

APPLICATION NO: 13/02091/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 10th December 2013		DATE OF EXPIRY : 4th February 2014	
WARD: All Saints		PARISH:	
APPLICANT:	Mr Mark Le Grand		
LOCATION:	28 Victoria Terrace, Cheltenham		
PROPOSAL:	Erection of a pair of semi detached dwellings following demolition of existing bungalow		

REPRESENTATIONS

Number of contributors	12
Number of objections	12
Number of representations	0
Number of supporting	0

24 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 24th December 2013

I object to the proposed development because the height and scale is overbearing and out of scale in comparison to the size of the plot.

I also object to the proposed development because there are already difficulties with traffic, parking and turning in Victoria Terrace, particularly at the end of the cul-de-sac which is near to where I live, and the proposed development will cause further problems.

The proposed development of two dwelling houses only provides for one parking space for each dwelling. However given the size and scale of each proposed dwelling house it is likely that the occupying household will own more than one car. They will therefore need to park any additional cars in Victoria Terrace. There is already limited space for parking in Victoria Terrace. Also if those further cars are parked near the proposed development it may make it impossible for existing residents to turn their cars at the end of the cul-de-sac which they need to do in order to park or leave their properties.

I have no objection to a single replacement dwelling at 28 Victoria Terrace but I do object to two replacement dwellings for the reasons set out above.

Comments: 27th January 2014

I wish to object to the revised proposal ref 13/02091/FUL

For the following reasons I believe the construction of 2 semi-detached dwellings to replace the existing bungalow would be an over-development of this site, interfere with the residential amenity of the immediate neighbourhood, is out of keeping in this conservation area and will worsen the parking and vehicle manoeuvring problems in Victoria Terrace: -

The proposed replacement dwellings are unattractive, overbearing and out of scale (being 3 storeys high and higher than any other building in Victoria Terrace none of which have more than 2 storeys above ground level). The interior design shows two separate dwellings "crammed" into

an area which is only suitable for one dwelling. The construction of two 4 bed roomed houses will give rise to over-occupation in comparison to the size of the site.

The design is not similar to or in keeping with any other properties in Victoria Terrace; they are not similar to or in keeping with either the older Victorian properties or the small number of more modern properties in Victoria Terrace when considering the size, facade, materials, size of and materials to be used for the windows and the existence of a flat roof external area. They will not therefore blend in with the style of the surrounding properties and will spoil the character of the local neighbourhood.

The over-bearing size and design of the proposed dwellings are likely to affect the residential amenity of those properties most closely situated to the site in terms of over-looking, loss of privacy and over-shadowing.

The buildings will therefore have a negative impact on the local landscape. The planning authority should reject the revised proposal in accordance with its legal duty to have regard to the desirability of preserving the character and appearance of this attractive conservation area.

The proposed development will already worsen the already problematic parking and traffic problems in Victoria Terrace. There are already insufficient car parking spaces compared to the number of car owning property owners in Victoria Terrace and the surrounding residential streets. The problem is that the proposed development is an over-development. Although the revised proposal shows parking space for 2 cars per property the parking area appears "tight" and in practice property owners often do not utilise all of their dedicated car parking space but park on the street as well. The proposed development will also mean the loss of 2 street parking spaces used by other residents of Victoria Terrace and the surrounding streets and reduce the available turning area in Victoria Terrace.

21 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 27th December 2013

I would like to register my objection to the proposed development at 28 Victoria terrace; this is due to the following reasons:

- a) Victoria Terrace is already at full capacity with regard to car-parking; the proposed development of 2 houses is only allowing 1 off-road parking space per house which will mean increased requirement for on-street parking based on the assumption that the size of the houses mean more than one space will be needed. The fact that there would need to be a separate access point for each house, this further exacerbates the parking difficulties on the street.
- b) Victoria Terrace has no proper turning circle for cars, and increasing the number of residents/ vehicles will mean increased irritation for current residents whose drives are frequently misused to turn on.
- c) On viewing the front elevation drawing of the proposed 2 houses, they don't appear to be in keeping with the style of the adjacent Victorian terraced houses; the roofline is higher, and the houses each have a huge window at roof level, and windowsills/ door styles/ lack of porches don't look similar enough to complement the existing terraced houses. The two proposed houses would dwarf the older properties in the street rather than blend in as hopefully a new property would try to do in a conservation area.

d) It is difficult to tell how privacy will be affected, but I have concerns about the large windows in the roof, along with the flat roof sections detailed in the plans. I would have concerns about possible access on to the flat roof areas due to potential noise disturbance and lack of privacy.

e) If the intention is to paint the cement render finish in white as per low wall at front, I feel that this is not in keeping with the more classic creams and off-whites of the terraced older houses on the street.

In summary, two houses seem too much for the plot, they would cause further issues for existing residents re. Parking/ turning, and they do not appear to be in keeping with existing Victorian terraced properties in the terrace.

Comments: 2nd February 2014

I would again like to register my objection to the proposed development at 28 Victoria Terrace following submission of slightly revised plans. The majority of my concerns/comments still stand.

Parking/ amenity:

I can see that the plans have been amended slightly to incorporate 2 parking spaces per property, but I still feel that a) the number of spaces is inadequate given the fact that these are four bed roomed houses, and b) that the area currently used for on-street parking directly outside the current bungalow would be lost and would cause more problems with people parking across driveways and turning on other peoples drives. The parking issue in on this (unadopted road) can clearly be seen by the number of traffic cones being used by residents to prevent blocking/turning, and to be able to park outside their own properties.

Visual impact:

I feel that the proposed properties are still not in keeping with the terraced houses especially because of:

- proposed height and scale of buildings
- overall unsympathetic appearance of properties
- low cement wall at front not similar to other properties
- huge window & flat roof on top floor overlooking several properties
- houses too large for location, if there is a need to go upwards to a second floor level in order to create the right sized property, then the actual site is too small.
- a single dwelling is much more appropriate to the area.
- no other terraced buildings in the street match the proposed height.

Privacy/ disturbance:

I remain concerned (if it goes ahead) that the flat roof on 2nd floor to front of the properties would be used as a sun terrace and think that insufficient detail has been provided around the window type at that level (and if access on to that roof area is possible)

Please keep me updated and advise if there will be any public planning consultation meeting. The re-submitted plans do not seem to have addressed many of the concerns from the residents and seem to ignore that fact that the area is a conservation area. It is important to protect the environment of the terrace and ensure that a new property is designed sympathetically to complement its surroundings.

25 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 27th December 2013

Letter attached.

Comments: 30th December 2013

Letter attached.

Comments: 29th January 2014

Letter attached.

Kingsholm
Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 19th December 2013

Letter attached.

Comments: 1st February 2014

I wish to continue my formal objection to the planning application with regard to 28 Victoria Terrace.

The updated plans contain 2 parking spaces per house however parking and traffic is a major problem within the road particularly at the end of the cul-de-sac where I live. The most evident problems were parking and turning as it would mean more cars turning on my drive which already has a large pot hole. More cars in the street would only make this problem worse. Even the updated plans are, in my view, irresponsible. I do not feel that the road has the capacity for two four bedroom houses. The height and scale of the problems for the small plot are overbearing and out of scale even with the revised plans. I hope that the planning officer/committee take into account the concerns of the residents in Victoria Terrace.

Avon
Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 27th December 2013

Letter attached.

Comments: 3rd February 2014

Letter attached.

The Hide
Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 1st January 2014

I would like to formally object to the planning application re:28 Victoria Terrace

Parking in the street is already a problem especially at the end of the terrace where I live. My property's boundary is adjoining 28 Victoria Terrace. We are one of the fortunate ones on the street who have off-road parking; however we regularly have our driveway blocked by cars and delivery vehicles due to lack of parking. The proposed two 4-bedroomed houses and the

additional traffic that they will bring to the street in my opinion is inconsiderate planning and irresponsible to the existing residents.

There are no turning provisions for vehicles at the end of the terrace which results in mine or my neighbour's driveways being used to resolve this problem. This is clearly evident by the damage to the road surface and our driveways.

I recommend that this planning application should be refused.

21 Kings Road
Cheltenham
Gloucestershire
GL52 6BH

Comments: 6th January 2014

In short, this proposed dwelling, in place of a bungalow, will be two three-storey houses towering over our private garden.

We have no objection to a dwelling re-build - that would be welcome and understandable - but two three-storey houses, higher than anything else around it, just seems unreasonable and anyone looking at this proposal from our point of view would know the same. It is unnecessarily ambitious and a blatant intrusion of our privacy in an already cluttered environment.

I know the planners would already have made their comments and suggestions about the plan but I would ask them to think again about the height, in particular.

22 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 26th December 2013

I object strongly for the proposed development site on 28 Victoria Terrace. There are existing problems with inadequate parking places for the residents in the terrace. There is room for 2/3 cars to park on the street outside no.28, these would no longer exist. The Terrace is a cul-de-sac and the turning point is outside 28, this would be compromised with development. The condition of the road surface is appalling and extra traffic would cause further deterioration.

The height of the proposed dwellings would not be in keeping with the Victorian lay-out of the Terrace.

16 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 2nd February 2014

I have read the other listed objections to the planning application for 2 three-storey 4-bedroom dwellings at 28 Victoria Terrace and I am in full agreement with all of the deep-felt concerns raised.

While the privacy intrusion concerns of all the existing residents at the top of the terrace do not directly affect our family home, I am in complete support of those residents that have raised objections based on the sheer height of the proposed dwellings, the windows and the very high

level flat roofed areas that could quite easily be used for social entertaining and would command an intrusive vantage point to freely observe all of the neighbouring properties.

However from my own perspective my main concerns relate to both the short term and long term adverse effects that this development would have on the already stressed localised ecosystem, incorporating the infrastructure and community of not only Victoria Terrace but also the highly populated surrounding narrow terraced streets, including Princes Street, Duke Street and Leighton Road. And to quite an extent Kings Road and Carlton Street - Sydenham Road, as addition overspill of parked vehicles on these more main through roads is already causing congestion and hold ups especially during busy periods with commuting traffic attempting to travel in both directions along roads that with the parked vehicle have essentially become erratic single lane highways with occasional and fast disappearing passing places.

The actual infrastructure of the tarmac road on Victoria Terrace is in a fairly poor condition, as are the pavements, curbs, drainage and street lighting.

There is a rather dangerous hole that keeps appearing in tarmac surface in the centre at the junction with Princes Street, as the foundations of the road subside into what is believed to be a fractured sewer. This although constantly repaired very worryingly reappears when particularly heavy vehicles pass over it.

The tarmac surface particularly at the top end of the terrace where the proposed development is situated, is already badly scuffed and pitted from what is mainly domestic cars turning. This would almost definitely be destroyed further by heavy building and merchant vehicles during construction works.

And finally, there is the ever-increasing problem of parking vehicle on streets of mainly terrace houses.

Luckily on Victoria Terrace there is just about enough street frontage for each terraced house to park a one car outside in the street and there are detached and semi-detached properties further up that have off road parking. However, potentially at least 50% of average households actually have 2 vehicles or more.

This situation is bad enough for us in Victoria Terrace meaning there are never enough spaces to meet the demand. But take that same situation to streets like Duke Street and there is not even enough space for 1 vehicle per property as the street frontage of most properties there are less than is needed to park an average family car allowing a little space front and rear for tight manoeuvring.

Taking the same basic assumption that 50% or more properties in the area have 2 or more vehicles, the potential surplus of vehicles from the 4 tightly-terraced streets in our immediate vicinity trying to park overnight on already full streets will be well over 50. These vehicles, of course, need to spill out into other neighbouring and often congested streets.

If we take the existing garage space at 28 Victoria Terrace, plus the 2 existing hard-standing off-road spaces in front of the garage, not to mention a further gravelled area across the front of the property that could quite easily be converted to take another car, plus the 2 spaces in front of the existing walled frontage of the property that are used by over spill vehicles already. Then take the proposed 2 four bedroom properties each with as the plans show 3 double bedrooms and a single, the potential of which could conservatively be 3 additional vehicles per property, plus visitors and the loss of the 2 existing spare parking spaces at the frontage. And examine the plans to find virtually only enough off-road parking for one vehicle per property. This development would put 6+ additional parked vehicles into the already fully congested neighbourhood.

The result of this would not only impact on Victoria Terrace but the ripple effect will radiate out over the neighbourhood as these vehicle cannot simply be absorbed into already full streets. The

further sad result of this would actually be impacting more on people living 3 or 4 streets away as our streets are already full, the rippling over spill vehicles will create further street parking congestion outside their properties, and these people are most likely unaware of the proposed development that will ultimately impact on them as they would have received no form of notification and their views will not be taken into account.

The only sensible option for 28 Victoria Terrace is for it to remain a single dwelling with at least 1 garage space, 2 off road parking spaces and 2 spare on road spaces along the front boundary wall as existing. This is the only option that will have an acceptable impact on the fragile ecosystem that for many streets around the local community live and share under. In conclusion I strongly object to this proposed development.

17 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 30th December 2013

Not enough parking already. Unadopted road - who would pay for repairs for any damage caused to already patched and damaged surface by the lorries that would be accessing site? Narrow cul-de sac - would also worry about big lorries damaging cars.

20 Victoria Terrace
Cheltenham
Gloucestershire
GL52 6BN

Comments: 30th December 2013

Letter attached.

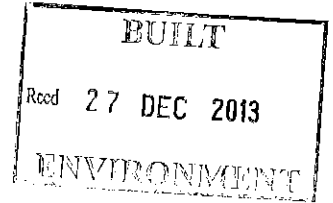
Comments: 31st January 2014

Letter attached.

23 December 2013

The Planning Department
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 9SA

25 Victoria Terrace
Cheltenham
GL52 6BN



Re Planning Application Reference 13/02091/FUL

To whom it may concern

Thank you very much for your note regarding the above application dated 11th December 2013

I have examined the detail of the plan and wish to raise an objection to the proposed planning application on the following grounds.

1. The plan suggests a three story building that is higher than other buildings in Victoria Terrace. Currently my property is overlooked by just two windows of the existing bungalow; however the proposal shows six windows at each of first and second floor levels. In addition the plan includes a flat roof that looks directly into mine and neighbouring properties, which if used for social activities would be at contrast with the current idyllic scene of the Terrace. This whole proposal will not only impact on the visual amenities for me, but also for others, as well as impacting on the character of the street. The comment in the proposal that "Every element has been considered during the design and planning process to ensure that the proposed development maintains and enhances the privacy for all existing and future local residents" could not be more at odds with reality.
2. One of the major problems living in Victoria Terrace is that of off-street parking. The majority of properties do not have garages, so off-street parking is essential. In the main residents park sensibly, however the application shows 1/2 vehicles for the properties which have four bedrooms each. The potential for cars at these properties would be far greater than the application shows, and with visitors, would cause quite a problem. In addition, there will be a loss of parking to existing

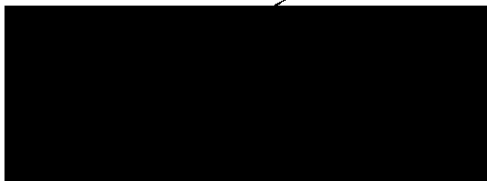
residents when entrance to the proposed properties is taken into consideration.

3. Unfortunately the state of the road in the Terrace is poor and would only get worse with the heavy vehicles arriving with materials. At the entrance to the street is a large hole, which due to collapse has been repaired many times. This can only get worse with the heavy construction vehicles gaining access. As my wife is disabled I am also concerned about the disruption which this could have on access to Victoria Terrace especially as my property is directly opposite. My wife requires weekly visits to the GP surgery or Hospital so clear access is very important.

4. I firmly believe that if this application were approved, it would have a detrimental effect on not just mine or my wife's quality of life, but also other residents in the area.

5. Would you kindly accept these comments as a major objection to the plans.

Yours faithfully



Cc
Councillor S. A. Jordan
Councillor C. Stewart

27 December 2013

The Planning Department
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 9SA

25 Victoria Terrace
Cheltenham
GL52 6BN

Re Planning Application Reference 13/02091/FUL

To whom it may concern

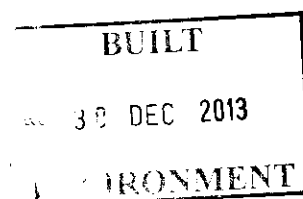
Further to my letter dated 23 December 2013 in connection with the above planning application. I mistakenly used the term "off street parking", when it should have been on street parking.

Please accept my apologies for the error.

Yours faithfully

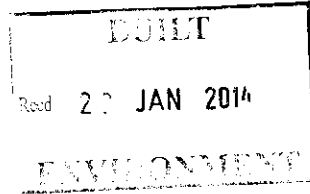


Cc
Councillor S. A. Jordan
Councillor C. Stewart



27 January 2014

Tracey Crews
Head of Planning
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Cheltenham
Glos
GL50 1PP



25 Victoria Terrace
Cheltenham
Glos
GL52 6BN

Dear Ms Crews

Re: Erection of pair of semi detached dwellings at 28 Victoria Terrace Cheltenham

Thank you for your letter reference **13/02091/FUL** dated 23rd January 2014.

I have noted the changes to the revised plans for the demolition of the bungalow at 28 Victoria Terrace, which I have to say are minimal and do not change in any way my objection to the proposal.

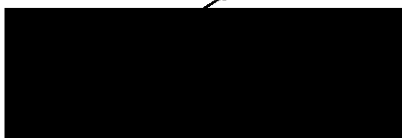
As I currently have a view (be it across rooftops) to Cleeve Hill, this will be obliterated by the erection of two three story dwelling houses. Having further examined the plans I do not think that the building would be in unison with the rest of the houses on that side of the Terrace.

There are of course other problems, not least is the one of on street parking, which is already a serious issue and would only be exacerbated with the loss of two parking spaces outside the bungalow at present. To add to the problem, the potential for more than two cars for the proposed development, notwithstanding visitors, provides even more concern.

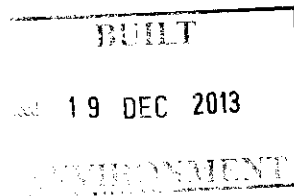
The road in Victoria Terrace, like many parts of the town has suffered from the weather and lack of funding to enable vital maintenance to be carried out. The impact on the road with heavy vehicles plus plant and machinery does not bear thinking about. Both 'The Hide' and 'Avor' have suffered as a result of the occasional heavy vehicle turning at the top of the Terrace, which has left a large hole in the road. It can only get worse with the increase in traffic.

In summary, the objections contained in my original letter still stand and I can only hope that the Cheltenham Borough Council Planning Committee will give considerable thought to the concerns of all residents in Victoria Terrace.

Yours sincerely



13/02091/FUL



Kingsholm
Victoria Terrace
CHELTENHAM
GL52 6BN

16th December 2013

The Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
CHELTENHAM
GL50 9SA

Dear Sirs

28 Victoria Terrace, Cheltenham, GL52 6BN

I wish to formally object to the planning application with regard to 28 Victoria Terrace.

At the moment Victoria Terrace has a major problem with parking, traffic and particularly at the end of the cul-de-sac where I live, which is almost adjacent to Nr 28, the problem of turning. I would have no objection to a replacement single dwelling for Nr 28. To replace Nr 28 with two three storey four bedroomed houses is, in my view, totally irresponsible. It is likely that although only one parking space is provided for each dwelling a house of that size is likely to have more than one car user.

The height and scale of the building for such a small plot is overbearing and totally out of scale.

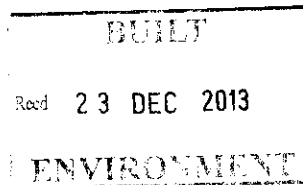
I should be most grateful if you would bring this to the attention of the Planning Officer / Committee.

I know a number of my neighbours share my concerns and will be writing accordingly.

Yours faithfully



cc Councillor Steven Jordan, 4 Priory Mews, Sidney Street, Cheltenham, GL52 6DJ



Avon,
Victoria Terrace,
Cheltenham,
Gloucestershire
GL52 6BN
22/12/2013

The Planning Department,
Cheltenham Borough Council
Municipal Offices,
The Promenade,
Cheltenham
GL50 9SA

With reference to planning application 13/0209/FUL

To whom it may concern,

I wish to make an objection to the proposed planning application for 28 Victoria Terrace.

My objection is based on the following concerns.

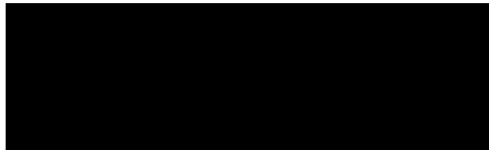
- Street Scene - The plans envisage a three storey building that stands considerably higher than the original terrace. The windows shown on the plans also fail to harmonise with it. The proposal includes a flat roof that looks directly over the highway. This too will be at variance with the current street scene and could be used for social activities.
The windows at the front of my house look directly down the terrace, and the discordant nature of the proposed building directly affect my visual amenities and change the character of the terrace.
- Parking - The application has off-street parking for 1/2 vehicles. This is inadequate for the potential number of inhabitants of the two houses. There are six double and two single bedrooms shown on the plans. Potentially, this could mean fourteen vehicles related to the houses that require parking space. If visitors to the two properties are factored in, the number could be even higher. Already parking is at a premium in the terrace. The entrances to the two properties whilst facilitating access to them will deprive the terrace of much needed on-street parking. Additionally, the private forecourt for my house and Kingsholm is already used by people who park there without asking permission. This invasion of my privacy can only get worse with the extra parking demands that would be generated by the proposed buildings.
- State of the Highway - The road in Victoria Terrace is already in a state of some disrepair. At the end of the terrace in front of my house and Kingsholm, the road, the pavement and the private forecourt have all suffered considerable damage as cars drive there to effect a turn before turning around

to leave the terrace or park. The entrance to the terrace has several times collapsed leaving a hole in the road. The extra traffic generated by heavy construction traffic and subsequently by the potentially large number of vehicles linked to the properties will inevitably worsen this situation leading to a reduction in the quality of access to and around my own property.

- Houses at the top of the terrace, including my own, have several times had to call in help because the sewage outlets have been blocked and sewage has backed up to the houses. There are four bathrooms and a possible fourteen people using them. This will lead to extra demands on what is already a system under stress.

I believe the proposed buildings would directly affect my quality of life and should not be approved. I hope to be informed of the date of relevant planning meeting.

Yours faithfully

A large black rectangular redaction box covering the signature area.

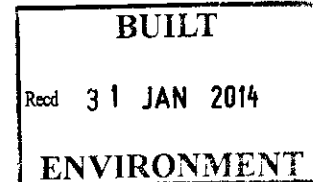
Cc

Councillor S.A. Jordan

Councillor C. Stewart

Avon,
Victoria Terrace,
Cheltenham,
Gloucestershire
GL52 6BN
31/01/2014

Miss Michelle Payne,
The Planning Department,
Cheltenham Borough Council
Municipal Offices,
The Promenade,
Cheltenham
GL50 9SA



With reference to planning application 13/0209/FUL

Miss Payne,

I wish to register an objection to the revisions to the planning application for 28 Victoria Terrace.

The revised plans make marginal changes, but make no substantial differences to the grounds for objection stated in my original letter attached below.

Yours sincerely

[Redacted signature]

My objection is based on the following concerns.

- Street Scene - The plans envisage a three storey building that stands considerably higher than the original terrace. The windows shown on the plans also fail to harmonise with it. The proposal includes a flat roof that looks directly over the highway. This too will be at variance with the current street scene and could be used for social activities.
The windows at the front of my house look directly down the terrace, and the discordant nature of the proposed building directly affect my visual amenities and change the character of the terrace.
- Parking – The application has off-street parking for 1/2 vehicles. This is inadequate for the potential number of inhabitants of the two houses. There are six double and two single bedrooms shown on the plans. Potentially, this could mean fourteen vehicles related to the houses that require parking space. If visitors to the two properties are factored in, the number could be even higher. Already parking is at a premium in the terrace. The entrances to the two properties whilst facilitating access to them will deprive the terrace of much needed on-street parking. Additionally, the private forecourt for my house and Kingsholm is already used by people who park there without asking permission. This invasion of my privacy can only get worse with the extra parking demands that would be generated by the proposed buildings.

- State of the Highway – The road in Victoria Terrace is already in a state of some disrepair. At the end of the terrace in front of my house and Kingsholm, the road, the pavement and the private forecourt have all suffered considerable damage as cars drive there to effect a turn before turning around to leave the terrace or park. The entrance to the terrace has several times collapsed leaving a hole in the road. The extra traffic generated by heavy construction traffic and subsequently by the potentially large number of vehicles linked to the properties will inevitably worsen this situation leading to a reduction in the quality of access to and around my own property.
- Houses at the top of the terrace, including my own, have several times had to call in help because the sewage outlets have been blocked and sewage has backed up to the houses. There are four bathrooms and a possible fourteen people using them. This will lead to extra demands on what is already a system under stress.

I believe the proposed buildings would directly affect my quality of life and should not be approved. I hope to be informed of the date of relevant planning meeting.

20 Victoria Terrace

Cheltenham

Glos GL52 6BN

REF NO. 13 / 02091 / FOL

24th December 2013

Dear Miss Payne

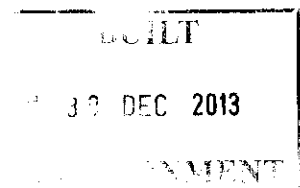
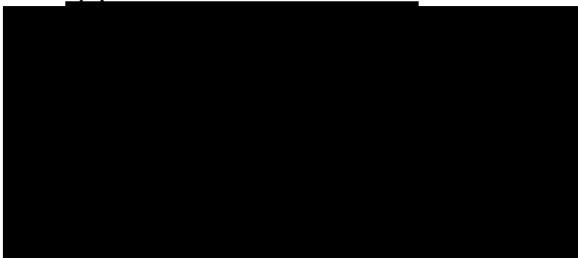
Having read the proposal to demolish the existing bungalow at 28 Victoria Terrace and replace it with a pair of semi-detached dwellings, I do feel this would be a great mistake.

Having lived in the terrace in excess of 30 years we see almost every day the problem cars and large lorries have turning at the end of the cul-de-sac.

Building extra dwellings, which clearly would mean more vehicles parking at the end of the cul-de-sac, would only add to the problem.

Is this fair on the people who live at the end of the terrace? It is always very difficult as we all know what an immotive subject parking can be, sometimes causing rifts between neighbours and this will only serve to make the situation even more difficult.

Yours sincerely.



Cheltenham Borough Council

Municipal Offices

The Promenade

Cheltenham

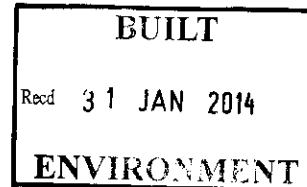
Glos GL50 1PP

Reference 13/02091/FUL

For the attention of Tracy Crews

30th January 2014.

OBJECTION TO PLANNED DEVELOPMENT.



With parking already difficult in the terrace additional housing at the top of the road will only add to the problem. Cars parking on both sides make the terrace one way only making it extremely difficult for lorries and refuse wagons who have to reverse all the way down the road to exit.

The terrace is an unadopted no through road therefore only suitable for domestic traffic and is unable to cope with the commercial vehicles involved in any significant building work taking place at the top of the road. The proposed demolition of No 28 would result in a number of skips and subsequent building work would necessitate heavy traffic using the road. As the residents have to pay to have the road tarmacked will the developers make good any damage caused or will this once again fall to the residents?

I cannot see that the proposed development will enhance the terrace in any way and it will only add to the difficulties that already exist.

Yours sincerely



20 Victoria Terrace

Cheltenham GL52 6BN