floor extension layout replaces the current small frosted bathroom window on the first floor with a larger clear window (from the new master bedroom), closer to our property with a view onto our back garden. We feel this increases the risk of overlooking, Council guidelines refer to the the need to consider the impact of windows overlooking adjacent properties

I have provided some photos of our property to the CBC Planning Officer for this application - they primarily support objection 1 above as site visits are not happening at present. I am happy to provide additional information / photos as required.