

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

63 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 14th November 2013
Letter attached.

60 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PB

Comments: 14th November 2013
Letter attached.

63 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

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

12th November 2013

For the attention of Mrs W Hopkins, case officer

Dear Wendy,

Reference:

PLANNING APPLICATION NO 13/00756/FUL – Revised Plans Dated 24/10/2013

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

I am in receipt of the Council's letter of 30th October inviting me to submit any comments on the above referenced planning application. Whilst I am not opposed to development of the site in keeping with the surroundings, I am writing to register my objections to the proposed development as currently submitted and ask for the details to be reconsidered and changed to address my objections.

It is noted that the site levels to the North have been reduced and original Plot 24 has been deleted but this is not enough to address the objections raised in my letter of 30th May

I reiterate my objections as follows:

1. Adverse effect on the residential amenity of neighbours

Having reviewed the revised plans the proposed development still creates an unacceptable impact on adjoining developments and harms our amenity. Despite the lowering of site levels, buildings close to the northern boundary of the elevated

development site have a significant impact on the adjoining properties by reason of overlooking, loss of privacy, overshadowing and loss of outlook.

2. The visual impact is unacceptable

The design of the proposed development is 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.

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

The design is inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. Any development 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 should consider and complement the character of the locality with due consideration 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 views of Leckhampton Hill for neighbours and passing pedestrians. In contrast the proposals are still 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 obscure existing views of Leckhampton Hill (an important landmark) and an Area of Outstanding Natural Beauty (AONB). Views in to and out of an AONB are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.

The existing residential developments around the site have back to back gardens, comparatively low ridge heights, 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. In addition the proposed developments have significantly higher ridge heights than existing properties in Collum End Rise thereby making them out of character to the surrounding developments.

Conclusion:

Despite various revisions to the proposals the developer has not understood or fully addressed the concerns of the neighbouring properties. No visit has been made to view the development from the properties on Collum End Rise and no drawings have been submitted to show the development in its full context from this perspective. Sectional drawings submitted have been inaccurate in that existing properties were shown higher than they actually are and house plans and elevations were (initially) not dimensioned and still do not show any heights, even though height is of significant concern.

In order to address the concerns raised I believe there should be a fundamental rethink of the proposed design with properties close to the Northern Boundary (plots 17, 18 and 23) being limited to single story and all other plots to the South of the road (plots 16, 19, 20, 21, 22 and 24 – 28) being proposed with ridge heights in keeping with the neighbouring properties, i.e. not more than 8 mts in height. In addition roofs should be pitched in both directions to break up the massing and keep overshadowing to an absolute minimum. Consideration should also be given to reducing the total number of plots to bring the proposed development into keeping with the surrounding neighbourhood.

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

Considerations:

- unacceptable harm to the amenity of adjoining land users
- Impact on adjoining developments
- 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)

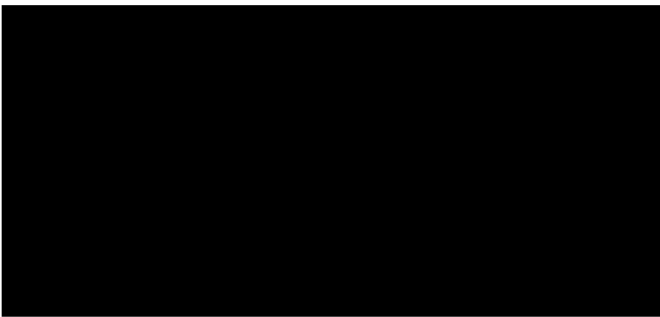
Proposals that result in unacceptable harm to the amenity of neighbouring dwellings will not be permitted... This impact on 'amenity' includes the following:

- Reduction in daylight to neighbouring gardens and rooms
- Reduction in sunlight to neighbouring gardens and overshadowing of rooms

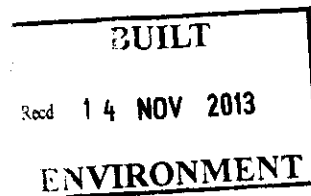
- The neighbour's ability to use their garden due to overlooking and lack of privacy
- An overbearing appearance of the neighbouring development in relation to existing gardens and buildings, by virtue of its height or position
- Noise and disturbance from access arrangements and other activity (proximity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

If Planning Permission is granted it will be on the basis of the Submitted Application and I would ask that the drawn and written information is reviewed and any contradictory or incorrect information is addressed to enable the application to be properly assessed.

Yours Sincerely



Ms Tracy Crews,
Head of Planning
Cheltenham Borough Council,
Municipal Offices
Promenade,
Cheltenham,
GL50 9SA



60 Collum End Rise
Leckhampton,
Cheltenham,
Glos
GL53 0PB
13th November 2013

For the attention of Mrs W Hopkins, case officer.

Dear Mrs Hopkins

Planning Application No 13/00756/FUL

Revised Plans Showing Demolition of existing buildings and residential development comprising the construction of 28 dwellings at Leckhampton Industrial Estate, Leckhampton road, Cheltenham.

Thank you for letter of the 30th October 2013 notifying me of the availability of the revised plans for the above proposed development.

As outlined in my letter of the 6th June and 29th August to you, I have no objection to the residential development of the site. However, I still wish to register my strong objections to the revised proposals as submitted to you by BNP Architects in their plans dated 24th October 2013

My main objection is still as follows:

Overall lack of Amenity and infill of our vision to the detriment of the quality of our environment.

Although the proposed site building levels have previously been reduced, due to the approximately 2.0 metre level difference between numbers 60 and 55 Collum End Rise combined with the fall of Collum End Rise to the West, and in relation to the increasing height of the proposed site to the West, I consider the proposals will have a significant and detrimental visual impact.

Relative to 60 Collum End Rise Plots 15,16, and 17 are still equivalent to viewing 5 storey (to the eaves) buildings and Plot 18 is still the equivalent of viewing a 4 storey (to the eaves) building.

Relatively few objections could be raised on a development where the existing and proposed developments levels were the same. But this is just not the case with this site. The developer still persists in treating it as a level site with no consequential visual impact on the surrounding properties. He is failing to address the real problem, i.e. the existing Collum End Rise levels and the proposed site levels.

I still consider the current revised proposals overbearing and the visual impact unacceptable.

These points require addressing and the applicant should still consider the construction of single storey buildings such as – without overlooking north bungalows, and with back to back gardens with Collum End Rise. I realise these changes for the developer may result in a reduction of build numbers, but in a development adjacent to an area of outstanding natural beauty I believe a reduction in

density will also make it more appropriate, alleviating many of the concerns of parking and access to the site.

Yours Sincerely

