

APPLICATION NO: 13/00756/FUL		OFFICER: Mrs Wendy Hopkins
DATE REGISTERED: 10th May 2013		DATE OF EXPIRY : 9th August 2013
WARD: Leckhampton		PARISH: LECKH
APPLICANT:	Martin Scott Homes	
LOCATION:	Leckhampton Industrial Estate, Leckhampton Road, Cheltenham	
PROPOSAL:	Demolition of existing buildings and residential development comprising the construction of 28 dwellings	

ADDITIONAL REPRESENTATIONS 11th – 13th November 2013

1 Liddington Road
Cheltenham
Gloucestershire
GL53 0AJ

Comments: 11th November 2013
Letter attached.

53 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 13th November 2013
Letter attached.

55 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 13th November 2013
Letter attached.

51 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 12th November 2013
The revised scheme continues to have little or no regard to the impact of the development on the properties in Collum End Rise, in particular numbers 47-61. The height of the proposed 2-3 storey walls set virtually against the boundary is excessive even before the significant change in ground level is taken into account.

The revised plans still show gable/side walls of large span and a considerable expanse of solid wall, which would be unacceptably dominant and overbearing when viewed from the rear of the Collum End Rise properties. They are currently unrelieved by any return or set back. In addition, it should be noted that properties in Collum End Rise rely heavily on the light from the South. The proposed buildings set at the boundary would significantly overshadow the rear of homes in Collum End Rise for much of the day, with even more of a detrimental impact during the autumn/winter months.

It is the combination of siting, height, form and context that determines the impact of a development. The proximity, height and depth of walls created by the proposed two & three storey properties, combined with the significantly higher ground level on the application site, would result in the dominating of the gardens and rear habitable rooms of homes in Collum End Rise. It would severely restrict light and result in an unacceptable level of overshadowing.

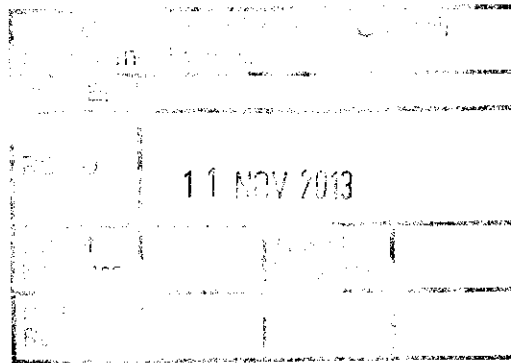
CP4 Safe and Sustainable Living states development will only be permitted where it would 'not cause harm to the amenity of adjoining land users and the locality'.

Policy CP7 Design states that development will only be permitted where it 'is of a high standard of design; and adequately reflects principles of urban design; and complements and respects neighbouring development and the character of the locality and/or landscape.' Key point in this instance being 'respects neighbouring development'.

Because of significant change in ground level I would suggest that could only be alleviated by setting the proposed plots back from the boundary or reducing the height of the buildings to a less intrusive level

In conclusion, the proposal would result in a vast two & three storey expanse of solid wall and curtilage within 1m of the boundary with Collum End Rise. The impact is accentuated by the difference in ground levels between the two properties and the orientation of the applicant properties to the south of Collum End Rise. The development in its current form would result in a significant loss of light and an overbearing impact. The rear of all the Collum End Rise properties and gardens will be greatly overshadowed and the walls of the proposed development will be a dominant and oppressive feature. The outlook from rooms in the rear of Collum End Rise at both ground and first floor level will be similarly unacceptably dominated. As currently proposed, the developments adjacent to the Collum End Rise boundaries will be overbearing and have significant impact on the amenities of the occupiers and their ability to enjoy their property.

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham



1 Liddington Road,
Leckhampton,
Cheltenham.
Glos.
GL53 0AJ

Glos
GL50 9SA

9th Nov '13

Dear Mrs Hopkins,

RE: Planning Application 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire. GL53 0AL, by Martin Scott Homes (205 Leckhampton Road)

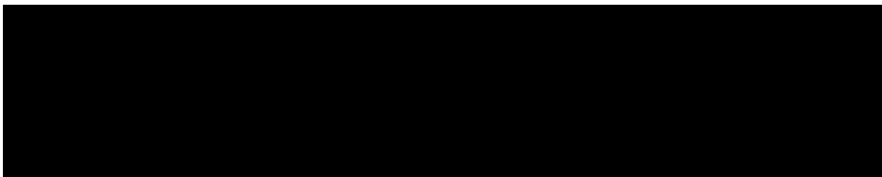
Having looked at the revised proposals, much to our dismay, it is apparent to us that no consideration has been taken of any of the points we have made in our earlier letters. We therefore attach a copy of our last letter which reflects our very strong views.

We are very concerned that the developers, despite the offers of access, have not viewed the proposed site from our property or investigated the visual impact of their proposals using 3d models or drawings. Given the size of their houses and the elevated site I don't believe they understand the impact their proposals will have on my outlook or the enjoyment I currently get from my property. The impact is made worse as they are proposing a terrace of 5 houses with only a single break which is filled by the gable of a 3 storey property in the distance.

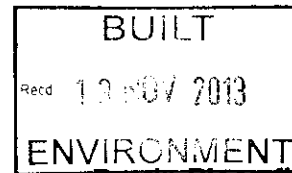
House Types K, L and M (Plots 24 to 28) all scale approximately 9.1m to the ridge making the proposals 2m higher than our house. According to the proposed site plan the level outside our house is 101.55 and the proposed floor level of Plot 26 is 103.89 equating to a rise in level of 2.34m. Adding together puts the proposed ridges 4.34m higher than our ridge which is equivalent to over 1 1/2 storeys. Not only are the proposals higher than our house but the only drawing showing the development in relation to my property, REVISED_SECTION_CC_AND_DD, has over estimated the ridge height and is showing our roof ~0.65m higher than it actually is. I believe this is giving a false impression of the size of the proposed development which is significantly larger than our and other existing houses along Liddington Road and Collum End Rise.

The proposed development of high density, large houses on small plots is visually overbearing and totally out of keeping with the area and will have a significant and detrimental impact on my outlook and the enjoyment I receive from house and garden. The proposed terrace of houses is directly south of my property and I remain concerned the proposals will overshadow my house and garden during the colder months when sunlight is especially valuable. I don't believe the planning authority would accept a 3.5 storey property in such close proximity to an existing house on a level site and therefore ask that you refuse the application.

Yours faithfully,



Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA



55 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

For the attention of Mrs W Hopkins, case officer

13 November 2013

Dear Wendy

Reference:
PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 28 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

In my original letter dated 03 June 2013 I noted I would support and encourage a well-designed development of the site.

'I support the overall proposals but feel that the above matters (see letter dated 06 June) need to be addressed and the proposals amended accordingly. Specifically the significant and overbearing impact of the proposed houses, along the Northern Boundary of the site, on the existing neighbouring properties.

I feel the applicant should consider retaining or lowering the existing site levels, single storey dwellings to the North of the site, increasing the distance of the proposals from the boundary and landscaping to improve the proposals. I do not believe a limited combination or any single one of the above in isolation is sufficient to ameliorate the proposals and a more holistic rethink should be considered.'

Since the original application submitted in May 2013 there have been no less than four revisions to the proposals submitted on the PublicAccess website. With the exception of the first revision which reduced ridge heights by 300mm and no longer raised the proposed site levels (the original proposals raised the site by up to 1.36m on the northern boundary) there have only been limited and piecemeal changes (Plot 18 has remained unchanged since August).

The applicants, despite the offers of access, have not viewed the site from my property and therefore, I believe, do not understand the magnitude of the level changes across my garden; 5.15m from my patio to the fence at the rear of the garden (No 51 Collum End Rise has a more significant level change of 5.33m). Neither have they submitted any drawings or information that explores the visual impact of their proposals on existing neighbours or demonstrates that 2 and 3 storey properties at the top of a 5m bank will not have a significant and detrimental visual impact.

I therefore wish to register my objection to the application and note the following in support of my objection.

1. Adverse effect on the residential amenity of neighbours

I believe the recent amendments to the proposals have not addressed my previous objections and the proposed development will still create an unacceptable impact and harm our amenity as neighbours, by reason of overlooking, loss of privacy, overshadowing and loss of outlook (CP1 and CP4).

It is an established principle of planning that new developments should not borrow amenity from adjacent land, and, as a general rule, the greater part of any overshadowing caused by a new building must be confined to the developers own land.

According to the guidance in 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'; 'in assessing the impact of buildings on sunlight in gardens, trees and shrubs are not normally included in the calculations... This is because the dappled shade of a tree is more pleasant than the deep shadow of building'. The BRE Guide also highlights the importance sunlight between buildings and the impact on the overall appearance and ambience of a development. This is not limited to summer months and 'is valuable for a number of reasons, to:

- provide attractive sunlit views (all year)
- make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)
- encourage plant growth (mainly spring and summer)
- dry out ground, reducing moss and slime (mainly in colder months)
- melt frost, ice and snow (in winter)
- dry clothes (all year)

2. The visual impact is unacceptable

The design of the proposals is still inappropriate in that the scale, massing, and height are overbearing and do not respect neighbouring developments or take account of the topography of the site (CP7 and SPD Development on Garden Land and Infill Sites).

- By proposing dwellings close to the boundary at the top of a 5.0m high bank the development may achieve desired densities but it does so to the detriment of the amenity of its neighbours and adversely affects the quality of the environment. (Policy HS2).
- Plot 18 is unchanged since August. Scaled from the submitted drawing the eaves are 9.56m and the ridge 12.26m higher than my patio or the equivalent of a 4/5 storey property.
- The revised Plot 17 (now further from the boundary) when scaled is 10.73m higher at the eaves and 13.63m higher at the ridge than my patio. From 51 Collum End Rise Plot 17 is a further 0.3m higher. This is equivalent to 5.5 storey property within 30m of the existing houses.
- The proposed dwellings should be moved away from the existing fence line and the height of the proposals should be limited to a single storey along the boundary.

3. The design and site layout is poor and significantly increases the visual impact on neighbours

The design remains inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. The site layout should aim to keep houses away from the boundaries to mitigate the bulk, mass and scale of the proposals especially as they are on an elevated site.

The proposals should minimise the physical dominance of the new development over neighbouring properties and take due account of the topography of the site and build on existing planting to develop a natural barrier zone that will benefit both existing and new developments.

4. The proposals do not reflect the character of the neighbourhood.

The design fails to consider or complement the character of the locality. Although considered in the submitted Design and Access Statement the proposals fail to follow the assessment of the location of the site, the scale and proportions of the surroundings, the relationship with adjoining buildings, spaces around them, the topography and the general pattern of heights in the area including views and landmarks.

The existing development on the site has a minimal visual impact on neighbouring properties and retains the outlook on to Leckhampton Hill for neighbours and passing pedestrians due to its scale (predominantly single storey) and the nature of the existing layout (buildings are located away from the northern site boundary). In contrast the proposals are tight to the boundary and given the elevated site have a significant impact on the character of the neighbourhood and adjacent properties.

- While the loss of a view is not in itself a planning matter the proposals in their current form will significantly impact on the outlook by obscuring existing views of Leckhampton Hill (an important landmark) and the Area of Outstanding Natural Beauty (AONB). Views in to and out AONBs are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.
- The form of residential developments around the site have back to back gardens, views between buildings and single storey elements to reduce massing as reflects the edge of town nature of Collum End Rise and Leckhampton Road. The scale and form of the proposed development not only removes the open aspect of the neighbourhood it also removes the views of Leckhampton Hill to the South and blocks the skyline from the back of the neighbouring properties that is particularly evident in wintertime when daylight is also a premium.
- I am concerned that there will be an adverse impact on the setting of the AONB. Plots 6 to 17 (House Types C, D and E) are 3 storey dwellings along the South and West boundary of the site.
- Development on Garden Land and Infill Sites SPD Adopted 29th June 2009 is not considered in the submitted information. The nature of the development and its proximity to existing dwellings means that it gives rise to similar issues as those covered in the SPD. The SPD is therefore relevant and should be considered in assessing the proposals as advised by Cheltenham Borough Councils Planning Department in an email dated 22 August 2013:

'Finally, in relation the potential impact on neighbouring amenity, this aspect will be assessed against our local plan policies (including relevant supplementary planning documents - particularly 'Garden Land and Infill Developments in Cheltenham) and the advice within the NPPF'

Considerations:

- Impact on adjoining developments - the scale of the development casts a shadow across a number of the existing houses ground floor kitchen and living room windows between October / November and January at 12 noon.
- unacceptable harm to the amenity of adjoining land users
- loss of sunlight and/or diffuse daylight loss of outlook, loss of privacy
- complements and respects neighbouring development

- layout and scale (topography, size, height)
- amenity space (reduces the density of development, softens the urban fabric)

Proposals that result in unacceptable harm to the amenity of neighbouring dwellings will not be permitted... This impact on 'amenity' includes the following:

- Reduction in daylight to neighbouring gardens and rooms
- Reduction in sunlight to neighbouring gardens and overshadowing of rooms
- The neighbour's ability to use their garden due to overlooking and lack of privacy
- An overbearing appearance of the neighbouring development in relation to existing gardens and buildings, by virtue of its height or position
- Noise and disturbance from access arrangements and other activity (proximity of the proposed dwellings to the boundary) at the rear of gardens

The applicants need to address the significant and overbearing impact of the proposed houses, along the Northern Boundary of the site, on the existing neighbouring properties and demonstrate the impact of their proposals.

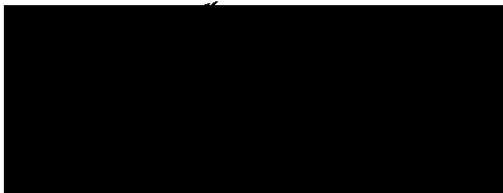
Having looked at the visual impact along the northern boundaries the proposals remain excessively high due to the existing topography and I still believe a more holistic rethink should be considered. The big houses on small plots close to the boundary still have a large and unacceptable adverse impact on the setting of the AONB and the outlook and amenity of neighbouring properties to the north of the proposals.

In support of my objection I attach an 'Analysis of the Proposed Development at 205 Leckhampton' dated 13 November 2013 which includes:

- An analysis of the existing and proposed site
- Views from the East to show the relative scale of the existing and proposed developments
- Existing and Proposed Views from View 4 identified in the Landscape Design Statement
- A shadow study to show the loss of sunlight and impact on gardens and houses between October and February
- Existing and Proposed views from each neighbouring property to show the scale of the proposed development
- Notes on the submitted information including the site, context and landscape assessments
- An assessment of the proposed density and,
- A review of Cheltenham Borough Council Planning Policies

Please do not hesitate to contact me should you wish to discuss the above.

Yours Sincerely



enc

Planning Application 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 28 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd

ANALYSIS OF THE PROPOSED DEVELOPMENT AT 205 LECKHAMPTON

13 November 2013

Existing Site Layout

Existing site building taken from survey information and photos submitted by the applicant.

Existing 1 and 2 storey industrial properties

Existing buildings set back from site boundaries

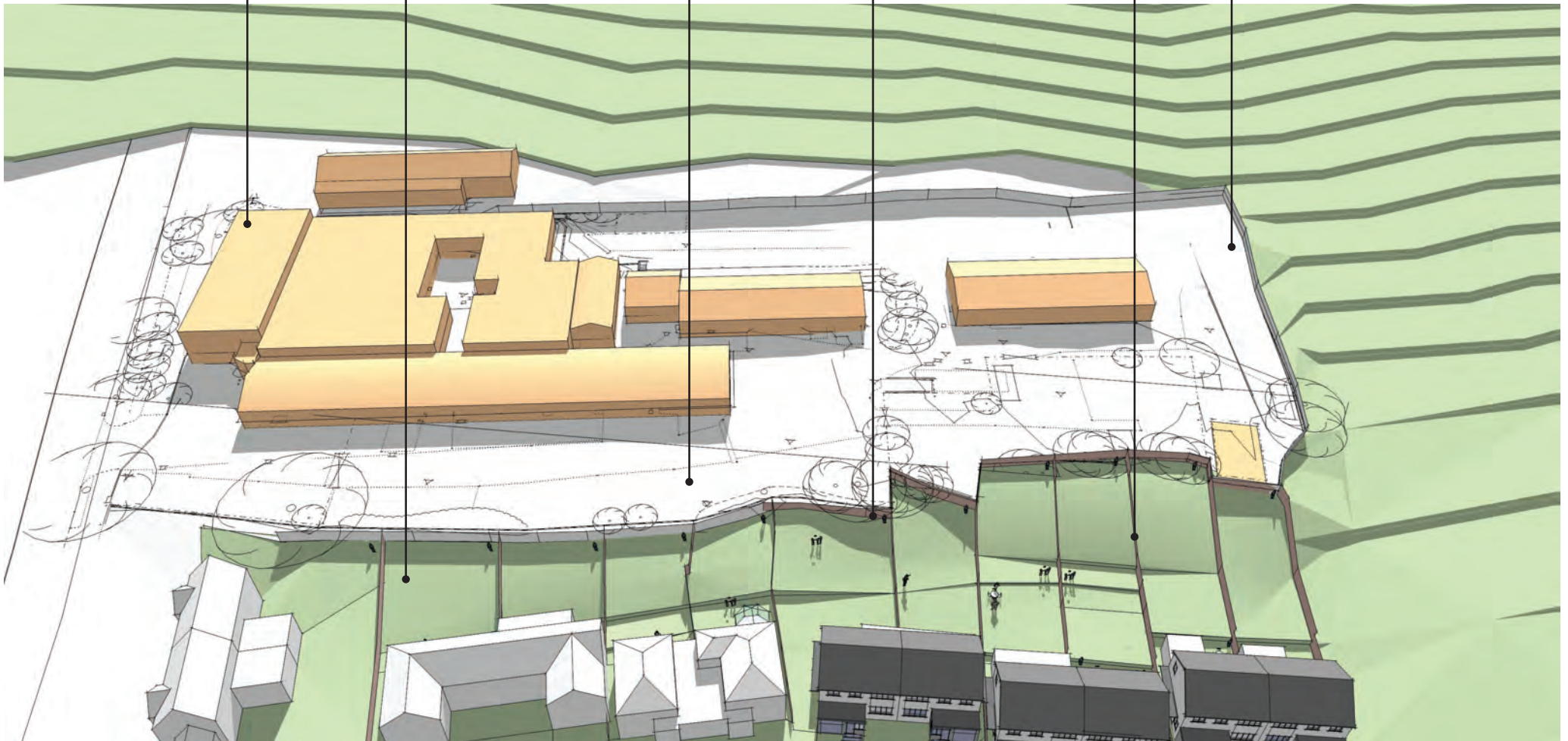
Note no existing site building information was provided with the application

Existing 2.58m high bank

Existing 5.23m high bank

Access road and parking provides a separation between the buildings and boundary

Buildings set back from boundary with AONB



Proposed Site Layout

Proposals taken from applicants sketchup model (site plan Rev P11) and updated as follows;
-existing neighbouring properties redrawn at correct heights.

- Existing gardens redrawn to show more accurate representation
- Yellow houses not updated to latest site plan Rev P21
- Red Houses updated as Rev P21

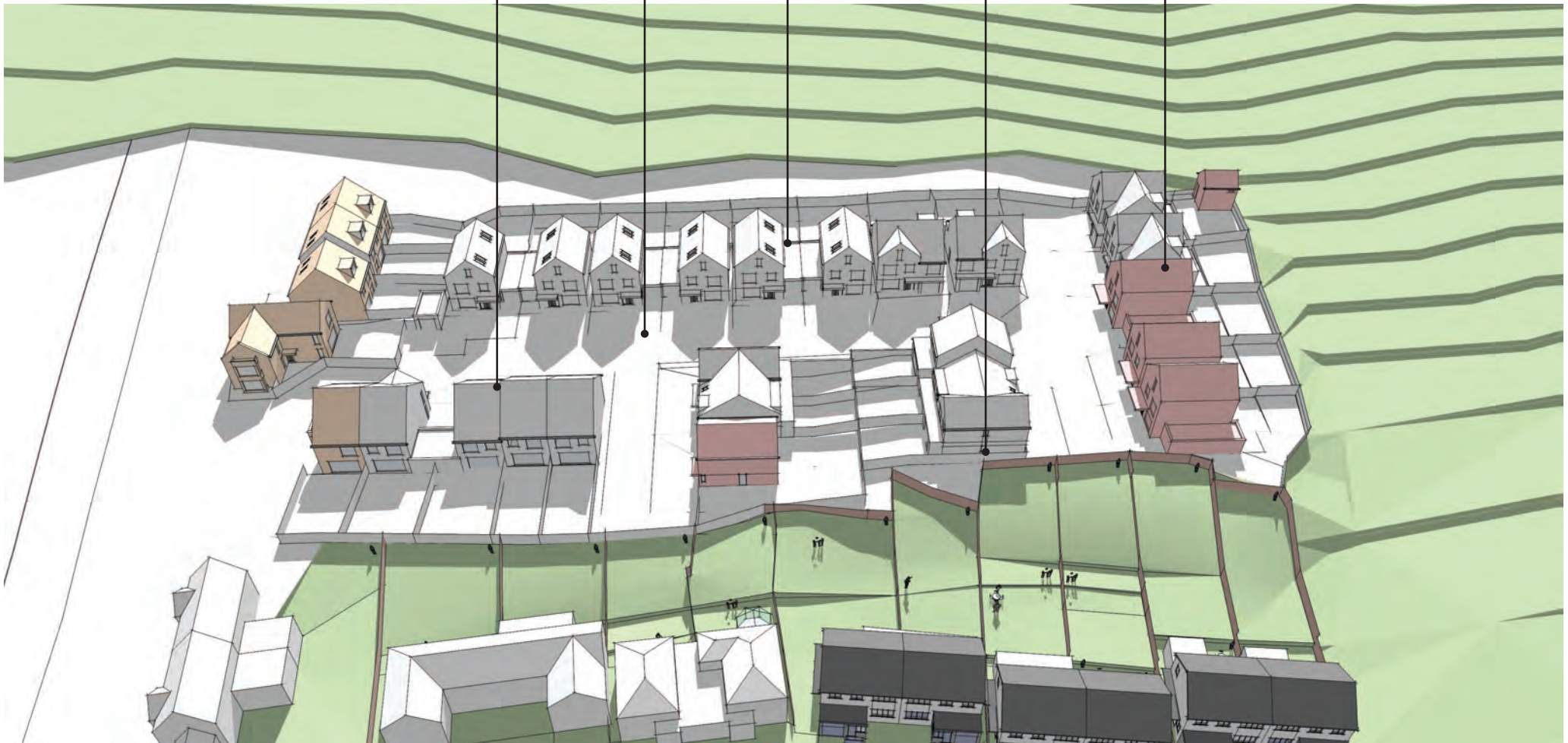
Terrace of 3 storey properties close to the boundaries

2 and 3 storey properties

Proposals tight to boundary

Access road in centre of site pushes development to boundaries

Proposals overlook existing houses

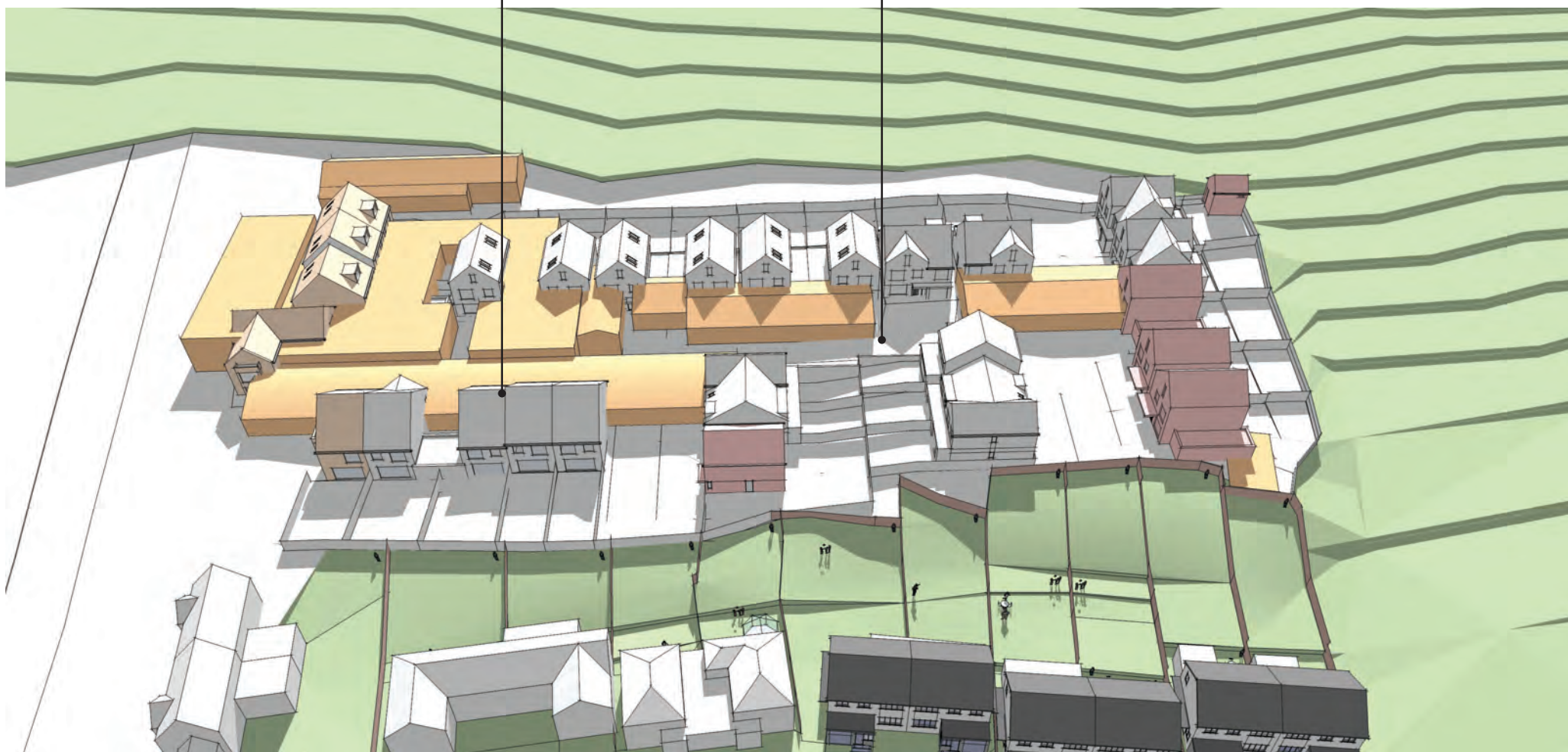


Proposed Compared

Overlay of existing and proposed

Significant increase in density and volume of building on the site

Large extent of proposals extend beyond and above envelope of existing buildings

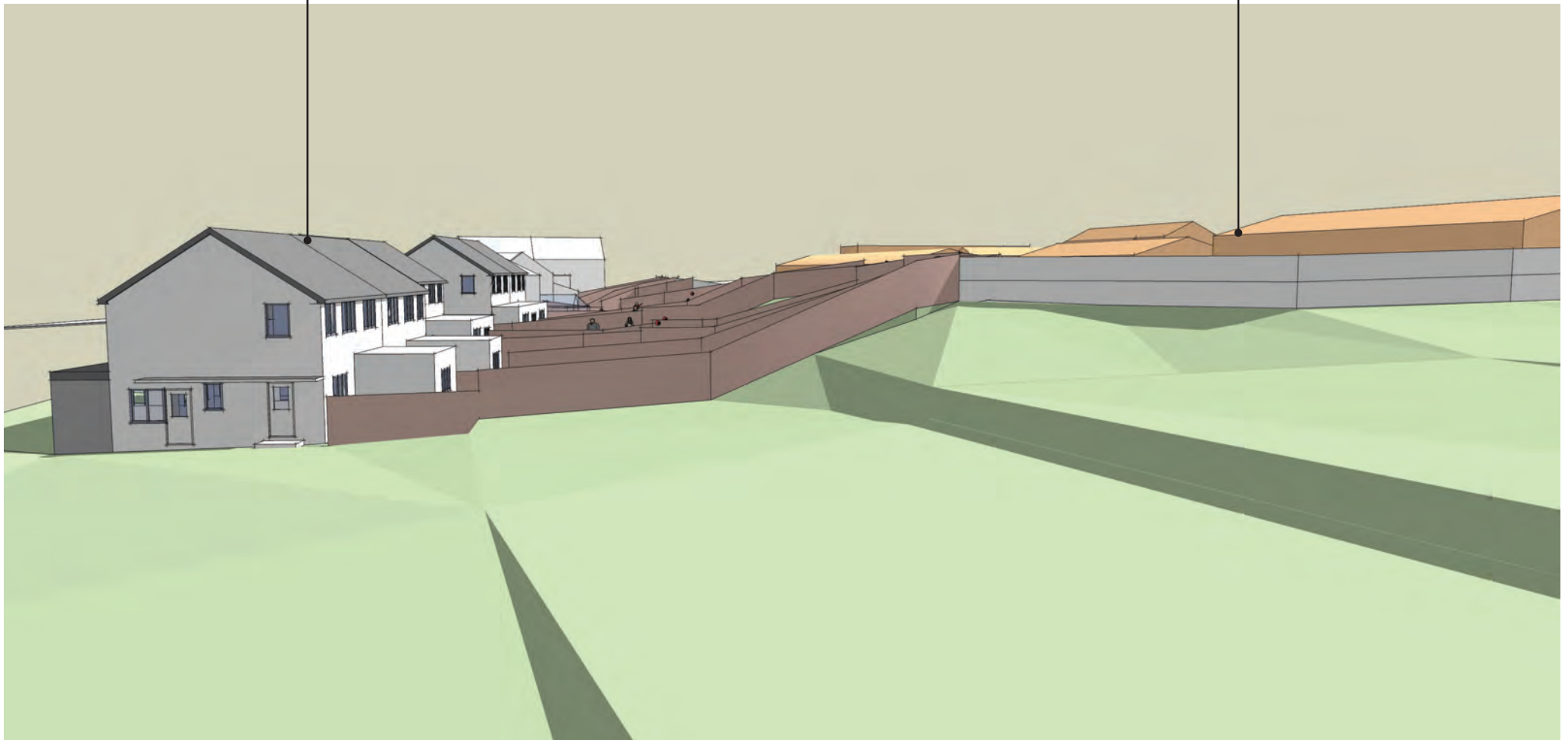


View looking East

Illustration of existing view looking east

Existing houses at bottom of existing bank

Existing single storey units set back from boundary



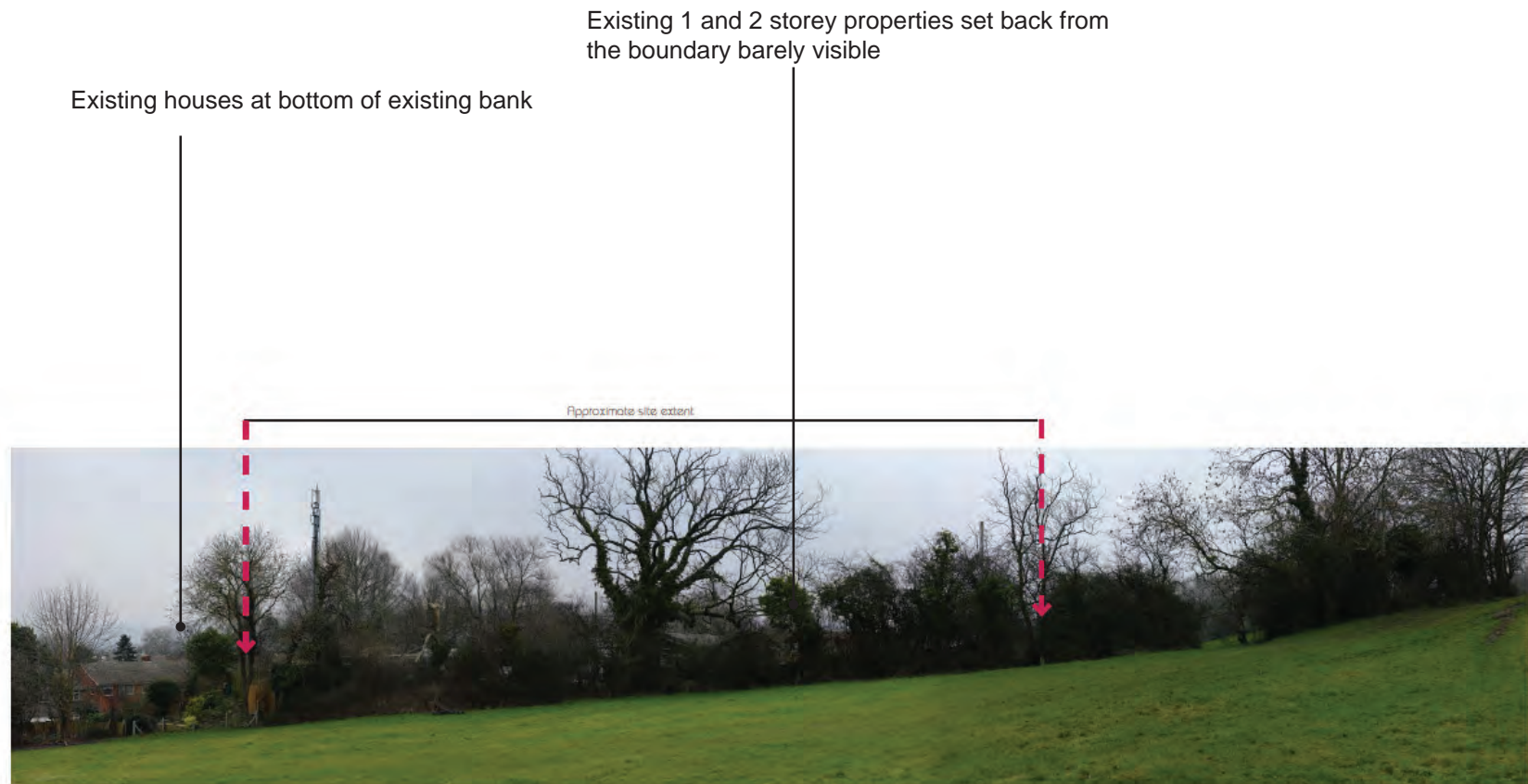
View looking East

Illustration of proposed view looking east



View 4 - Existing Site

View 4 from the Landscape Design Statement



View 4: East along the western boundary of the site: low visibility into the site due to established hedgerow. Communications mast visible

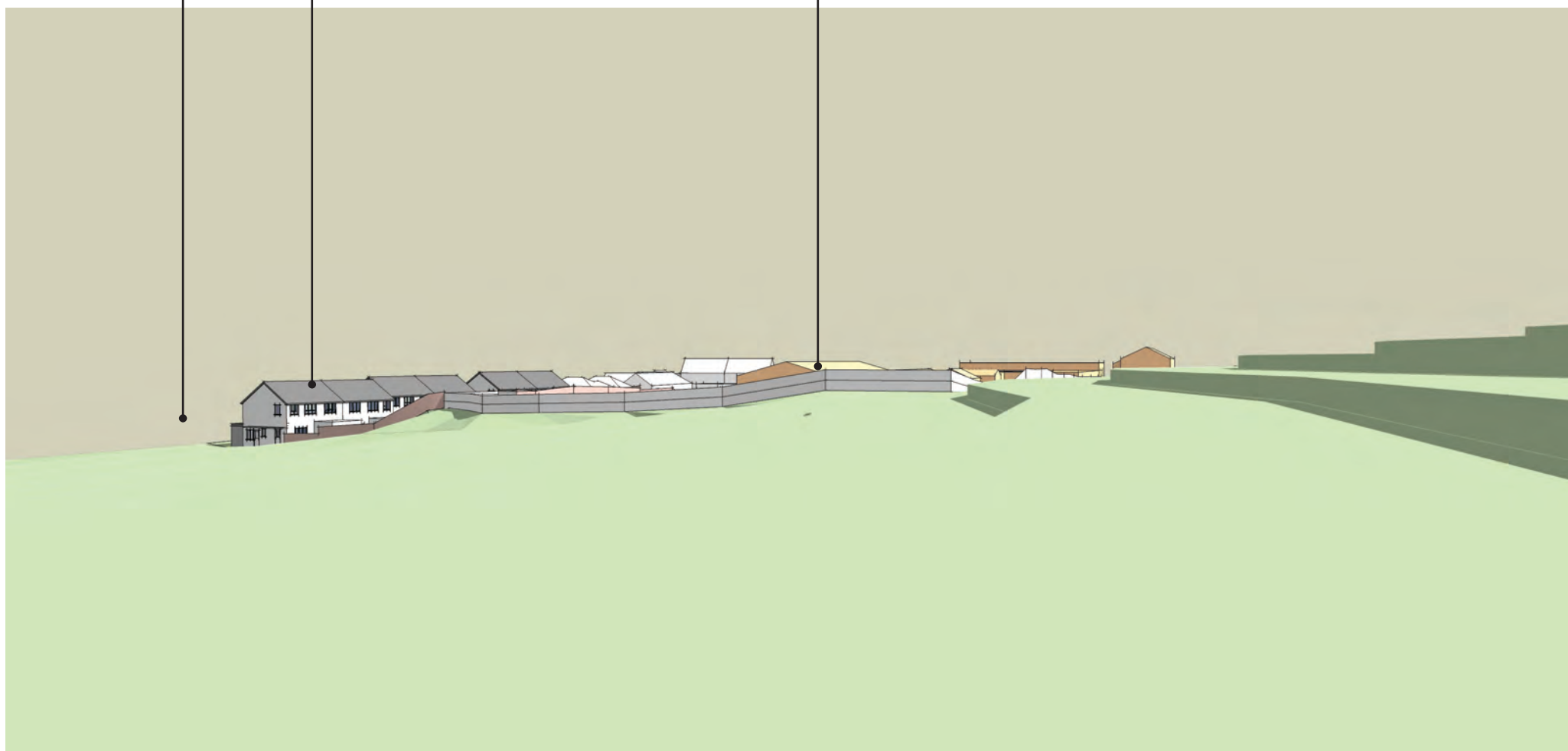
View 4 - Existing Site

Illustration of existing site from View 4 as shown in the Landscape Design Statement

47 Collum End Rise and beyond not shown

Existing houses at bottom of existing bank

Existing 1 and 2 storey properties set back from the boundary



View 4 - Proposed Site

Illustration of proposed site from View 4 as shown in the Landscape design statement

Proposed 3 storey development has a significant visual presence from the AONB

Existing houses at bottom of existing bank



View 4 - Proposed Site

Overlay of proposed site with View 4 from the Landscape design statement

Proposed 3 storey development has a significant visual presence from the AONB

Existing houses at bottom of existing bank



View 4- East along the western boundary of the site- low visibility into the site due to established hedgerow. Communications most visible

Shadows cast by plot 17 across the kitchen window and the majority of the garden at midday

Shadows cast by plot 17 across living room window and the majority of the garden at midday

Shadows cast by plot 18 across the kitchen and dining room window and the majority of the garden at midday

Shadows cast by plot 23 across the conservatory and the majority of the garden at midday

Shadow Study - 21 January @ 12.00

View of existing properties to show extent of cast shadows

The elevated site, height of the bank and orientation of the site has a significant affect of the extent of shadows. Any properties facing due north and close to the boundary will create a permanent shadow of the adjoining gardens



Shadows cast by plot 17 across the gardens at midday

Shadow Study - 21 February @ 12.00

View of existing properties to show extent of cast shadows

Shadows cast by plot 18 across gardens at midday

Shadows cast by plot 23 across gardens at midday



Shadows cast by plot 17 across the gardens at midday

Shadow Study - 21 October @ 12.00

View of existing properties to show extent of cast shadows

Shadows cast by plot 18 across gardens at midday

Shadows cast by plot 23 across gardens at midday



Shadows cast by plot 17
across the kitchen window
and the majority of the
garden at midday

Shadows cast by plot 17
across living room and kitchen
window and the whole of the
garden at midday

Shadows cast by plot 23 across
parts of the conservatory and
the whole of the garden at
midday

Shadow Study - 21 November @ 12.00

View of existing properties to show extent of cast
shadows

Shadows cast by
plot 18 across the
kitchen window and
the majority of the
garden at midday

Shadows cast by plot 18
across the dining room
window and the majority
of the garden at midday



Shadows cast by plot 17 the whole of the garden,
ground floor and first floor windows at midday

Shadows cast by plot 23 across the conservatory
and the whole of the garden at midday

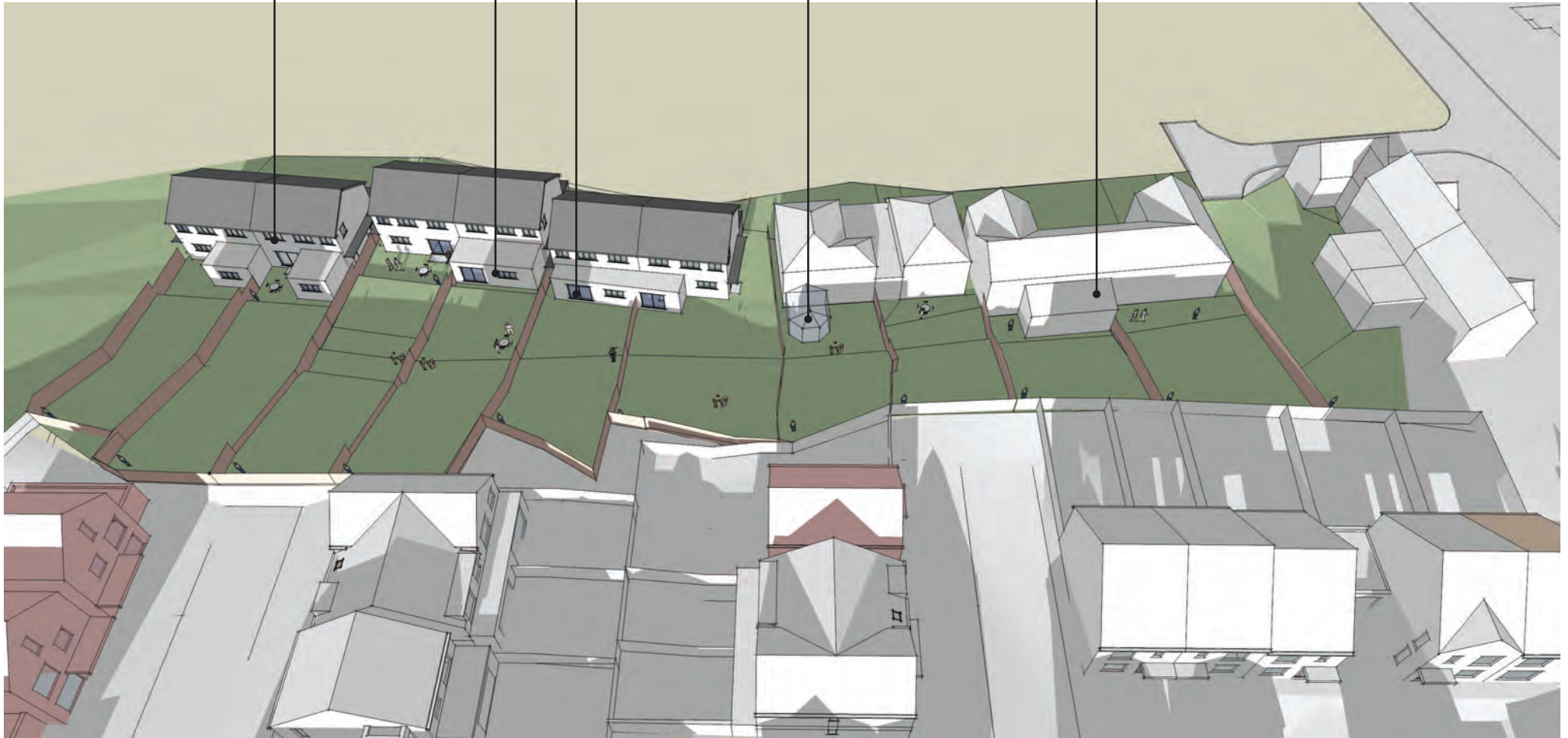
Shadow Study - 21 December @ 12.00

View of existing properties to show extent of cast
shadows

Shadows cast by plot 18 across the kitchen
window and the majority of the garden at midday

Shadows cast by plot 18
across the dining room
window and the whole of
the garden at midday

Shadows cast by plots 24 to 26 across the whole
garden and ground floor facades at midday



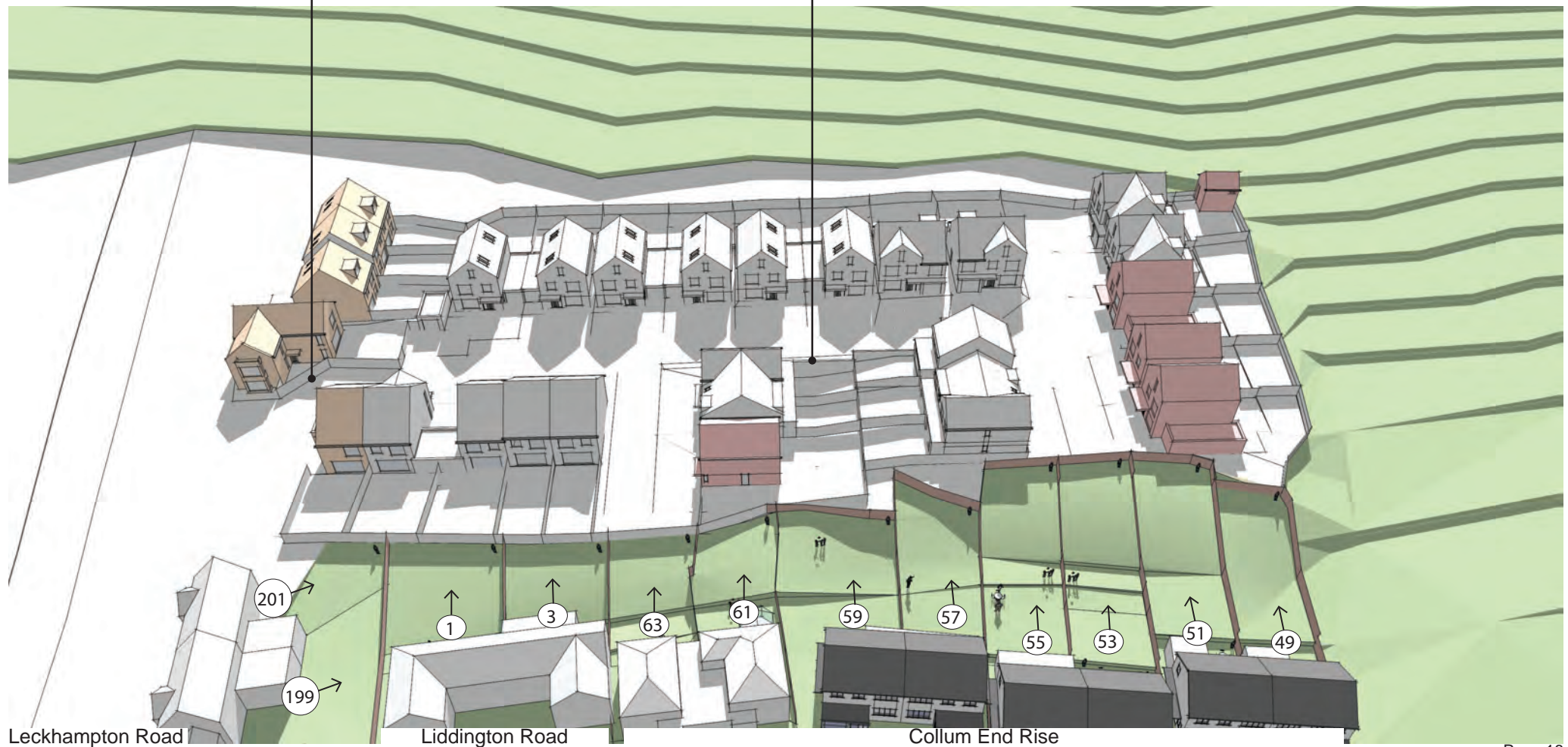
Site Key

Proposed layout showing location of views.

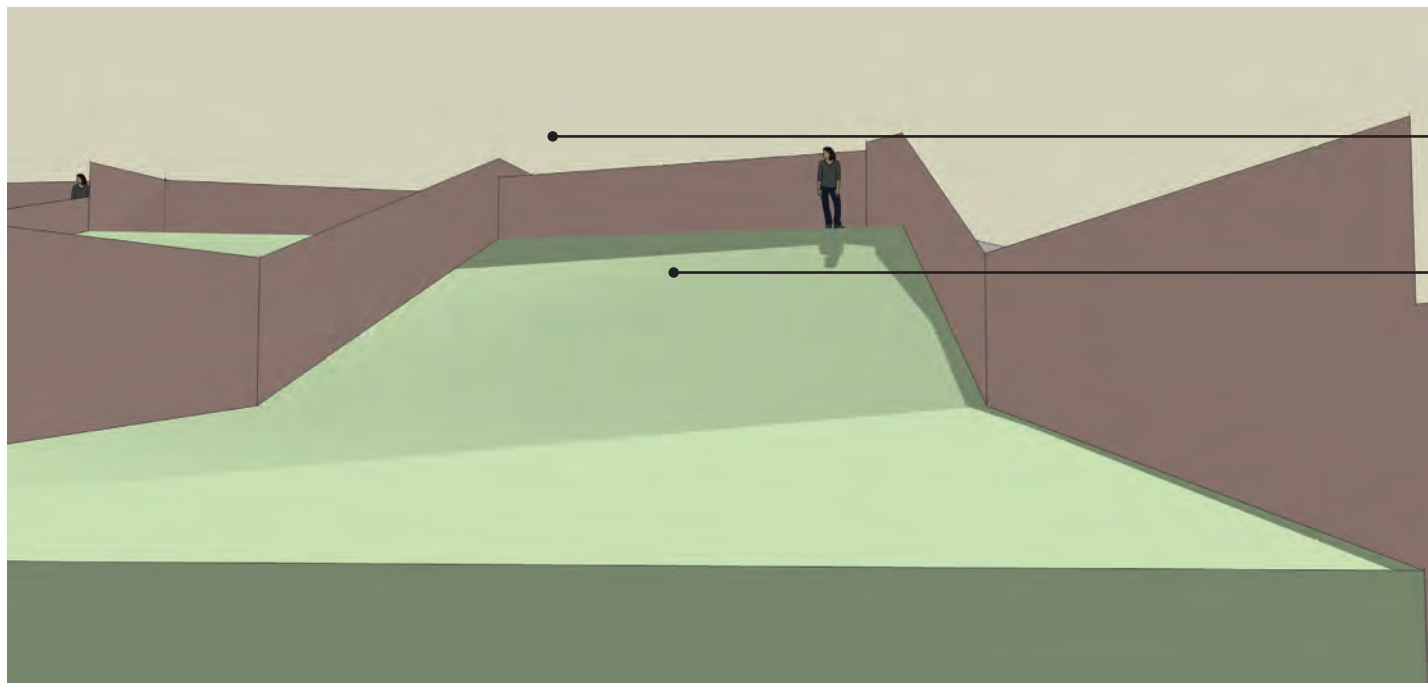
Numbers refer to house numbers of existing properties.

Proposed 3 storey development has a significant visual presence from the AONB

Existing houses at bottom of existing bank



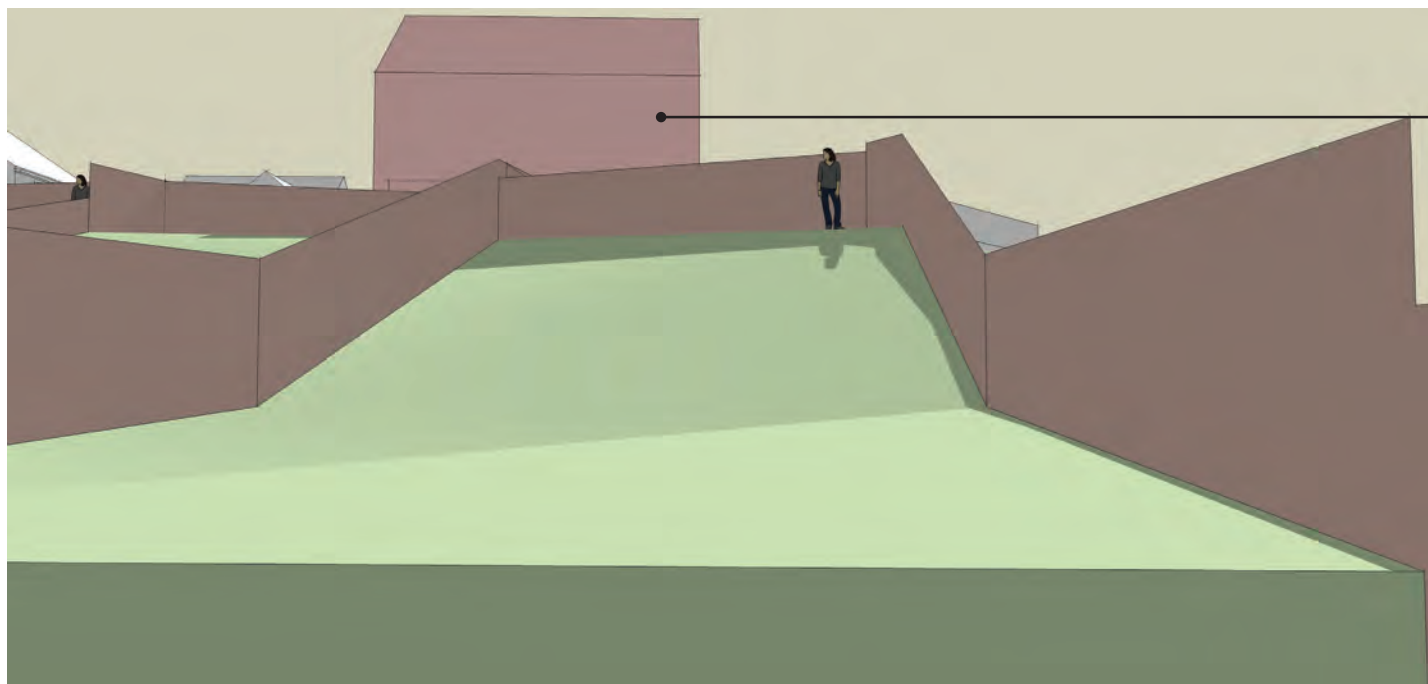
49 Collum End Rise Ground Floor



Existing buildings are not visible from Ground Floor

The existing garden rises 5.15m from the patio to the boundary

Existing View from Ground Floor



Building a large 3 storey property on an elevated site has a significant visual impact on the existing neighbours

Proposed View from Ground Floor

49 Collum End Rise First Floor



Extent of existing buildings visible from First Floor

Existing View from First Floor



Proposed 3 storey property has a significant visual impact due to scale of the proposals and elevated site.

The Ground Floor of the proposed house (plot 17) is 5.01m above the existing patio level adding nearly two storey to the effective height.

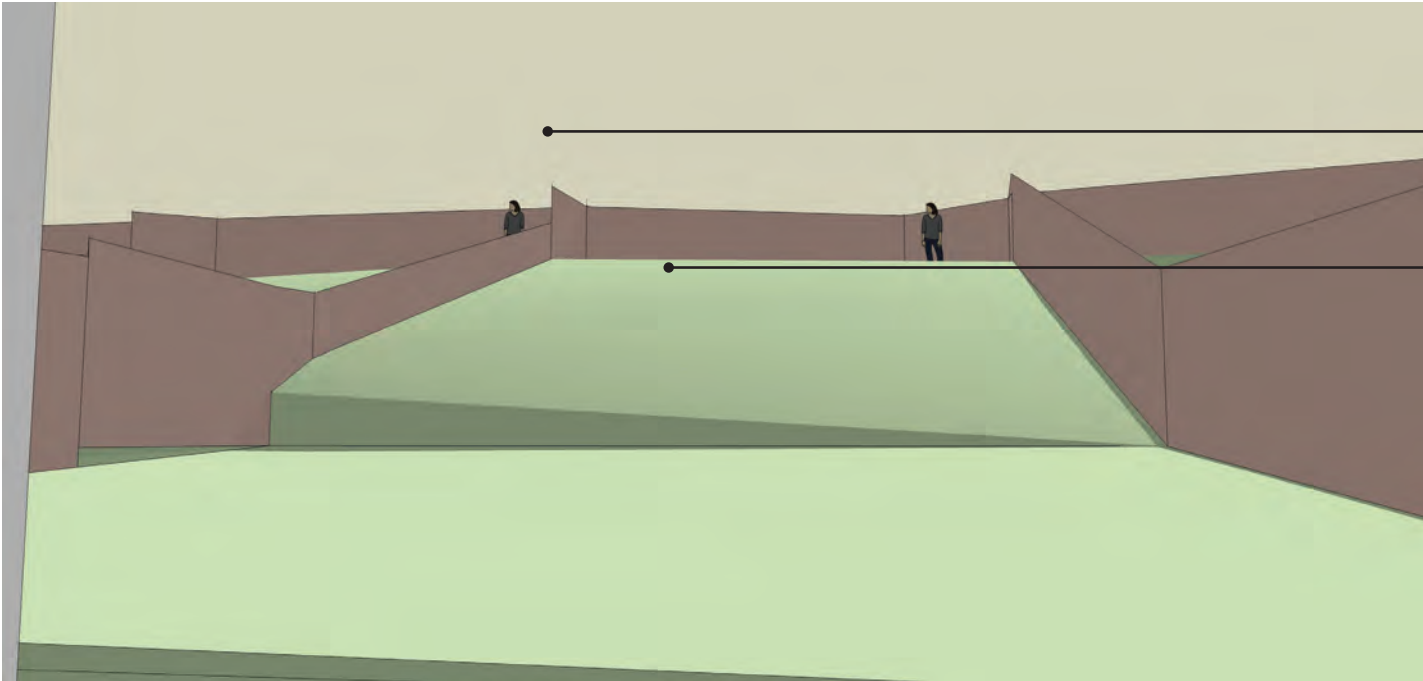
The proposed house has a significant presence at the end of the garden.

Proposed View from First Floor

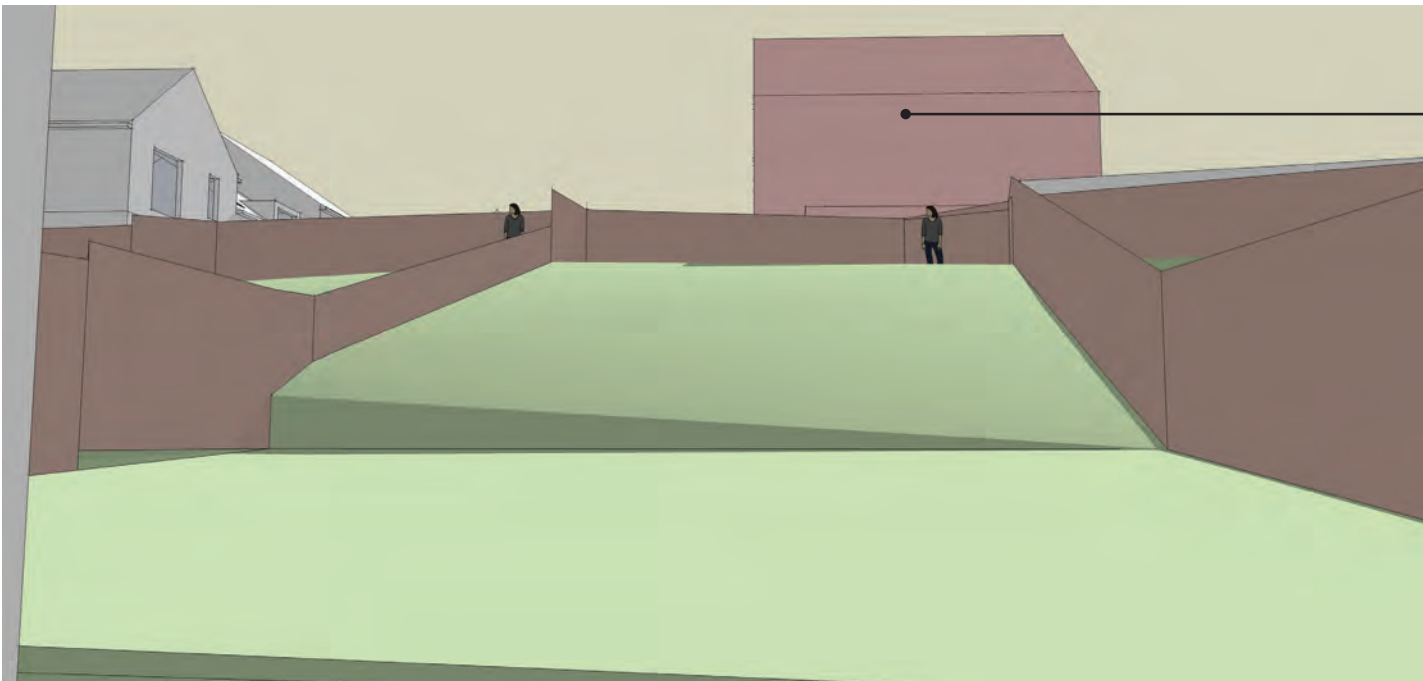
51 Collum End Rise Ground Floor

Existing buildings are not visible from Ground Floor

The existing garden rises 5.34m from the patio to the boundary



Existing View from Ground Floor



Due to the proposed houses being 3 storey the effective height visible over the proposed 1.8m high fence is significant. Added to the 5.01m elevated level of the proposed ground floor makes for a proposed development that dominates the skyline.

With the proposed Ground Floor 5.01m above the patios and a 6m high side elevation the effective height of the eaves is over 11.01m. This is nearly equivalent to a 4 storey building to the eaves with a ridge height 13.9m above the existing patios level.

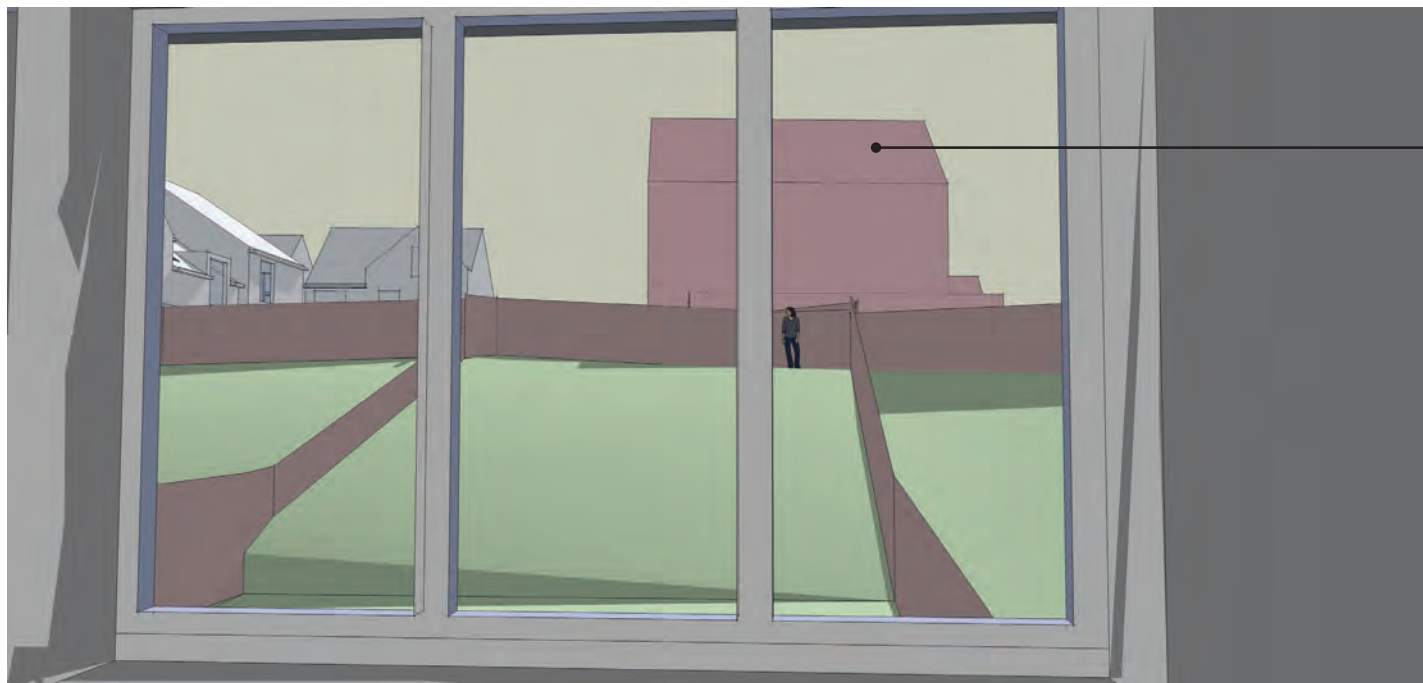
Proposed View from Ground Floor

51 Collum End Rise First Floor



Extent of existing buildings visible from First Floor

Existing View from First Floor



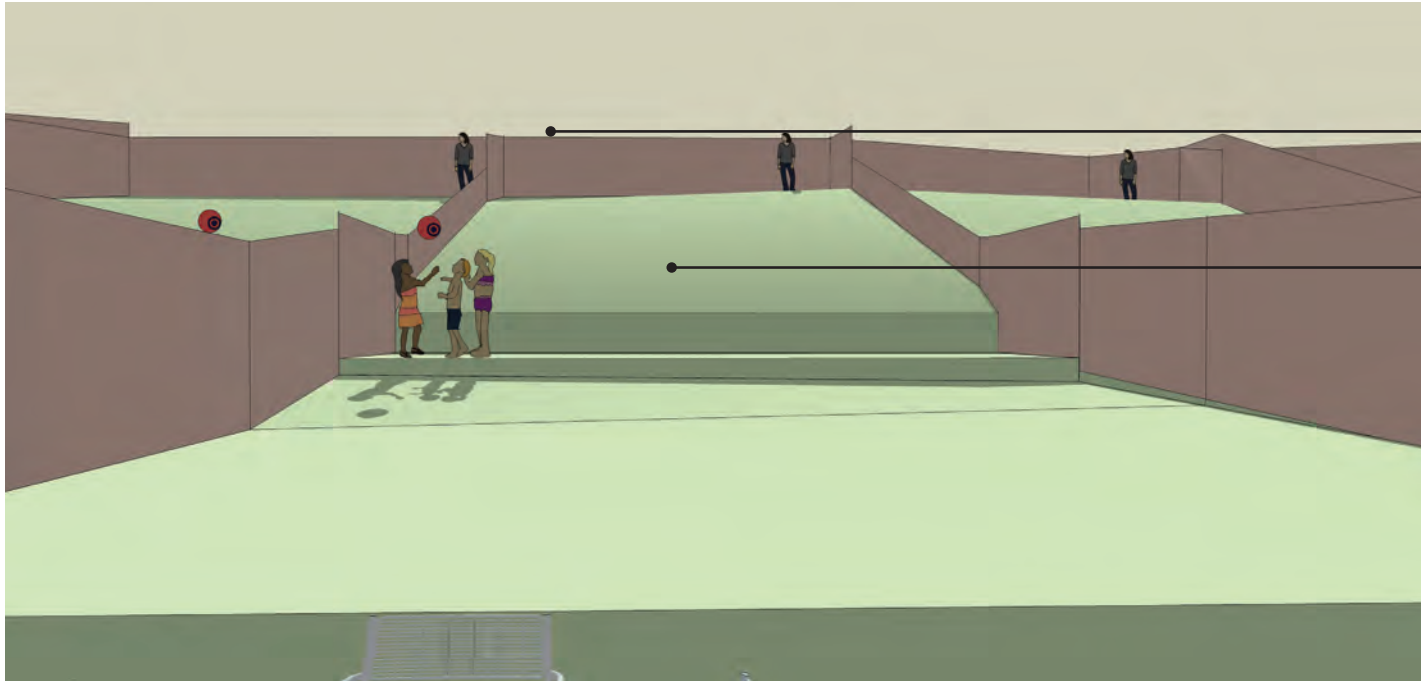
Proposed 3 storey property has a significant visual impact due to scale of the proposals and elevated site.

The Ground Floor of the proposed house (plot 17) is 5.01m above the existing patio level adding nearly two storey to the effective height.

The proposed house has a significant presence on the skyline

Proposed View from First Floor

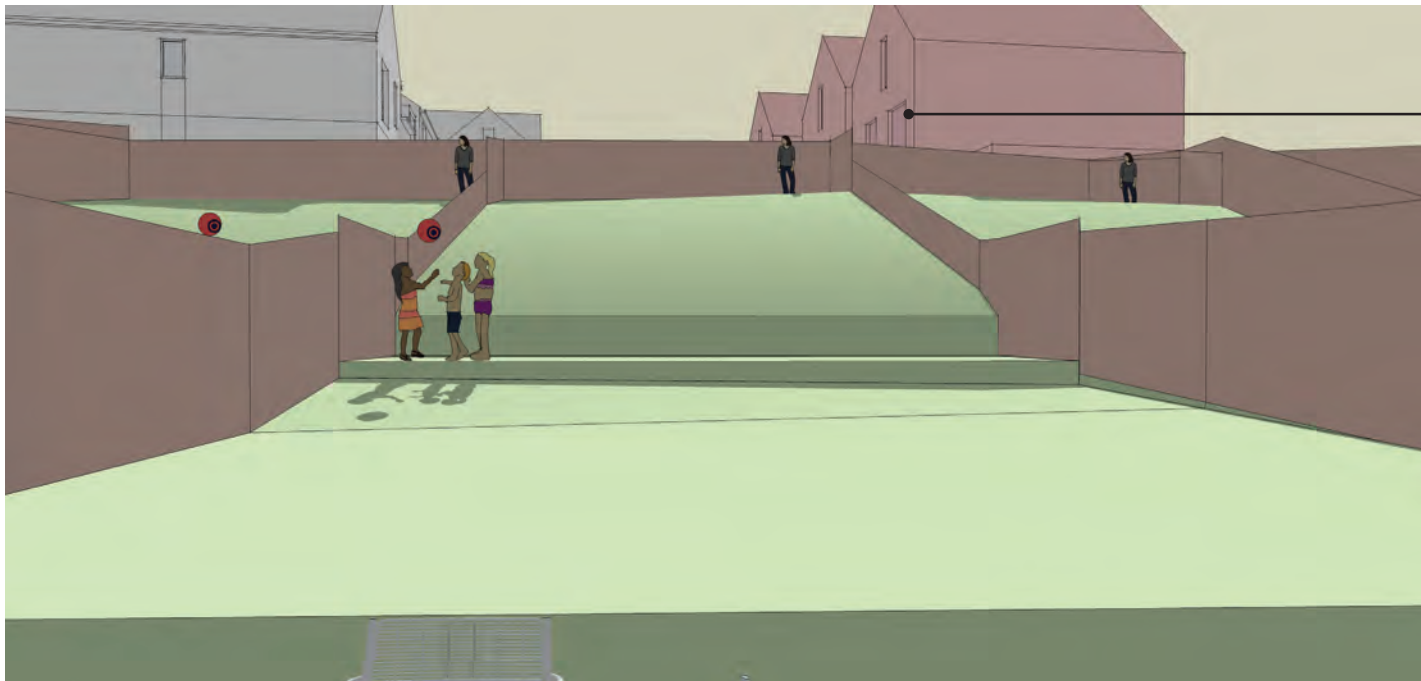
53 Collum End Rise Ground Floor



Existing buildings are not visible from Ground Floor

The existing garden rises 5.15m from the patio to the boundary

Existing View from Ground Floor



Due to the proposed houses being 3 storey the effective height visible over the proposed 1.8m high fence is significant. Added to the 4.71m elevated level of the proposed ground floor makes for a proposed development that dominates the skyline.

With the proposed Ground Floor 4.71m above the patios and a 6m high side elevation the effective height of the eaves is over 10.7m. This is nearly equivalent to a 4 storey building to the eaves with a ridge height 13.6m above the existing patios level.

Proposed View from Ground Floor



53 Collum End Rise Ground Floor Internal View

Due to the existing bank there is only a limited outlook above the existing boundary fence with limited views of the sky.

The existing garden rises 5.15m from the patio to the boundary or nearly 2 storeys.

Existing View from Ground Floor



Over 70% of the limited outlook above the existing fence is obscured by the proposed development.

Proposed View from Ground Floor

53 Collum End Rise First Floor

Extent of existing buildings visible from First Floor



Existing View from First Floor



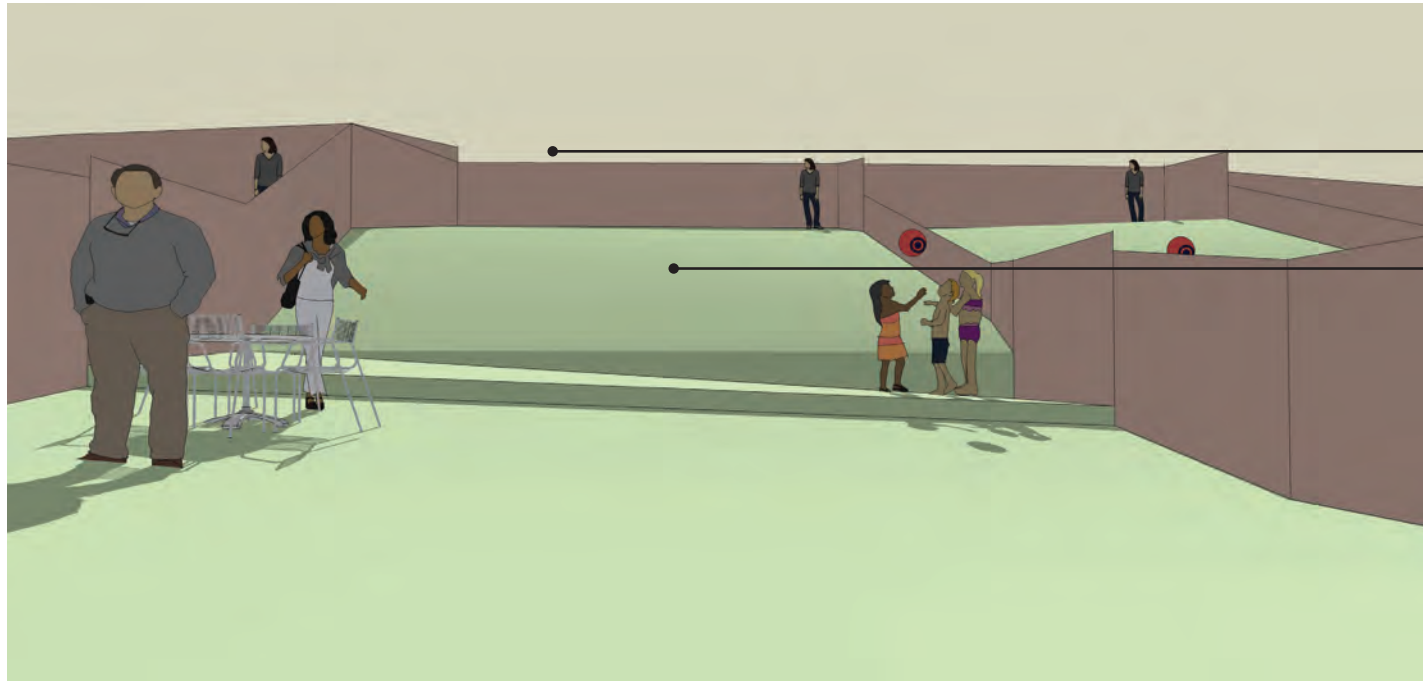
Proposed 3 storey properties have a significant visual impact due to scale of the proposals and elevated site. The oblique view of the gables adds to the mass and visual impact.

The Ground Floor of the proposed house (plot 17 and 18) is 4.71m above the existing patio level adding nearly two storey to the effective height.

Oblique views of the upper 2 floor gives the perception of overlooking and directly effects privacy. This will be exacerbated at night when large elevated windows are lit.

Proposed View from First Floor

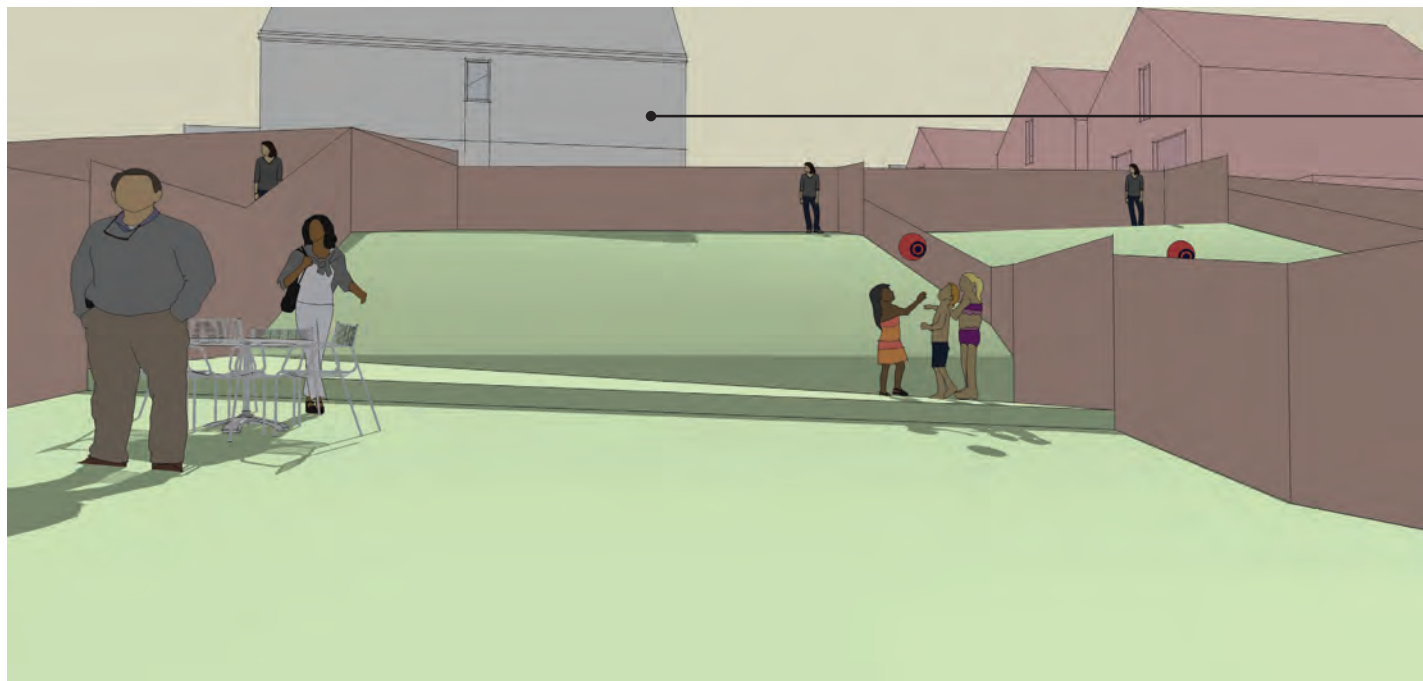
55 Collum End Rise Ground Floor



Existing buildings just visible from Ground Floor

The existing garden rises 4.96m from the patio to the boundary

Existing View from Ground Floor



Over a storey of the proposed properties are visible over the proposed 1.8m high boundary fence.

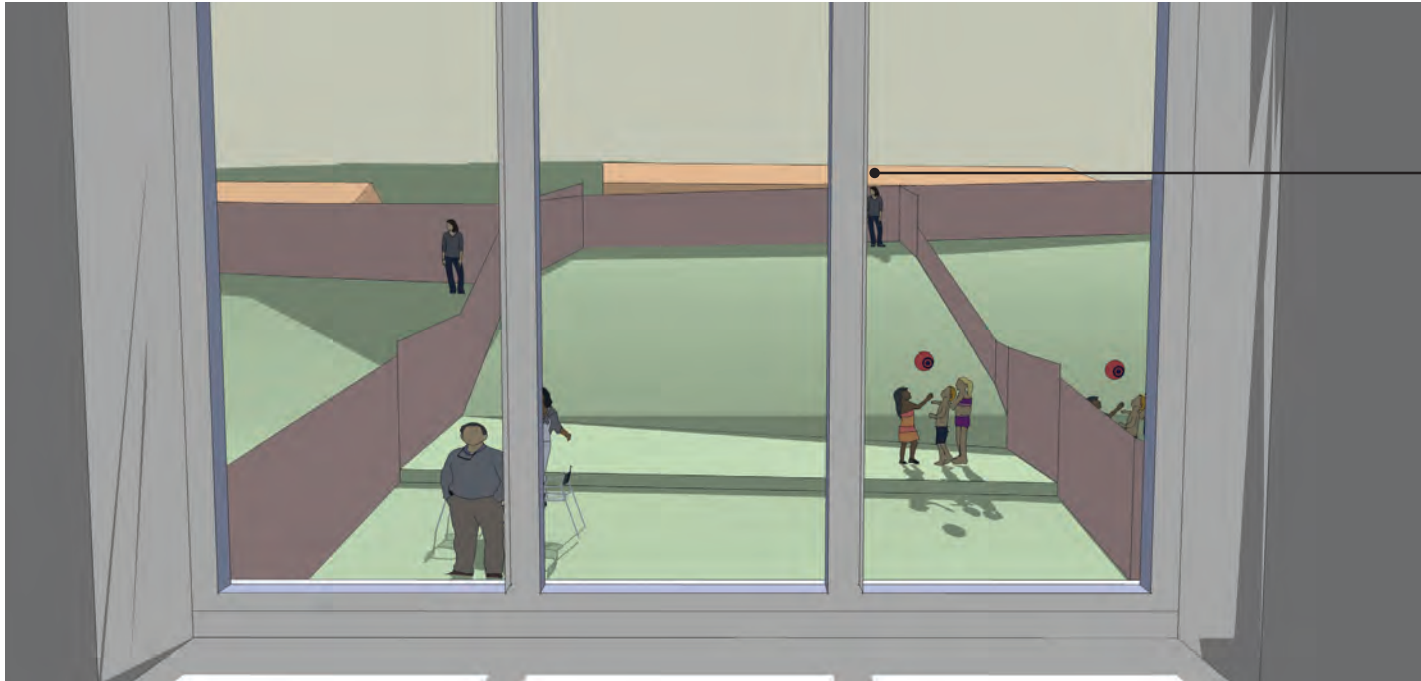
With the proposed Ground Floor 4.71m above the patios a 5m high side elevation the effective height of the eaves is over 9.5m. This is equivalent to a 3 storey building to the eaves.

The scale of the proposed house will be overbearing and have a detrimental impact on the use of the garden, outlook from the property and amenity of the occupants.

Proposed View from Ground Floor

55 Collum End Rise First Floor

Existing buildings visible from First Floor



Existing View from First Floor



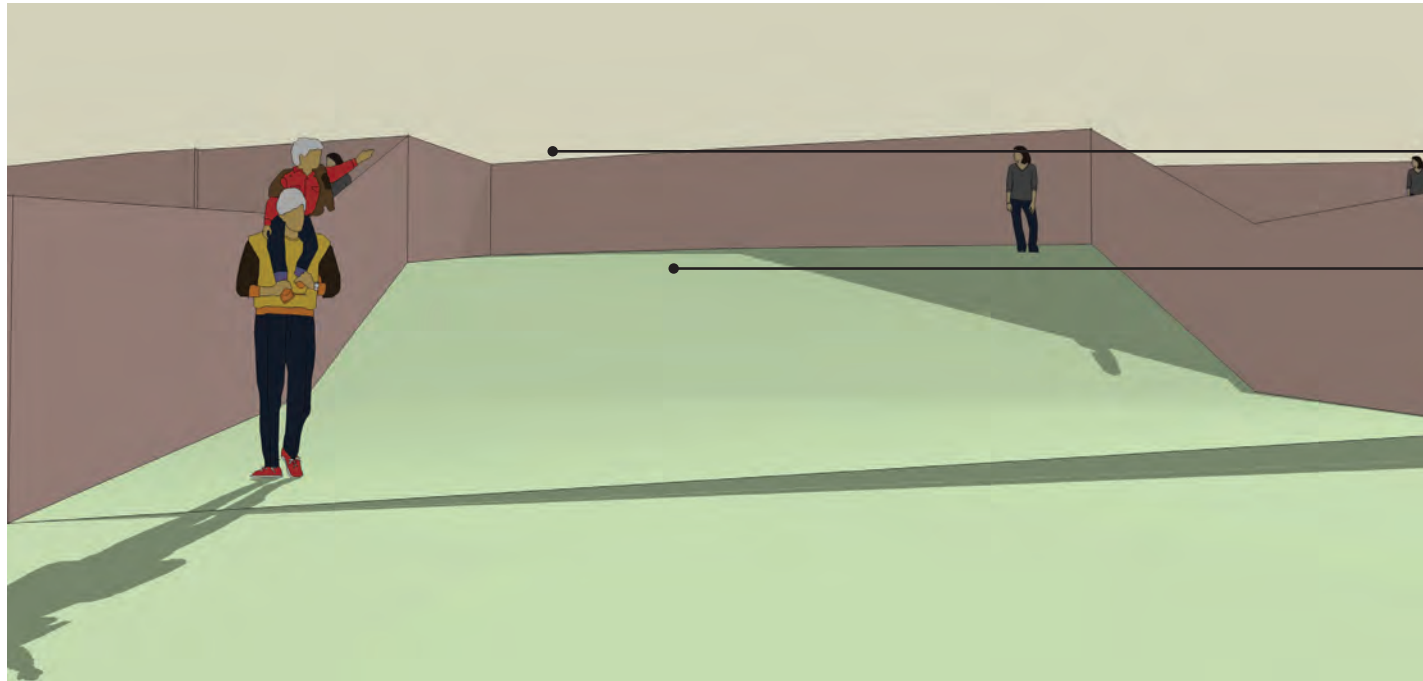
Proposed properties have a significant visual impact due to scale of the proposals and elevated site.

The Ground Floor of the proposed house (plot 18) is 4.71m above the existing patio level adding nearly two storey to the effective height.

The proposed house is exactly due south and the side elevation blocks more than 50% of the end of the garden. In addition to the overbearing this will create significant overshadowing of the garden and house all year and especially during the winter months when sun light is so valuable.

Proposed View from First Floor

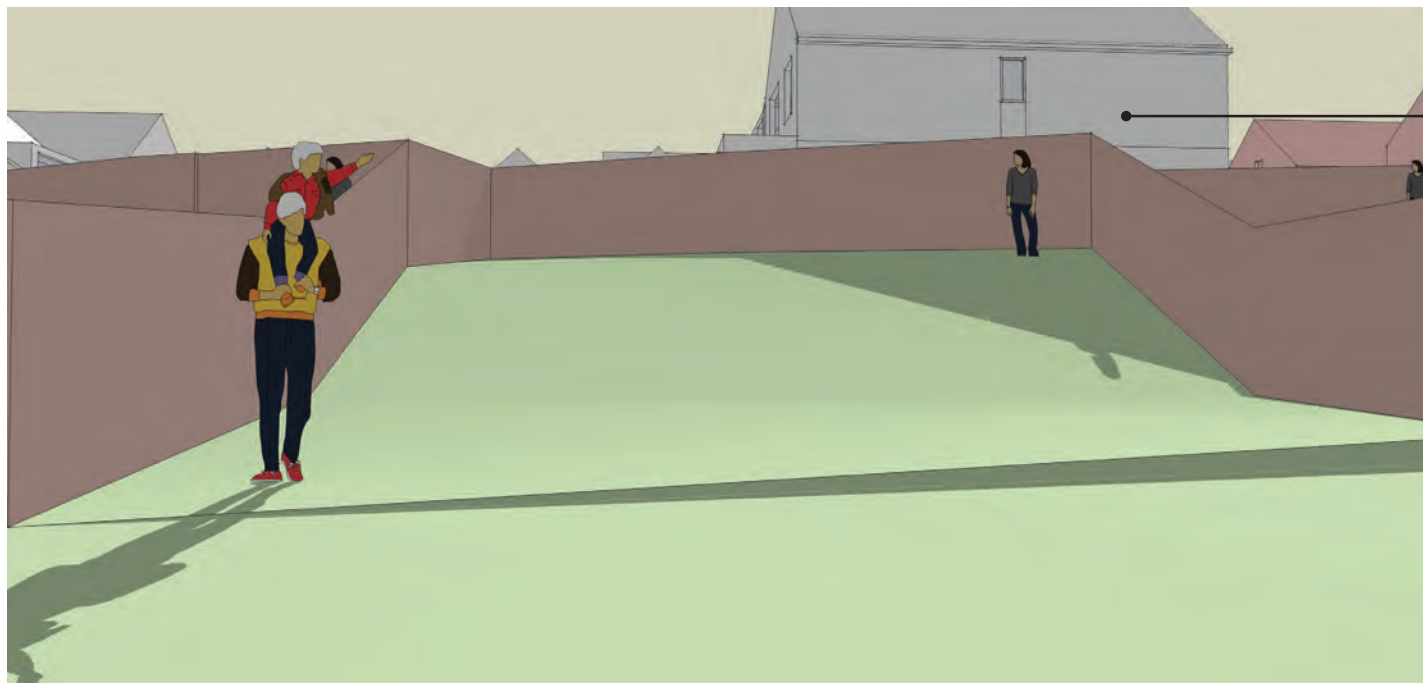
57 Collum End Rise Ground Floor



Existing buildings just visible from Ground Floor

The existing garden rises 3.65m from the patio to the boundary

Exiting View from Ground Floor

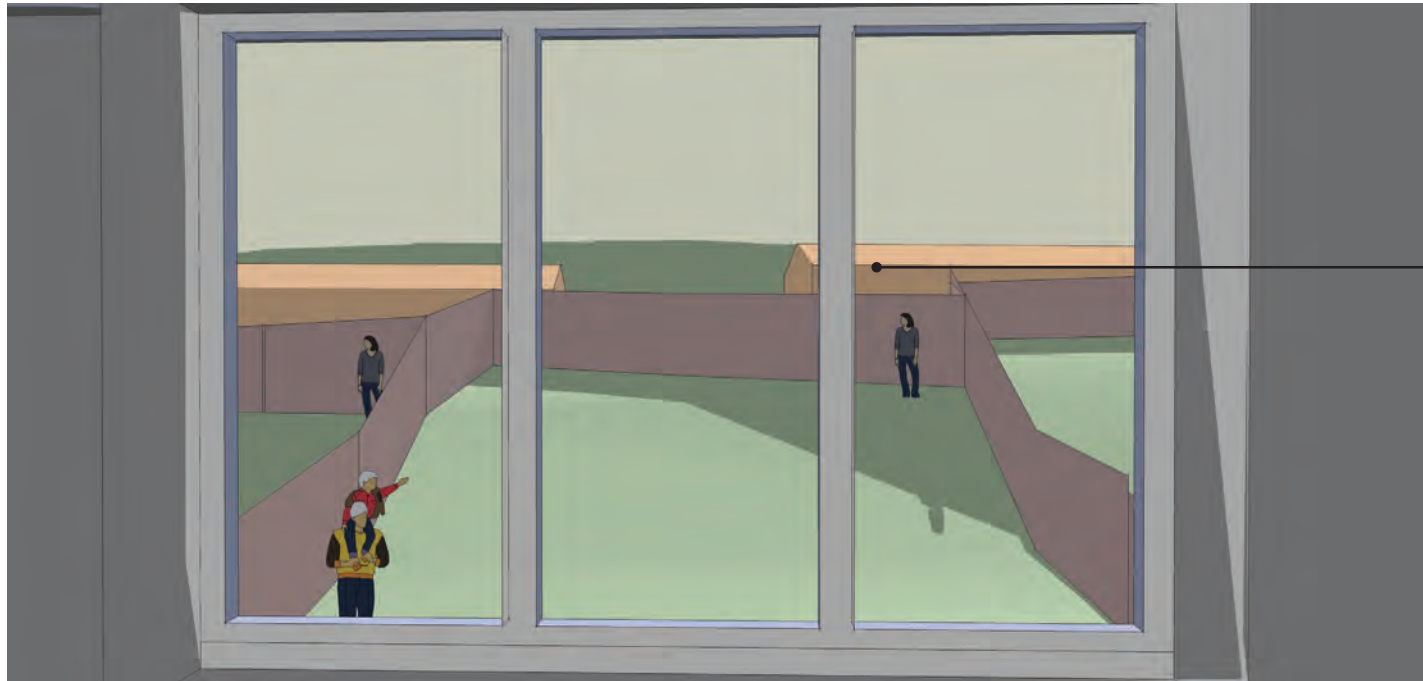


Over a storey of the proposed properties are visible over the proposed 1.8m high boundary fence.

With the proposed Ground Floor 4.23m above the patios a 5m high side elevation the effective height of the eaves is over 9m. This is equivalent to a 3 storey building to the eaves.

Proposed View from Ground Floor

57 Collum End Rise First Floor



Existing buildings visible from First Floor

Existing View from First Floor



Proposed properties have a significant visual impact due to scale of the proposals and elevated site.

The Ground Floor of the proposed house (plot 18) is 4.23m above the existing patio level adding nearly two storey to the effective height.

Proposed View from First Floor

59 Collum End Rise Ground Floor



Existing buildings just visible from Ground Floor

Exiting View from Ground Floor



Over a storey of the proposed properties are visible over the proposed 1.8m high boundary fence. The oblique view of the gable adds to the overbearing mass of the proposals.

Proposed windows have an oblique view across gardens and the existing houses.

Proposed View from Ground Floor

59 Collum End Rise First Floor



Existing buildings visible from First Floor

Existing View from First Floor



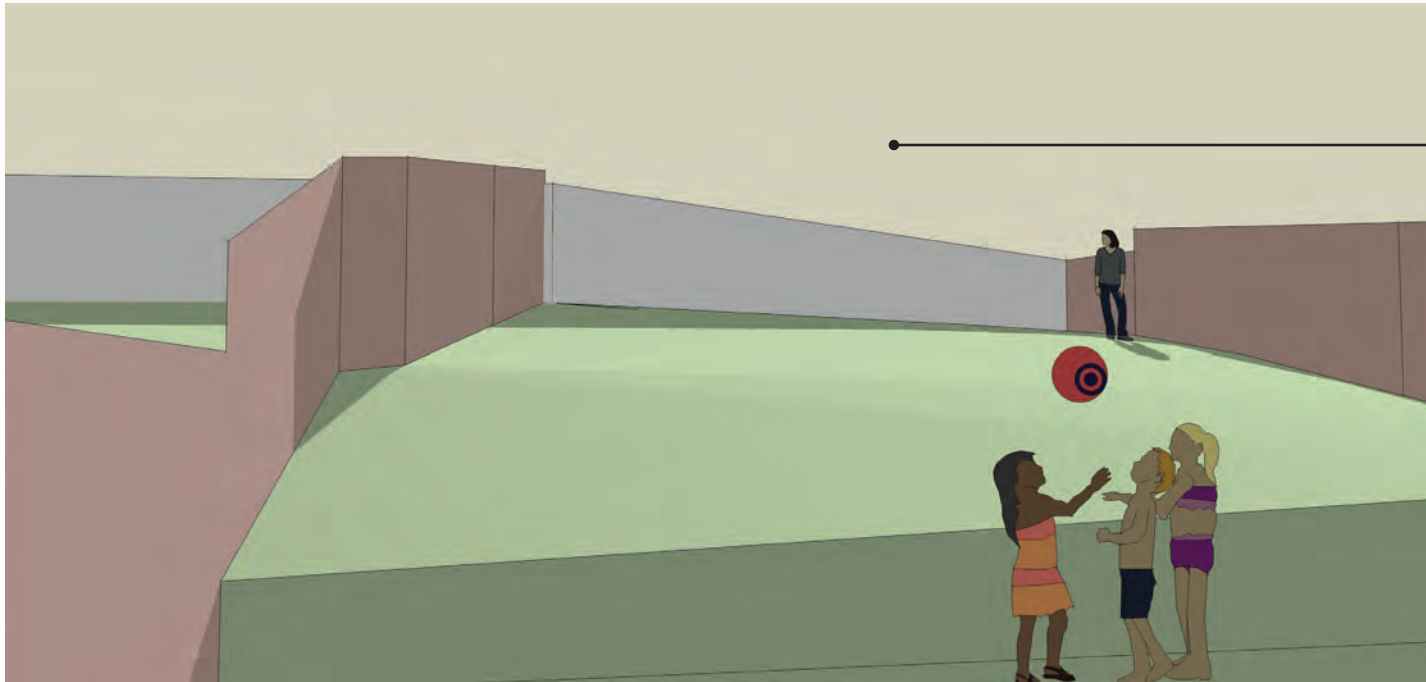
3 storey proposed properties have a significant visual presence between plots 18 and 23.

Proposed properties have a significant visual impact due to scale of the proposal and elevated site.

The Ground Floor of the proposed house (plot 23) is 2.305m above the existing patio level adding nearly a storey to the effective height.

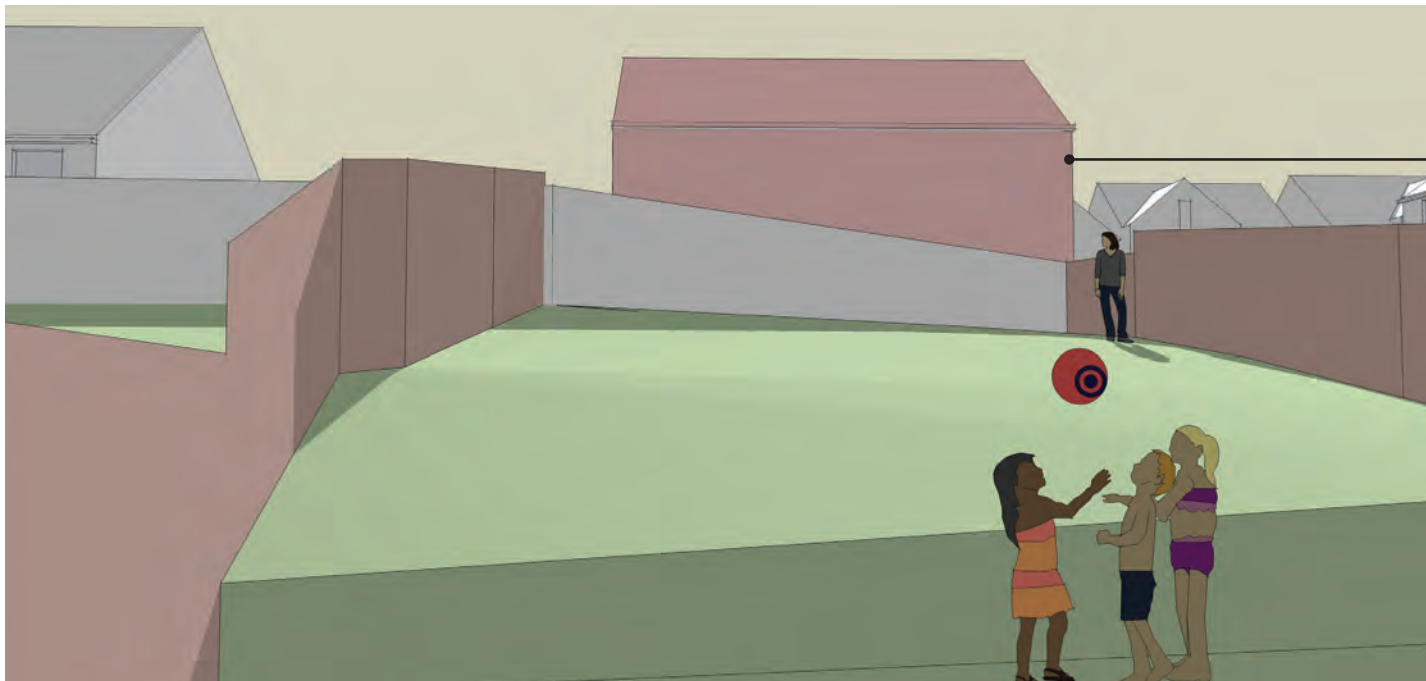
Proposed View from First Floor

61 Collum End Rise Ground Floor



Existing buildings not visible from Ground Floor

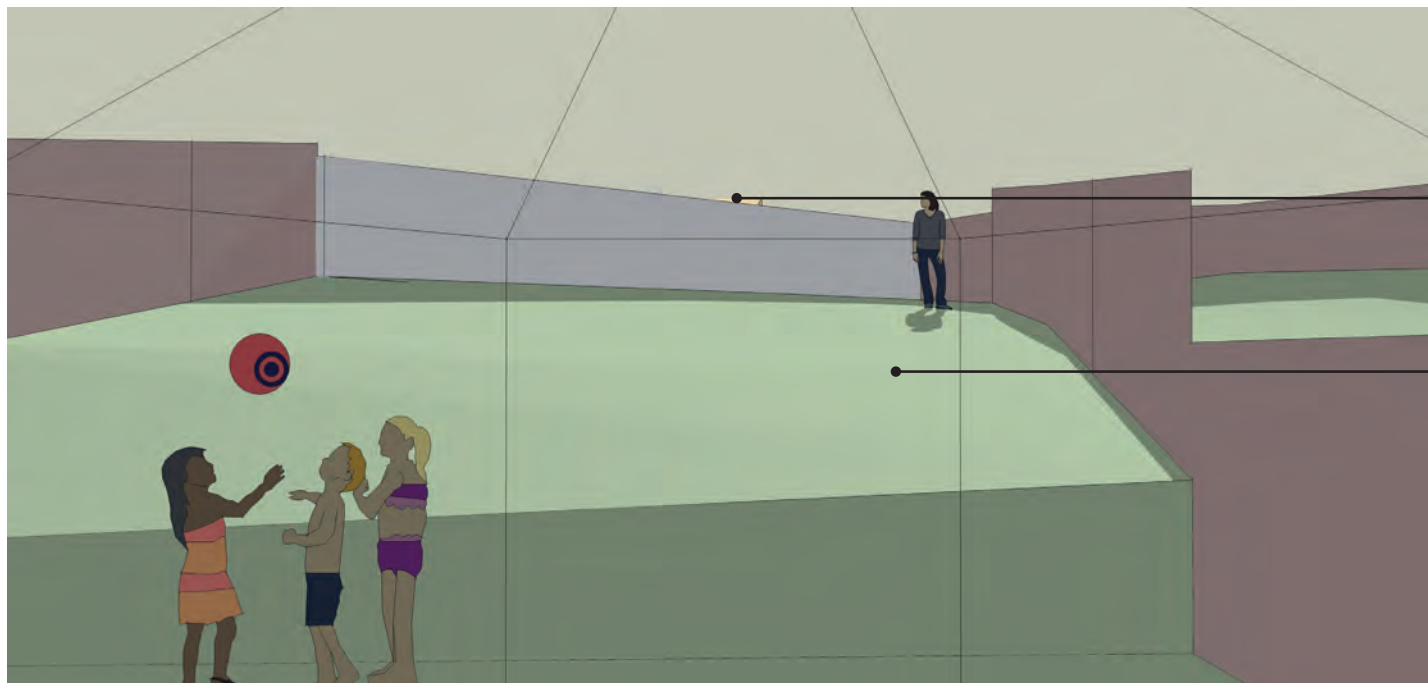
Existing View from Ground Floor



Proposed properties are visible over the proposed 1.8m high boundary fence.

Proposed View from Ground Floor

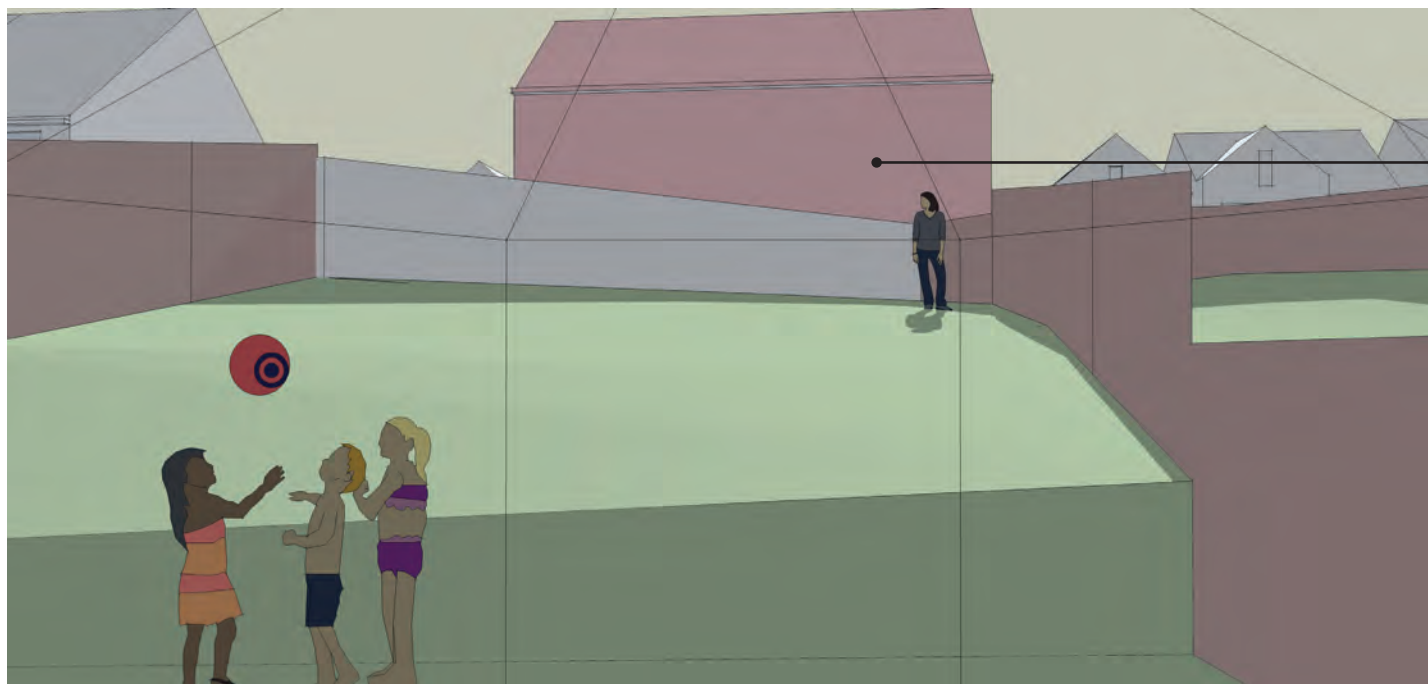
61 Collum End Rise Ground Floor



Roof of existing building barely visible over fence

Existing view from conservatory

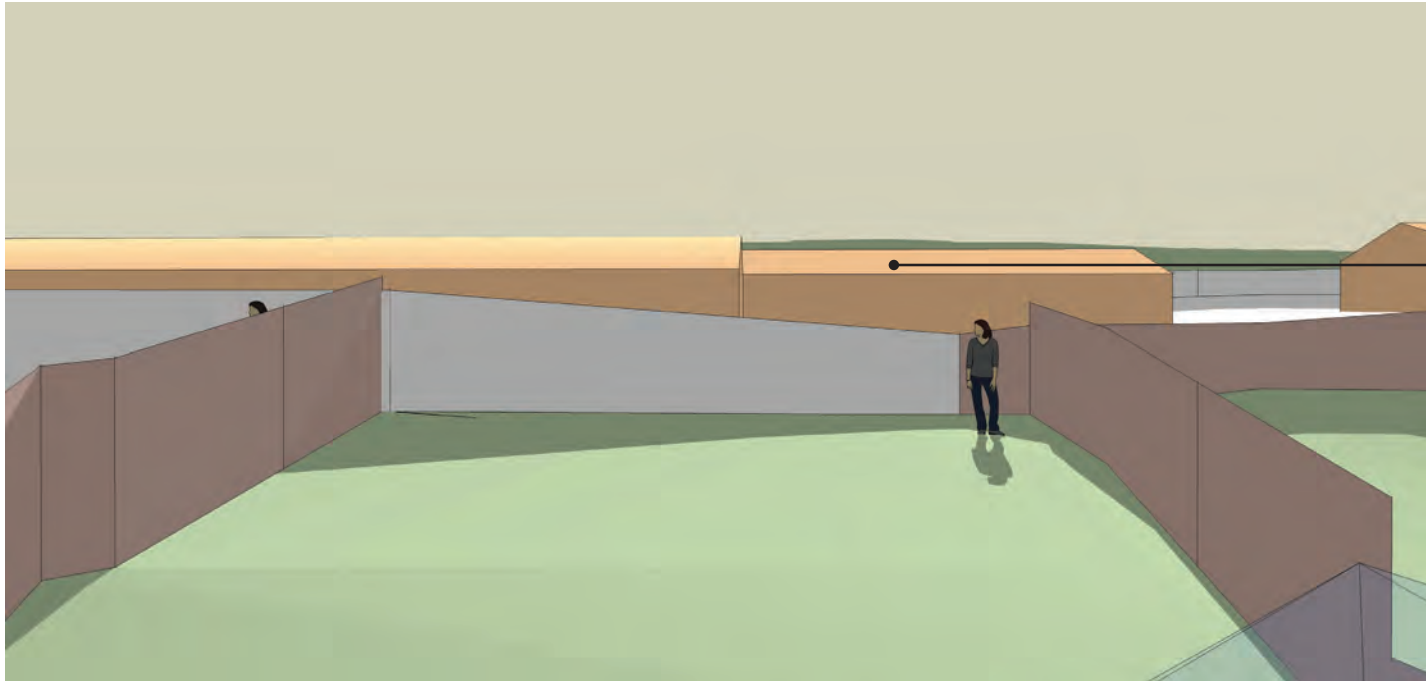
Existing View from Ground Floor



Proposed view from conservatory. The proposed property has a significant impact on the outlook from the conservatory over the proposed 1.8m high boundary fence.

Proposed View from Ground Floor

61 Collum End Rise First Floor



Existing buildings barely visible from First Floor

Existing View from First Floor



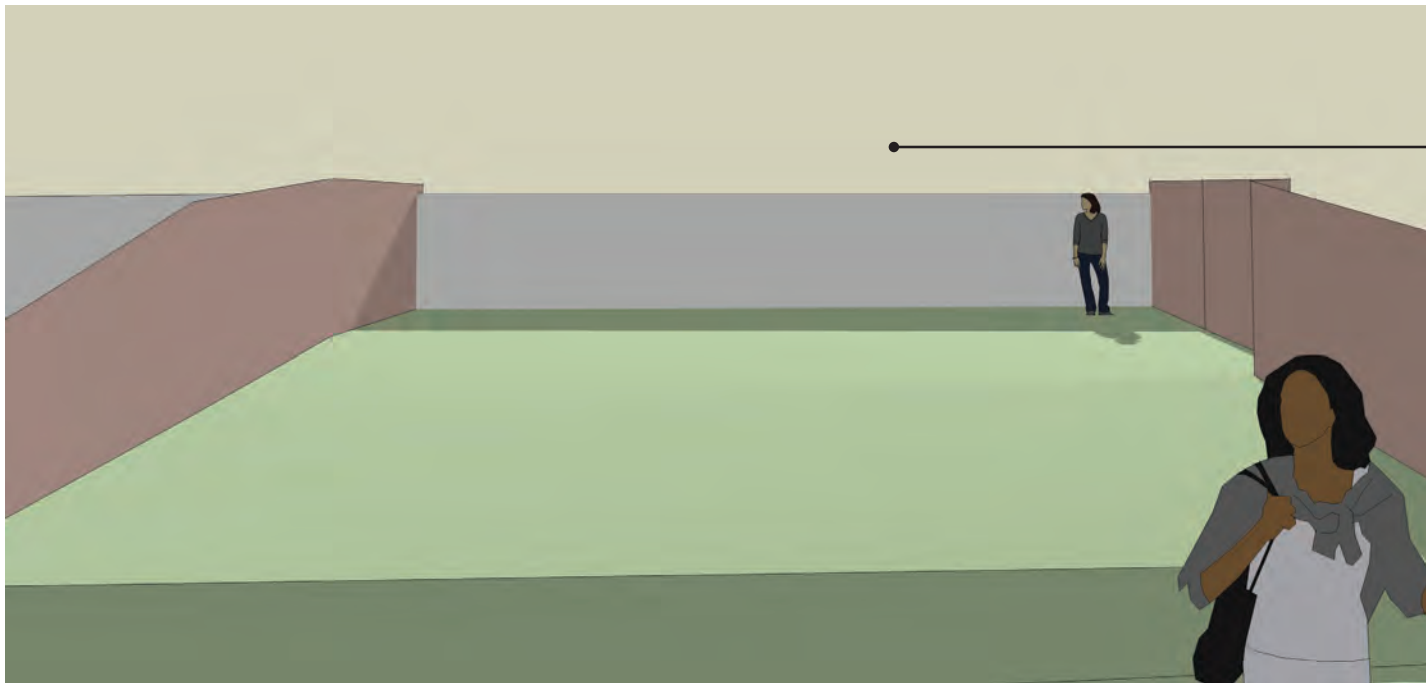
3 storey proposed properties have a significant visual presence either side of plot 23. Thin spaces/gaps between the proposed plots do not break up the facades due to oblique views.

Proposed properties have a significant visual impact due to scale of the proposals and elevated site. Reducing plot 23 to a single storey would have significantly reduce the impact.

The Ground Floor of the proposed house (plot 23) is 2.205m above the existing patio level adding nearly a storey to the effective height.

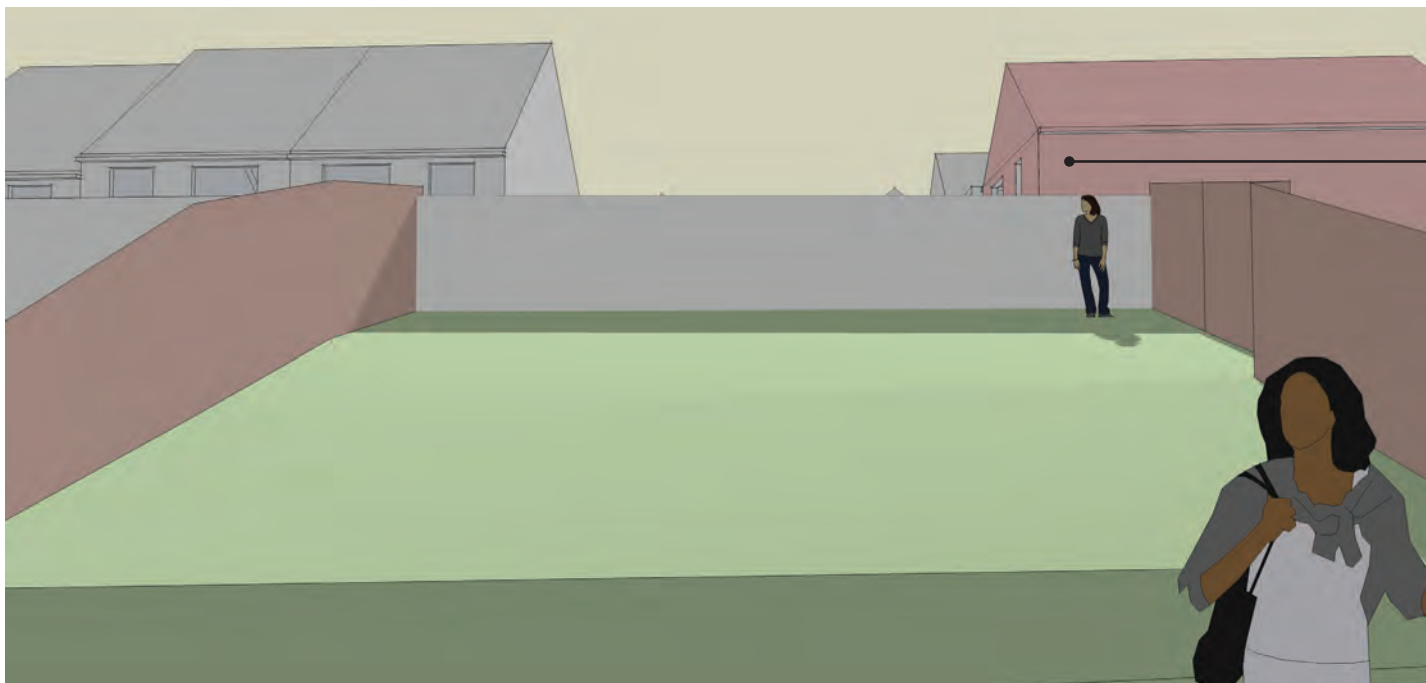
Proposed View from First Floor

63 Collum End Rise Ground Floor



Existing buildings not visible from Ground Floor

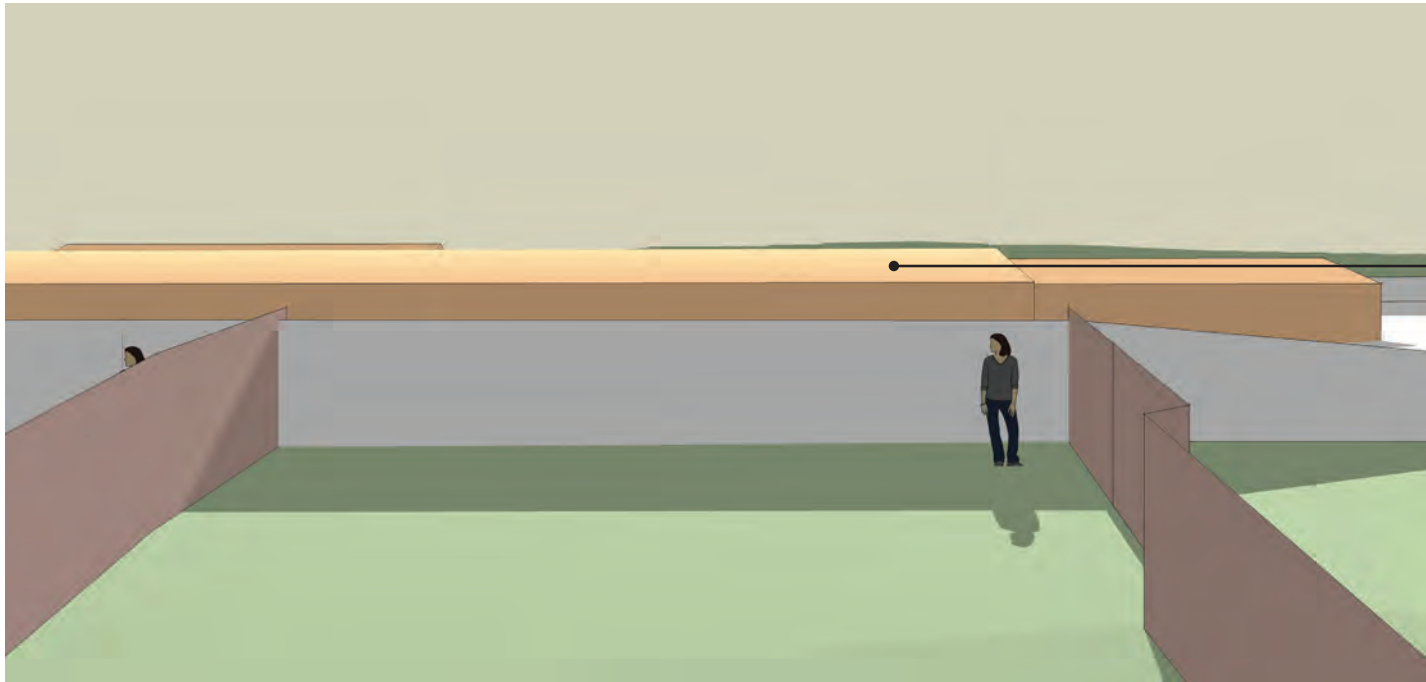
Existing View from Ground Floor



Proposed properties are visible over the proposed 1.8m high boundary fence.

Proposed View from Ground Floor

63 Collum End Rise First Floor



Existing buildings barely visible from First Floor

Existing View from First Floor



3 storey proposed properties visible through gaps in buildings adds to overall mass of the proposals

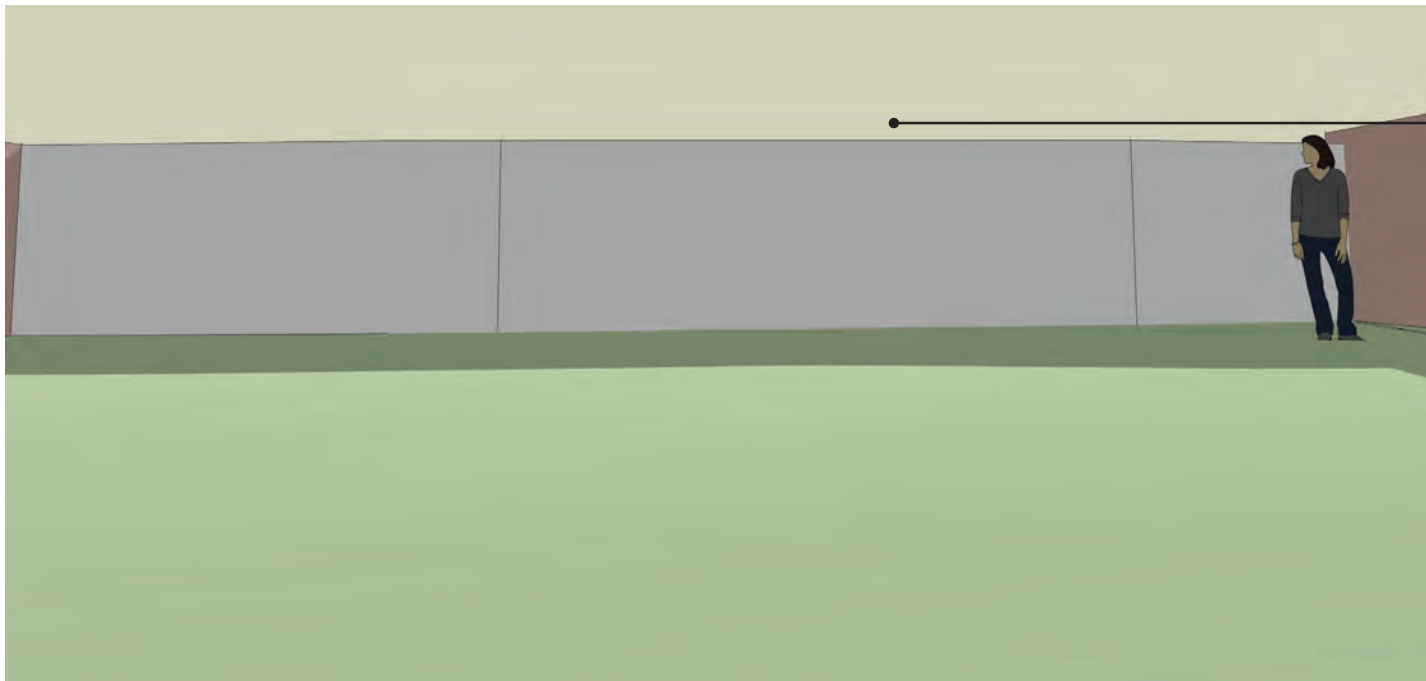
Proposed properties have a significant visual impact due to scale of the proposals, elevated site and proposed habitable rooms with views into existing bedrooms.

The Ground Floor of the proposed house (plot 24) is 2.77m above the existing patio level adding a storey to the effective height.

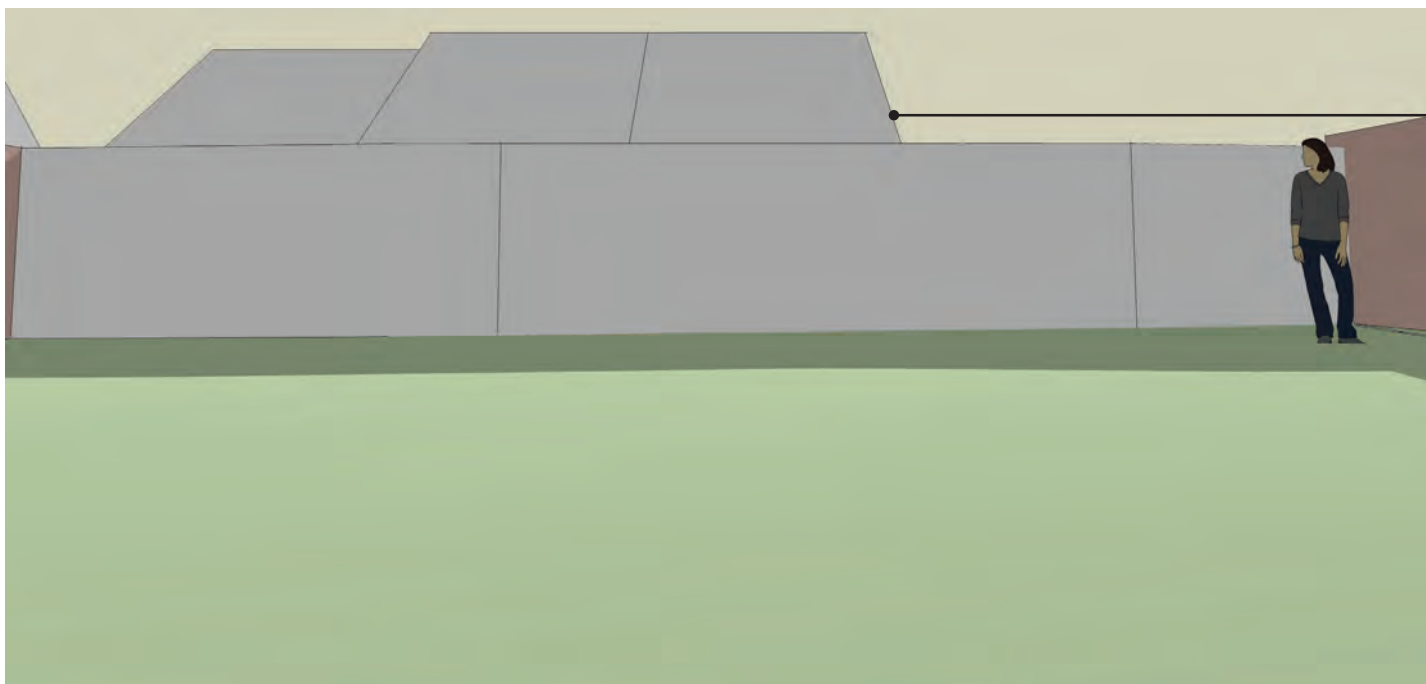
Proposed View from First Floor

3 Liddington Road Ground Floor

Existing buildings not visible from Ground Floor



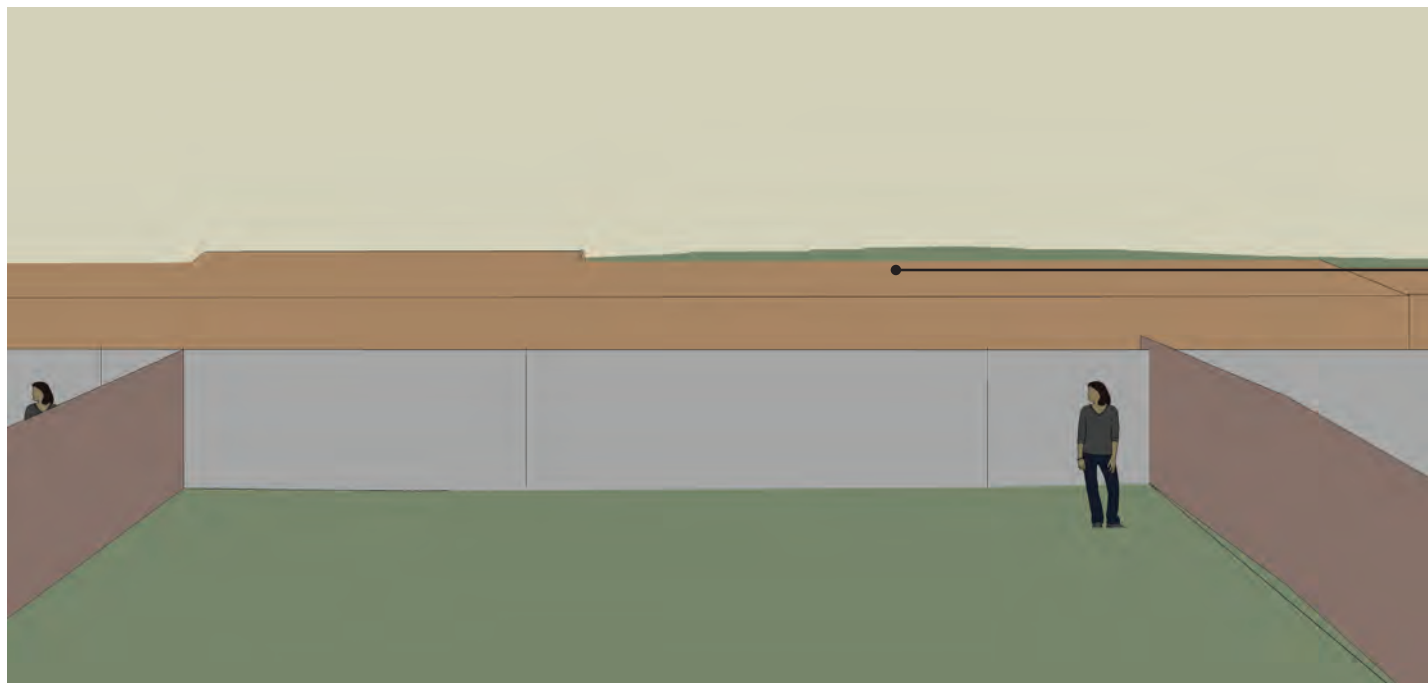
Existing View from Ground Floor



Proposed properties are visible over the
proposed 1.8m high boundary fence.

Proposed View from Ground Floor

3 Liddington Road First Floor



Existing buildings barely visible from First Floor

Existing View from First Floor



3 storey proposed properties visible through gaps in buildings adds to overall mass of the proposals

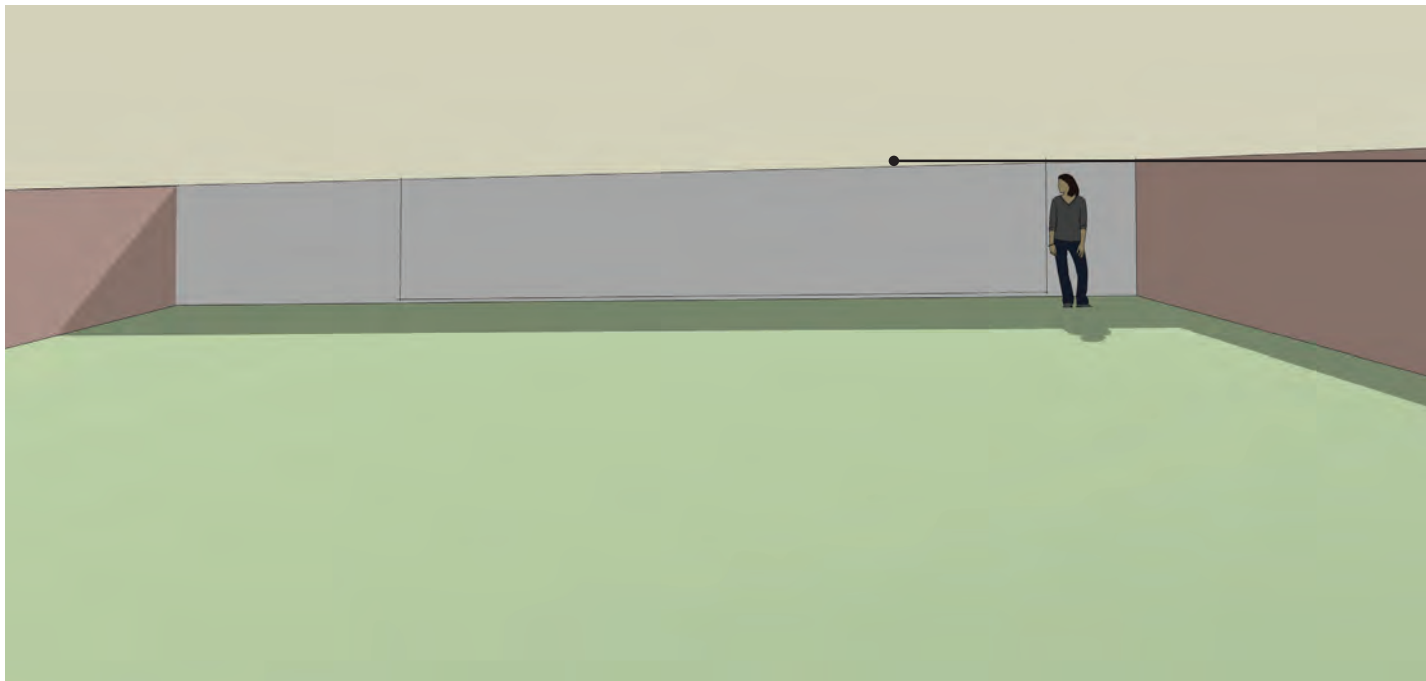
Proposed properties have a significant visual impact due to scale of the proposals, elevated site and proposed habitable rooms with views into existing bedrooms.

The Ground Floor of the proposed houses (plot 24) is 2.79m above the existing patio level adding a storey to the effective height.

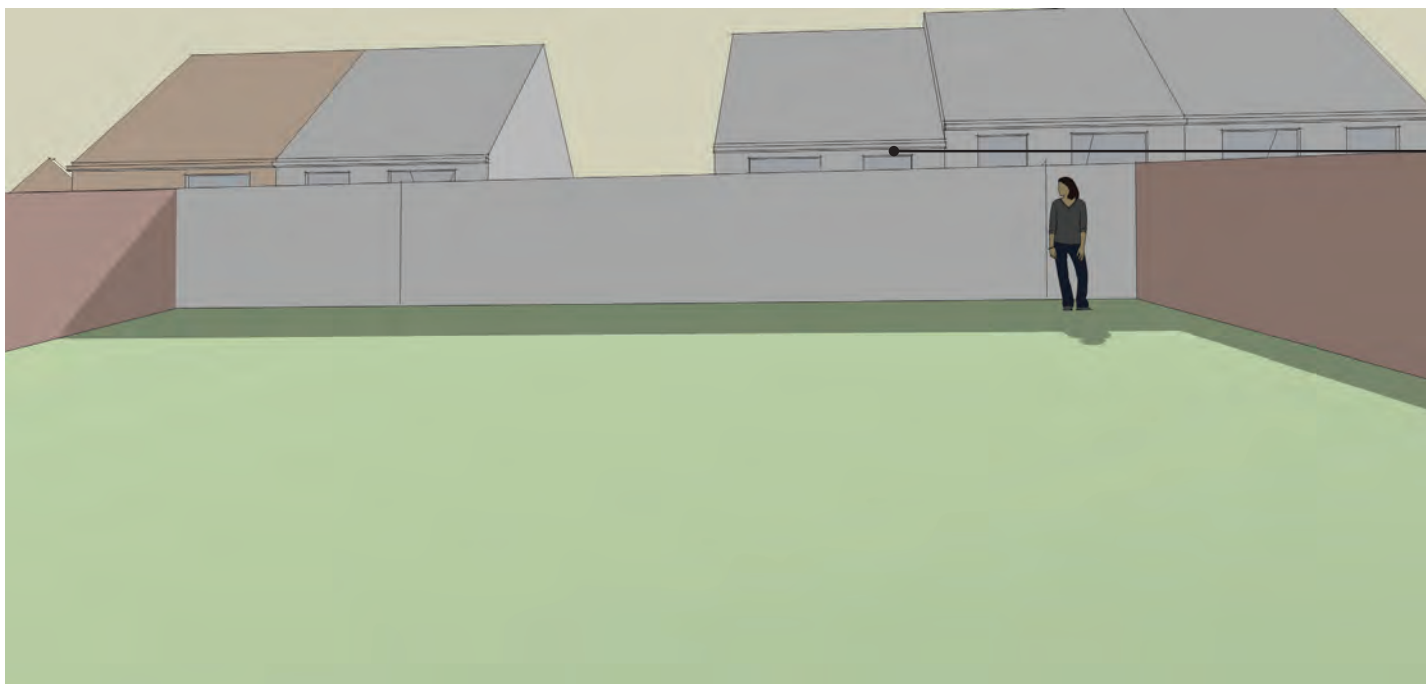
Proposed View from First Floor

1 Liddington Road Ground Floor

Existing buildings not visible from Ground Floor



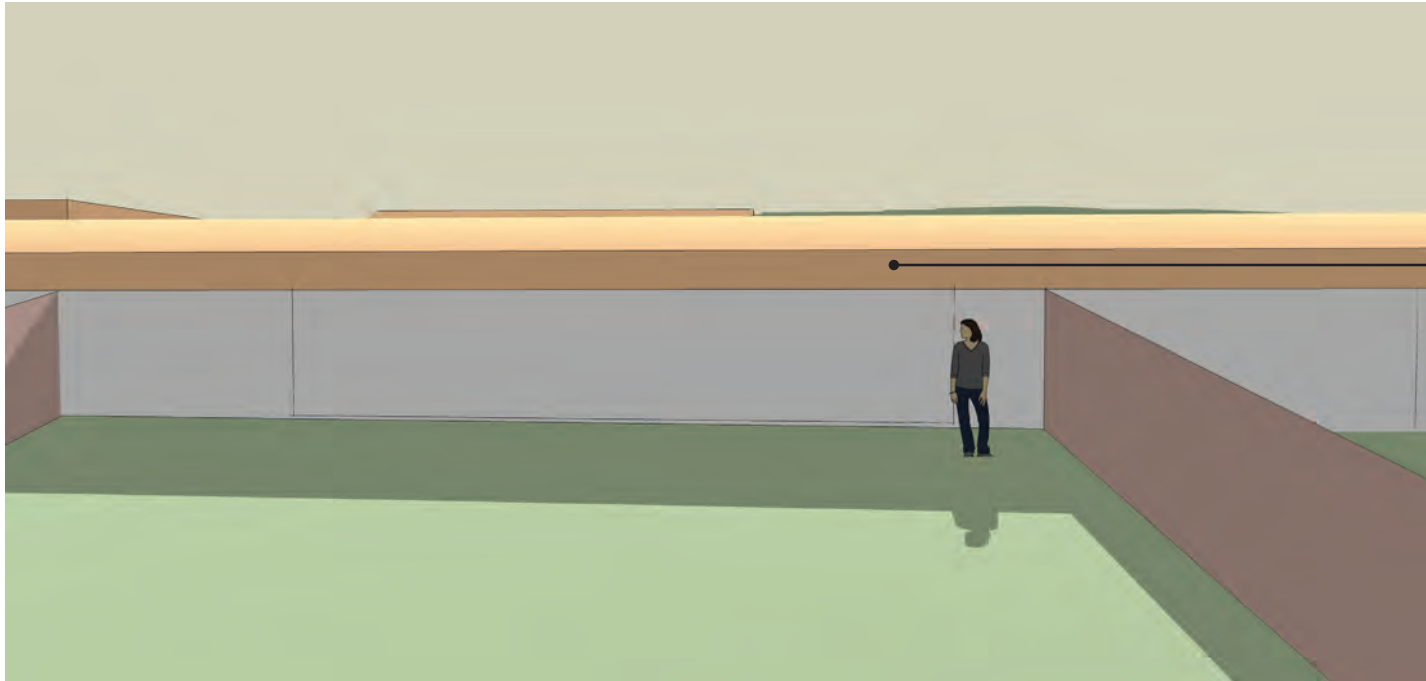
Existing View from Ground Floor



First Floor windows of the proposed properties are visible over the proposed 1.8m high boundary fence.

Proposed View from Ground Floor

1 Liddington Road First Floor



Existing buildings barely visible from First Floor

Existing View from First Floor

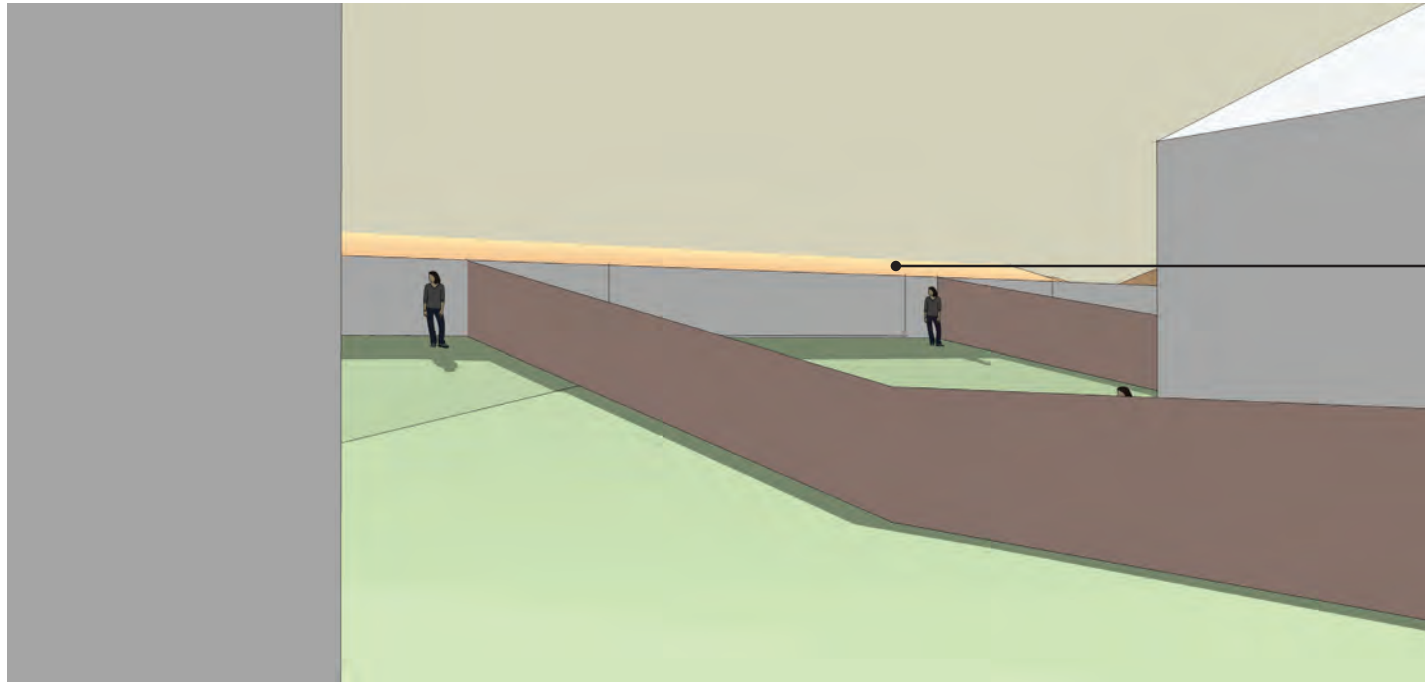


Proposed properties have a significant visual impact due to scale of the proposals, elevated site and proposed habitable rooms with views in to existing bedrooms.

The Ground Floor of the proposed houses (plot 26) is 2.34m above the existing patio level adding nearly a storey to the effective height.

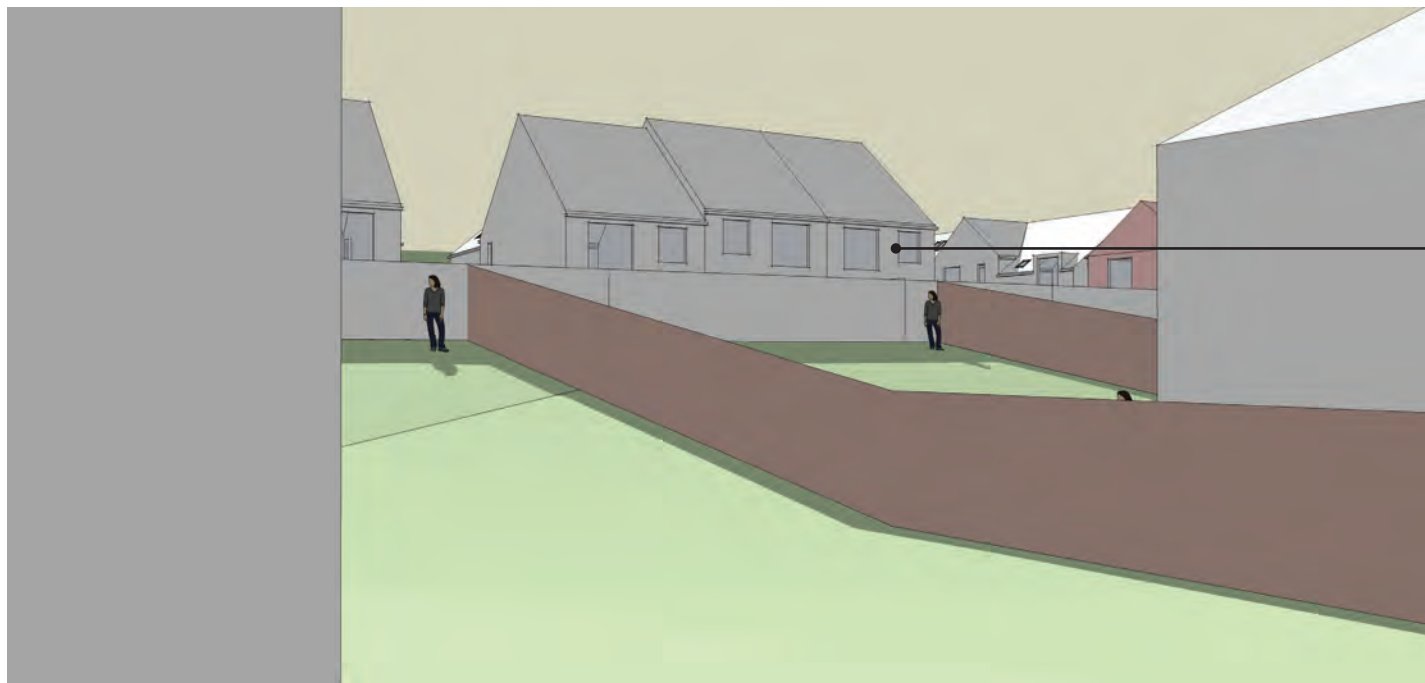
Proposed View from First Floor

199 Leckhampton Road



Existing buildings barely visible from garden

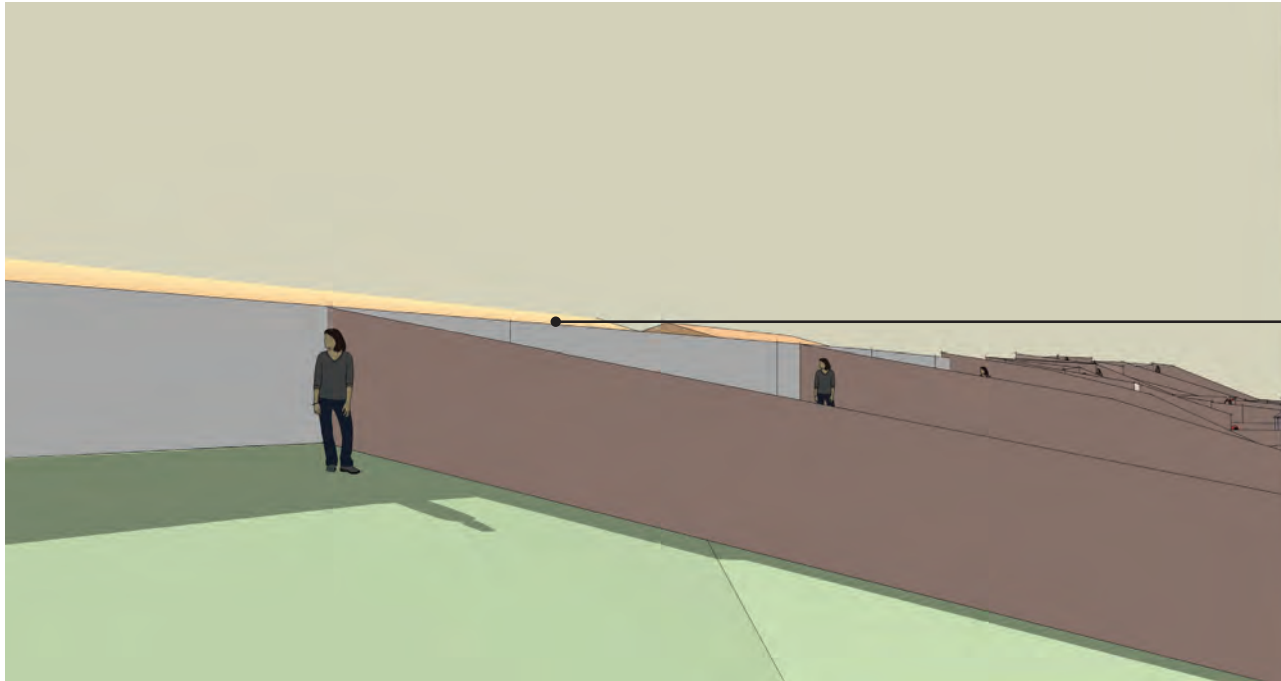
Existing View from Ground Floor



Proposed properties have a significant visual impact

Proposed View from Ground Floor

201 Leckhampton Road



Existing buildings barely visible from garden

Existing View from Ground Floor



Proposed properties have a significant visual impact

Proposed View from Ground Floor

Submitted Information

According to the Planning Portal 'Design and access statements' guidance a 'Design and Access Statement must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design.'

CABE 'Design and access statements. How to write, read and use them' gives further guidance on scale and recommends 'the statement needs to show why those sizes are right for the site, which often means explaining how the size of new buildings relates to the size of existing neighbouring ones'. It goes on to state 'drawings that show the relationship between existing buildings on or around the site and those proposed will normally be very useful' and 'it is important to get the three-dimensional aspect of scale across. Computer graphics or plans can often flatten or distort a view, and so mislead the people reading the statement. Pictures should also place the viewer where people would really be, and offer a realistic interpretation of the scale of open space as well as buildings'.

The applicants, as recommended by the Planning Portal and CABE, have assessed the site and the context and stated in Section 5.00 Scale;

'The site is currently occupied by a number of large single and two storey buildings. They are out of character with the area, which is predominantly two storey residential properties.

The scale of the proposed residential development will reflect the scale and urban grain of the existing context. This is demonstrated by the comparative figure ground plans opposite.

Within the submitted Design and Access Statement the applicants have assessed site and its context'.

The Design and Access Statement in 'Section 3.00 Urban Grain' goes on to identify the site as; 'Medium - coarse grain, Medium density, Large rear gardens' and identifies the AONB and open landscape to the south and west of the site. In 'Section 3.00. Context - Site Constraints' the 'significant level change across the site with a general incline of approximately +4.0m towards the south west' is identified and 'Collum End Rise to the north of the site, being significantly lower than the current site levels'.

The submitted site plan and house types are at odds with the applicants own Design and Access Statement and site analysis. Over 50% of the proposed houses are two and half / three storey with dormer windows and roof lights not two storeys as suggested. The proposals are high density not medium density and nothing has been included within the submission to demonstrate the impact from either the AONB or neighbouring properties.

The proposals are higher density than other recent residential developments on flatter sites in more built up areas of Cheltenham. See later analysis of densities.

In addition to the Design and Access Statement the applicants have provided a Landscape Design Statement. Issued in May the Landscape Design Statement notes the following in relation to the western Boundary: 'View 4 - New residential development will be partially visible from the public right of way which runs to the west of the site. Residential development at this part of the site is set back from the boundary. Mitigation will include strengthening the existing boundary hedge and planting in back gardens' and 'The view from viewpoints 4 and 5 will be a partial view of upper storeys and rooflines set behind a mature hedge. Additional planting and strengthening of this hedgerow will help to provide some mitigation.'

The current drawings do not propose any works to the native hedgerow as recommended within the Landscape Design Statement and there are also no visualisation provided to demonstrate the proposals will not materially harm the setting of the AONB.

The revised site plan P21 has reduced the distance between plots Plots 15 to 17 and Plots 18, 19 and 20 and the 2 facades with clear glazing are now only 16.7m apart.

CP 4 states 'In determining privacy for residents, the Council will apply the following minimum distances: 21 metres between dwellings which face each other where both have windows with clear glazing.'

Drawing '13_00756_FUL-ADDITIONAL_PLAN_COMMUNAL_AREAS_FOR_MANAGEMENT_PLAN-565039' does not identify the visitors parking outside plots 6, 7, 8, 9, 10 and 11 ('visitors parking' is labelled outside plot 11 but the location of the parking is not clear).

Has this therefore been removed with the parking now within the curtilage of the plots for private use. If this is the case can justification for the removal of 6 spaces please be provided and the site plan updated to avoid any conflicting information.

Assessment of Density

To assess the density of the development we have carried out an analysis of proposals and other recent schemes in and around Cheltenham. These include Collum End Rise, Gloucester Road, Grovefield Way and Midwinter Site.

The assessment of the proposals and schemes in and around Cheltenham are based on the information submitted to, and approved by, the Local Planning Authorities including, Site Plans, Design and Access Statements and House Types.

205 Leckhampton

The topography of the site as the site survey and drawings submitted with this and previous objections. To the North are the existing residential properties on Collum End Rise and Liddington Road. To the East is Leckhampton Road with Leckhampton Hill and the Scout Hut to the South. To the West is the AONB.

Collum End Rise and Liddington Road

Collum End Rise and Liddington Road are to the North of the site at the bottom of a bank that starts on the site boundary. At its highest the bank measure 5.34m from the existing patios to the ground level on the site boundary. The assessment is based on the semi-detached properties adjoining the site. These are approximate figures as detailed surveys are not available.

Gloucester Road Development (13/00106/FUL) for the erection of 107 dwellings.

The topography of the site is flat in comparison to Leckhampton Hill. The site is bounded by Gloucester Road to the North, Christchurch Villas to the East (which are elevated above the site), the Honeybourne Line to the South and existing commercial units to the West.

Grovefield Way Development (Tewkesbury Borough Council 04/3185/1844/OUT)

Reserved matters application pursuant to for the erection of 136 dwellings, including open space and infrastructure.

The topography of the site is flat in comparison to Leckhampton Hill. The site is bounded by Railway Line to the North, existing residential properties to the East, the Cold Pool Lane / Grovefield Way to the South and West.

Midwinter Site Development (11-00266-FUL)-Redevelopment of the Midwinter

site to provide 176 dwellings, including access, public open space and landscaping works.

The topography of the site is flat in comparison to Leckhampton Hill. The site is bounded by existing residential properties to the North West, North, East and South. To the West are allotments.

Conclusion

As the development, relative to the existing residential properties to the North, is on an elevated site and is bounded by the AONB to the West a good design solution would be to maintain a sufficient distance from the boundary and reduce the height, massing and scale of the properties along these boundaries. This would minimise the impact on both the existing properties and on views from the AONB.

The figures show the following (see table on following page):

- there is a high number of beds per acre; comparable to the higher density Gloucester Road and Midwinter Site schemes and a lot greater than the similar density Grovefield Way scheme
- there are high number of habitable rooms; 2 to 3 times Grovefield way and the Midwinter Sites
- there is a high sqft per acre; 1,720 sqft per acre more than the Midwinter Site and 7,250 sqft per acre more than Grovefield Way. This equates to 1 or 5 additional dwelling respectively

The figures demonstrate that the proposed scheme is large houses on small plots. Considering the comparison schemes are all on relatively flat sites it could be argued that the proposals should be at a more appropriate scale and density (as identified in the applicants Design and Access Statement) to take account of the topography, adjoining properties and AONB.

A scheme with smaller dwellings and a mix of single storey properties would enable the site layouts to minimise the impact on neighbours while providing a more sustainable mix of units for all ages. There would be additional space between and around the proposed houses, a reduction in the potential number of cars and a significant increase of amenity space on site.

Density Comparison

Head Lines									
Development		Dwellings/Ha		Beds / Acre		Habitable/ Ha		sqft/Acre	
205 Leckhampton*			33		52		210		20,152
205 Leck Oct 13*			32		48		200		19,085
Gloucester Road*			43		59		235		19,369
Grovefield Way*			30		35		80		11,833
Midwinter Site*			43		51		76		17,365
CABE**			15 to 30				90		
Planning			30 to 50		No Guide		No Guide		No Guide
DbN****		Mod Exec	5 to 10		No Guide		40		No Guide
		20th GC	30 to 40		No Guide		165		No Guide
		Sub Semi	15 to 30		No Guide		90		No Guide
Collum End Rise***			23		34		145		13,308
Notes	* Taken from information submitted on the planning portal								
	** Taken from 2005 CABE report 'Better Neighbourhoods: Making higher densities work'								
	*** Approx area, beds and habitable room. NB areas based on Semi detached houses.								
	**** Driven by Necessity article from Inside Housing dated 23 June 2006								
	Updated to reflect revised schedule Rev G 131025								

Policy CP 1 Sustainable Development states that development will be permitted only where it takes adequate account of the principles of sustainable development. The principles of sustainable development include 'safeguarding attractive landscape', 'utilising the highest density of development consistent with high quality design, the amenity and character of the locality, and acceptable impact on adjoining development' and 'promoting and enhancing quality of life'

Policy CP 3 Sustainable Environment notes development will be permitted only where it would 'not harm the setting of Cheltenham' (the Cotswold escarpment), 'including views into or out of areas of acknowledged importance' (area of outstanding natural beauty and green belt); and 'not harm landscape character'.

Policy CP 4 Safe and Sustainable Living stated development will be permitted only where it would 'not cause unacceptable harm to the amenity of adjoining land users and the locality. 'In assessing impact on amenity, the Council will have regard to matters including loss of sunlight and/or diffuse daylight, loss of outlook, loss of privacy, and potential disturbance from noise, smells, dust, fumes, vibration, glare from artificial lights'.

Policy CP 7 Design will only permit development where it 'is of a high standard of architectural design', 'adequately reflects principles of urban design' (reflect existing topography, landscape and ecology) and 'complements and respects neighbouring development and the character of the locality and/or landscape'.

Development on Garden Land and Infill Sites in Cheltenham Supplementary Planning Document June 2009

As advised by the Planning Department on 22 August 2013 the Development on Garden Land and Infill Sites in Cheltenham is of particular relevance to the application.

The SPD recognises gardens are 'important to the health and wellbeing of communities' and, if development is 'poorly considered... it can be to the detriment of the character of existing neighbourhoods, and detract from the amenities enjoyed by residents.' The purpose of the SPD is to 'ensure that the impacts on the amenities of neighbours are acceptable' and to 'provide a consistent and robust approach to the assessment of applications for development'.

I believe there are a number of assessment criteria within the SPD the proposals fail to consider and adequately address. These are as follows:

Question C3: Does the proposal respond to the local topography and respect or enhance key local views and vistas where appropriate?

- The proposals do not respond to the topography and level changes and sit on top of the bank rather than 'sit into' the hill side.

Question C10: Does the scale, height and massing of the proposals complement and respect that of existing development in the area?

- The development is a significantly greater density to the existing neighbouring urban grain. The scale and height of the proposals are significantly greater than adjoining properties. Existing 2 storey properties are approximately 7 to 7.5m to the ridge where proposed 2 storey properties are over 9m to the ridge.

Question A1: Is the proposals likely to cause harm to enjoyment of neighbouring properties (either internally or externally), and the locality due to the layout, scale or massing?

- The large houses on small plots against the boundary are overbearing and cause overshadowing of the gardens and houses. This will reduce the sunlight to both homes and gardens. The existing topography means the proposals have an overbearing appearance in relation to existing gardens and buildings and by virtue of their height and position will impact on the amenity and affect existing residents enjoyment of their properties.

Supplementary Planning Guidance Submission of Planning Applications Adopted 20th July 2004

Section 4 of the SPG gives guidance on the Supplementary Information. These include 'Accurate and up-to-date drawings and models – Clear drawings are essential in determining development proposals. These should highlight the proposed site in context form, including plans (supplied using up to date Ordnance Survey data) and elevations of adjoining and adjacent buildings, supplemented as appropriate by perspective drawings. Appendix 2; Elevations states; 'Show elevations in the context of adjacent buildings. This includes street scene elevations.'

The proposals fail to provide adequate drawings and perspectives that show the elevations in the context of adjacent buildings.

Cheltenham Borough Council's Local Requirements - Validation Checklist - Glossary of Terms dated March 2008

Contextual Plans - In certain circumstances it will be necessary to supply further contextual information to enable this Authority to assess a development's impact both in terms of urban design and neighbouring amenity. This Authority will require evidence that the neighbouring buildings have been properly and accurately surveyed.


Although the height of the existing neighbouring buildings shown in the submitted information was questioned the applicants have made no attempt to survey or check existing eaves and ridge heights despite the offers of access. This has fallen to local residents to check and determine that existing buildings were shown between 1.7 and 2.3m higher on the applicants' drawings.

While the applicants have now revised the section 'diagrams' in the Design and Access Statement to reduce the ridge heights they have not addressed the increased disparity between the scale and heights of the existing properties and proposed development.

Daylight/Sunlight assessment - In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space then applications may also need to be accompanied by a daylight/sunlight assessment. Further guidance is provided in, for example, BRE guidelines on daylight assessments 2. Please also refer to Adopted Local Plan Policy CP4 (Safe and Sustainable Living.

2 For example, Site layout planning for daylight and sunlight: a guide to good practice. BRE Report 209, 1991 (now 2nd edition published 2011)

Within the local requirements the impact upon sunlight / daylight includes gardens and amenity space. Nowhere within the submitted information has an assessment been included that describes the impact or whether this is acceptable.


55 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

12th November 2013

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

For the attention of Mrs W Hopkins, case officer.

Dear Wendy

Reference:
PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 28 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

As the planning details for plot 18 seems to have remained unchanged since the planning submission at the beginning of the summer and my earlier objections have remained ignored by the developers my objections still stand.

Please refer to my objections stated in my earlier letters dated 12th September and 5th June 2013.

We remain convinced that to fully appreciate the impact the proposed development will have on us you/the planning committee should make a site visit. This is becoming more evident as we now move into autumn, as the leaves on the trees that will partly shield the development are falling and it is apparent how the shadows that will be cast by the proposed development will effect us. We again extend you an invitation for this and will try to accommodate your schedule.

Yours Sincerely

