

<b>APPLICATION NO: 13/02180/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 30th December 2013		<b>DATE OF EXPIRY :</b> 24th February 2014	
<b>WARD:</b> St Marks		<b>PARISH:</b>	
<b>APPLICANT:</b>			
<b>LOCATION:</b>	259 Gloucester Road, Cheltenham		
<b>PROPOSAL:</b>	Erection of three storey extension comprising 6no flats.		

## REPRESENTATIONS

Number of contributors	<b>18</b>
Number of objections	<b>15</b>
Number of representations	<b>3</b>
Number of supporting	<b>0</b>

Cotswold Court  
Lansdown Road  
Cheltenham  
Gloucestershire  
GL50 2JA

**Comments:** 2nd January 2014

I am a resident of Libertus Court and am concerned about this particular development as we have had trouble in the past with this plot of land. While setting up a mobile office, access was used through Libertus car park which is private property and no permission was acquired. Subsequent damage was made to the fence as the mobile cabin was lifted over the fence!

This building is going to be one of the first impressions folk and visitors have to Cheltenham when the exit the railway station. Already the Tesco site is looking shabby with the use of simulated wood cladding. This particular material has been used in other parts of Cheltenham ie The Calcutta Inn site and what a mess it looks in such a short space of time. The best materials and sound proofing will be required to sell this development to me.

If development of this site is necessary could all work take place through the narrow entrance off Roman Road? Gloucester Road is a main artery into Cheltenham and when it was shut recently for drain repairs, mayhem ensued. Also can the area take more strain on the sewage, drainage etc. Understand a basement in Roman Road was full of human excreta.

The proposed plan is too high for the neighbouring houses in Libertus Court. Number of rooms is too high and noise pollution with visitors in the summer is questionable. Already a mess round the back with rubbish, rats frequently seen.

7 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AB

**Comments:** 30th January 2014

I am a resident of Roman road and strongly object to the proposal to build six new flats.

1. Parking is very limited already for residents when train users park in the street all day and weekends!! Where are the extra parking spaces coming from for six flats?
2. The lane is too narrow to manoeuvre vehicles in & out with restricted view to the road and pedestrians crossing it will be dangerous.
3. How would the rubbish be collected? It will probably all end up on the corner off the street because the refuse vehicle would not be able to turn into the lane hence blocking all the pavement.
4. Roman Road is a very narrow street with parking on both sides cars use the road as a shortcut sometimes speeding and damaging cars. We do not need anymore extra traffic!!

Church Farm  
Stinchcombe  
GL11 6BQ

**Comments:** 20th January 2014

I am opposed to the building application above for 6 flats, with access of Roman Road for the following reasons:

1. The access off Roman Road to the flats is narrow and will pass immediately adjacent to the property on the right hand side, when entering. Traffic will shake the foundations of the building and also provide a safety hazard for anyone entering or leaving this property (2 Roman Road).

There are already problems with the drainage in this vicinity, and additional traffic will further exacerbate these difficulties.

2. Parking in Roman Road is already difficult and dangerous. This will be further aggravated by the residents of 6 flats.

3. No rubbish truck will be able to get close to the flats. Where is it proposed the residents of the flats should leave their rubbish for collection? On this narrow lane? This will reduce even more this very limited access.

In conclusion, I would request that this planning application is rejected due to lack of suitable access.

50 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 20th January 2014

I understand that there is no facility for parking. This means that the residents will be parking in Roman Road. Roman Road is already heavily oversubscribed by cars to parking spaces.

Quite often one has to park in Rowanfield Road because there are no available spaces in Roman Road. Also, as the train station is next to Roman Road, commuters park in Roman Road and generally do not leave before the residents of Roman Road have returned from work. A few years ago flats were built halfway up/down Roman Road with the proviso that the flat residents used their own parking spaces at the back of the flats. Very often the flat residents park in the road, as do their friends who visit.

I am strongly against any more builds which will have a detrimental impact on the parking in Roman Road

50 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 21st January 2014  
To whom it may concern

I would like to object strongly to the above planning application on the grounds of:

- **INSUFFICIENT PARKING FOR THE NEW SIT:** As a resident in Roman Road, the fact that no parking is to be made available for the proposed new flats which would increase demand in Roman Road (parking availability is already insufficient for residents of Roman Road through the use of station parking and local employment sites, as well as extra demand from the existing apartment buildings in the centre of Roman Road
- **INCREASE** in through-traffic it would cause in Roman Road (a narrow one way street) where residents' vehicles have incurred damage to cars (i.e. wing mirrors).
- **ACCESS FROM A NARROW STREET:** Query to why access to the site cannot be made from a more accessible position in Libertus Road (a wider two way street)
- **HAZARDOUSE POINT OF ACCESS:** Poor vehicular access in and out of the proposed site which could prove hazardous to residential users/other traffic in Roman Road.

In addition:

As residents who will be affected by this proposed planning, we are extremely dissatisfied that we have not received any direct notification or notice of the plans. We have only found out about the plans via another resident in Roman Road and that the deadline for this is today (20th January).

We would be grateful if our objections could be seriously considered.

51 Devon Avenue  
Cheltenham  
Gloucestershire  
GL51 8BY

**Comments:** 23rd January 2014

Whilst waiting for feedback from Highways regarding the above application, I wish to express my concerns regarding the above application and wholeheartedly support the objections raised with yourselves by residents.

I will not repeat those concerns as they are already well documented.

However, a lack of parking provision on the site will undoubtedly place an additional strain on Roman Road, as will the safety issues regarding additional increased traffic. We must also consider that the occupiers of these flats may have cars and so may their visiting friends and family. Roman Road and nearby roads are already under pressure from commuter parking due to its proximity to the railway station and the situation will be unbearable for residents.

The potential access to the site via Roman Road will cause major problems as you will be aware and I have grave concerns regarding this access for emergency and refuse vehicles.

I would urge the committee to strongly consider residents valid objections and refuse this application.

36 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 16th January 2014

We write reference to the above Planning Application, regarding the proposed construction of Six Flats on land adjacent to 259 Gloucester Road.

Our main objection is that the site is to be accessed from the back entrance to the shops, which is in Roman Road. Great concern is being expressed how large construction vehicles and lorries delivering building materials will access the site; also the great inconvenience that will be caused to residents. Roman Road is a one way street with no right turn at the Gloucester Road end; the road is also very narrow with cars parked either side, and is regularly used as a cut-through and by people parking for the railway station.

This entrance can be very dangerous for pedestrians - vehicles leaving and accessing the site and have little or no vision of pedestrians. With the nearby Post Office, quite a number of elderly people some disabled, also mothers with children in pushchairs regularly use the footpath. It is therefore totally inappropriate as an access to a building site or housing development and respectfully request that you seriously consider our objections.

42 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 3rd February 2014

As a resident of Roman Road I strongly oppose the recent planning application to erect a block of 6 flats next to 259 Gloucester Road.

This application poses many significant problems for us as residents. This road has for a number of years has been a big bone of contention to many of its residents with regards to speeding traffic using this road as a shortcut, parking - many commuters using the nearby train station using this road as a means to park here for free, refuse being unable to be collected due to badly parked cars and the narrowness of this road, safety - mainly cars parking up on pavements causing wheelchairs/pushchairs being unable to use the pavements, and emergency vehicles being unable to access residents homes.

The problems mentioned above will only be increased with the proposed planned building application: more cars needing to be parked by the new residents and any visitors, a greater volume of traffic using this already narrow and congested road, and the disruption of construction vehicles using the above-mentioned building site. Residents already have to make alternative arrangements for delivery vehicles due to the narrow nature of this road which still manages to cause problems from time to time, and I fail to imagine how construction vehicles/building materials etc will be delivered and will access the aforementioned site. There is no parking available on Gloucester Rd near to the site and Libertus Rd already struggles with the amount of parked cars.

I appreciated that this site would benefit from an upgrade; however an increase in traffic and parked cars that building 6 flats is not a solution.

2 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 20th January 2014

I am writing to you in reference to 13/02180/FUL the proposal for 6 new flats on Gloucester Road. As the owner of number 2 Roman Road I am hugely against this proposal for a number of reasons.

My house is right on the lane where access will be required for these flats. Whether it be through the building stage or residents access. This lane is extremely narrow and my front door is right on this narrow lane. If someone was to leave my front door in a hurry it could be extremely dangerous with more traffic and a serious accident may occur. At times whilst owning this property we have had considerable traffic problems down the lane of which I have joint access over. I have had a number of cars turn too quickly into this lane and damage my house. With more traffic entering on this lane (which is not a road and poorly tarmacked) this would in turn damage the foundations of my house.

Roman road has huge traffic and parking issues and this proposal will merely add to this current traffic issue. What is the proposal for waste collection as a dustbin lorry would not be able to enter the lane. Therefore would the flats' waste be put outside my house? This something I would not like at all. If it was put at the top of the lane it would limit the access as cars would not be able to turn due to the width of the lane.

Recently we have had extremely serious problems with drainage on roman road, affecting a number of properties. Would the addition of more flats and more pipes add more problems to the drainage? Currently there are plans for Severn Trent to dig up part of the road to repair these problems.

The pub at the end of roman road contributes a huge amount of noise pollution at times. The addition of more flats will add to this noise pollution, something which residents of roman road believe is something that can be avoided.

Please can you think carefully about this proposal as if this building was allowed to take place I believe it could have a detrimental affect on roman road. I would like to lodge my objection to this proposal.

Station Cottage  
1 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AB

**Comments:** 7th January 2014

I am writing in relation to the proposed works for 6 new flats on Roman Road.

As a resident of Roman Road who will be directly affected by the inclusion of the entrance being 'via the lane of Roman Road' we are very concerned about the increase in noise pollution the disturbance to our daily lives and the volume of traffic on Roman Road being put under pressure. As I am sure you are aware Roman Road is already a problem spot for traffic and parking and we have many a time had supermarket delivery drivers walk the food from their vans at the end of

the road as the parking has prevented them from being able to get their vans up. Allowing these additional flats is just going to put more pressure on the parking demands of Roman Road.

We are residents of 1 Station Cottages so the 'lane' will be next to the side of our house, we already battle noise from the main road, the co-op, the pub and train station these noises were all there when we purchased the property so something you learn to live with but to have increased pressure on the area during the build as well as once new residents are living there.

I think it is only fair that the rights and views of the residents who will be directly affected by these demands from 'Homeward Properties Ltd' are taken into consideration neither yourself or the company proposing the plans will be affected by these changes but we as a community will. Roman Road is already a highly populated area and does not need an increase in traffic noise pollution and a further decrease in privacy. As well as this they will do nothing to improve the area visually if anything the impact of the building work as well as additional houses or flats in an already highly populated area will leave Roman Road looking cramped cluttered and gasping for room.

I trust these views strongly opposing the build will be taken into consideration before any plans to proceed are made

20 Libertus Court  
Cheltenham  
Gloucestershire  
GL51 7HX

**Comments:** 10th January 2014

Planting of trees should be around perimeter of existing fencing to reduce resident and vehicle noise and to reduce overlooking into rear gardens. At present drainage is poor in this area and therefore there are concerns if the rainwater goes to soakaways instead of existing drainage system flooding will take place. Can it be clarified that the remaining area for car parking can be properly laid out and designated to the individual flats.

10 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 30th January 2014

Letter attached.

**Comments:** 7th February 2014

Letter attached.

8 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 17th January 2014

Along similar lines to the other comments posted here, we have concerns over the access to the site, from Roman Road presumably, during the construction phase given the rather tight access from a narrow one-way street. How will this work in practice given the need for machinery on site and load/unloading of materials?

Furthermore it is not clear on the plans as to whether the existing fence that runs down the rear of properties (2-10) Roman Road will be reinstated in the same manner, i.e. it currently returns at a right angle at the corner of 2 Roman Road. We'd also like to voice our concerns regarding the potential to be overlooked once the property is completed and any noise that may be apparent. Perhaps planting mature trees or landscaping to obscure the view could be considered. Please can the plans be more explicit and/or revised to suit the above. Many thanks.

4 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 3rd January 2014

Thank you for your time on the phone yesterday, it was much appreciated. I also appreciate your offer to extend your decision date to Monday 20 January, given the Christmas and New Year holiday period and that our notification letter did not arrive until 27 December 2013.

I'd be very grateful if you could contact the applicant as discussed to obtain additional information regarding the following points below:

Parking provision:

Could they please clarify the proposed provision for parking for residents, if any? Access is shown to the rear from the shared Right of Way access lane from Roman Road on the submitted plans. Is the current land to be designated solely as parking for the properties, if so will these be marked/allocated spaces, and how many will there be? Will there also be suitable provision for visitor spaces? Has the loss of parking space for existing properties by the effective extension also been taken into account?

Could you also provide any comment from Gloucestershire Highways on this matter please: How does the applicant intend to ensure that anyone parking on the northern side of the car park does not park across the footpath and also avoid damage to residents fences here, given the plans would seem to indicate the removal of the existing fence on the northern side?

Banked rear grass area

What is the height of the proposed banked grassed area at the rear of the development? Can the applicant confirm if this area is intended as, or will be usable as, a communal garden or similar area? The elevation of this area does not appear to be included on any of the publically available plans, and therefore we are not able to determine if there would be any adverse visual impact or loss of amenity.

Waste collection:

How exactly is waste and recycling collection proposed? The plans show a communal bin storage area at the rear, which would suggest that waste collection will be via Roman Road. Therefore, either refuse/recycling collection vehicles would have to access the rear of the properties via the RoW off Roman Road (which I would suggest is not physically possible for a 15-20t vehicle given the turn-in and its width), or that sufficient waste wheelie bins, recycling boxes and waste food caddies for 6 x properties would need to be placed by residents via the RoW onto Roman Road for collection, and left either in the RoW access lane (thereby presumably blocking resident access), or on the pavement either side outside adjacent properties, thereby restricting pedestrian access and creating a potential hazard.

Again, could you also provide any comment from Gloucestershire Highways on this matter please?

As discussed, we have a number of concerns based on the very limited information that the applicant has made available to date, and does suggest that the proposals have not been given

sufficient consideration. As such, we currently intend to submit an objection, subject to clarification on the above points.

I'd be very grateful if you could ask the applicant for full clarification regarding the above points in enough time to enable us to respond with meaningful and informed representation on the proposal.

**Comments:** 20th January 2014

Letter attached.

21 Libertus Court  
Cheltenham  
Gloucestershire  
GL51 7HX

**Comments:** 14th January 2014

Letter attached.

29 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AB

**Comments:** 20th January 2014

We have just been made aware of the plans to build 6 flats on the waste ground at Gloucester road (next to the cafe). We are concerned about these plans for a few reasons:

1. Construction traffic and disturbance; anyone who has driven down Roman Road will know how narrow and congested it is. When flats were built in Roman Road a number of years ago (when there were fewer) parked cars, we had two separate incidents where our car was damaged due to heavy works traffic. Other residents found the same.
2. Access to these flats going through the little lane in Roman Road is extremely worrying. Increasing traffic along the road. We also feel that visibility of cars coming out of this lane is not good enough. A while ago a car sales business set up on this land, and there were several near misses where cars were coming out of this lane into Roman Road and nearly ran pedestrians over as I was walking my 2-year-old along the path.
3. how would emergency vehicles get access to this building? Not via the rear.
4. where would the refuse be collected from? Presume Roman Road, further blocking the pathways.
5. When 12 flats were given the go ahead on old land in the middle of Roman Road it was passed under the agreement that they will have their own off Roman Road parking. The parking is there but the residents don't use it. Either because its easier to just park on the road or because the turn in to their spaces is too narrow for much more than a fiesta. So we have more cars parking on the road. As it is if I get back home any later than 5pm weekday or at anytime at the weekend I am unlikely to park in the street. Leaving me to struggle carrying toddler/shopping/dog etc for a walk round the block. I can see the same happening here. It is bound to increase parking in the road if access is via Roman Road.

We really hope this construction does not go ahead.



37 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AB

**Comments:** 20th January 2014

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We really hope this construction does not go ahead.

68 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 16th January 2014

I am writing to express my concern about the proposal to build six new flats on Gloucester Road, next to the cafe and opposite the railway station.

My main objection is the proposed access for vehicles from the narrow lane between the Station Cottages and 2 Roman Road. Already there have been a number of near misses with pedestrians and vehicles when the site was being used unofficially as a car sales area.

Not only that, but Roman Road is already a very busy one way route and from previous experience with Centurion Court, parking in the road will also be increased when new build occurs. We were reassured when Centurion Court was built, that parking would be covered on the new site. I challenge anyone to visit in a typical day and observe what actually happens. PLEASE, for once give due consideration to the existing residents' safety and well being.

Thank you for your consideration in this matter. I write as a long standing member of 31 years in this community.

Cheltenham Borough Council Management / Admin		29	01/2014.
PASSED TO			
REC'D	30 JAN 2014 <u>13/02</u> 180/FUL		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

10 Roman Road  
 to Cheltenham  
 4/5  
 GL51 8AA

Dear Sir,

I am writing to you about the planning at 259 Worcester Road. We have trouble with the parking in the street as it is. More cars will be a nightmare for everyone in Roman Road. ~~Also~~ Also the back entrance is being used for rubbish. We have a lot to loose. P.S. my son as to park two hundred yards away most times he's ~~not~~ a Taxi driver works nights and almost sixty.

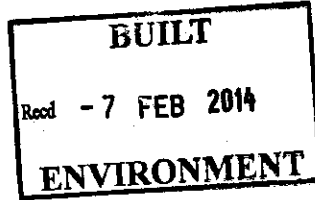
Your faithfully



13/02180/FUL

29/01/2014.

10 Roman Road  
& Heltenham  
Glos  
GL51 8AA



Dear Mrs Holliday ; I am writing

to you about the planning of  
259 1/2 Gloucester Road.

We have trouble with parking  
in the street as it is .

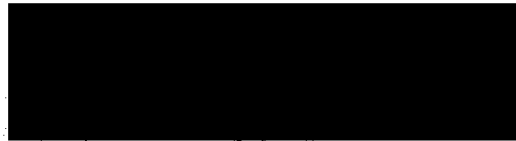
More cars will be a nightmare  
for everyone in Roman Road.

Also the back entrance is being  
used for rubbish .

We have a lot to loose.

My son as to park two hundred  
yards away most of the time  
he's a taxi driver works nights  
and almost sixty.

Yours faithfully



Dear Mrs. Pickernell,

As residents at 4 Roman Road. we have concerns relating to the application for 6no. new flats at 259 Gloucester Road. Our concerns relate to traffic, parking, access and road safety; and disturbance, noise, privacy and loss of amenity. On the basis of these, we object as we consider that the application is unsuitable and should therefore be refused.

The open land at the rear of the proposed properties was originally designated within the 'red line' site development boundary by the applicant. The applicant has recently (as of 13 January 2014) amended their application to remove it.

When making any decision, we would ask that it should be taken into consideration that many residents have made representations based on the original information submitted and on the basis that this area is included. Notwithstanding, the area remains part of the overall site boundary of 259 Gloucester Road owned by the applicant and is openly accessible from the rear of the proposed properties.

It should also be noted that in April 2011 the applicant has previously been served with a Temporary Stop Notice for unauthorised development at the same address by Cheltenham Borough Council (reference: 11/00069/DCUCOU) under the Town and Country Planning Act.

## **1. Traffic, parking, access and road safety**

1.1 The applicant proposes no additional parking for the six new properties, which could be occupied by between six and 12 people in total. There is an average of 12 cars for every 10 households in the UK (ONS Census 2011). It is therefore also reasonable to assume that, based on this, that the number of additional vehicles needing somewhere to park would be seven.

1.2. Residents of the existing flats at 259 Gloucester Road currently keep a number of vehicles (typically between two and five) parked outside their entrances at the rear, and access the lane to do so (see attached image). It is entirely reasonable, therefore, to assume that residents in the proposed extension will do the same.

1.3 As a result, either:

- Vehicles will have to park on the public highway. Given the lack of parking and restrictions on Gloucester Road itself (including directly in front of the proposed properties) and rear access to the flats, it is reasonable to assume that parking will be predominately on Roman Road, or further away on Libertus Road.
- Or/and vehicles will park on the private open area owned by the applicant that is part of the plot of 259 Gloucester Road, either with or without permission, enterign and exiting the public highway via the narrow private lane off Roman Road.

1.4 Roman Road itself is a narrow one-way high traffic road for vehicles, pedestrians and cyclists, used as a thoroughfare predominantly for residents in the St. Marks area living to the north west of the train station.

As well as providing parking for more than 80 properties, it is used extensively by customers and employees of the Post Office, Co-operative supermarket and other businesses on Gloucester Road that form the neighbourhood shopping area. Roman Road is also used as daytime parking by train station commuters to avoid parking charges.



1.5 Owners often park their cars half on the pavement, blocking access for pedestrians who then need to step into the road (see attached image). Metal bollards have been installed in the pavement outside Station Cottages to prevent cars parking on the pavement here.

Because of its narrowness and the level of through traffic, damage to residents' vehicles including our own is commonplace. Larger delivery and refuse vehicles cannot access the road.

- 1.6 We believe that the proposed six flats will result in a significant loss of parking for existing residents of Roman Road. Vehicles slowing to turn into, or stopping to let other vehicles exit the lane, will do so directly outside our home and cause us disturbance. We believe that the application should therefore be refused.
- 1.7 Vehicles accessing the rear of the commercial premises on Gloucester Road via a narrow lane off Roman Road need to enter and exit across the pavement. Usage is currently at a relatively low level. The Co-operative supermarket does not access the lane with delivery vehicles, as it and Roman Road are too narrow, and uses its rear yard for the temporary storage of metal milk trolleys, which are taken to/from the store front entrance on Gloucester Road by hand. Traffic from the funeral directors and window showroom is minimal, given the nature of their business.
- 1.8 According to Ordnance Survey mapping on the Council's own website (see attached screengrab), the proposed site should be accessed directly from Gloucester Road itself. The lane provides access to the rear of the commercial premises and No.2 Roman Road only. A garage at the end of the lane (since removed) prevented access to 259 Gloucester Road. We would therefore vigorously dispute the applicant's claim to a shared Right of Way via the lane. That

a couple of vehicles belonging to residents at the existing flats at 259 Gloucester Road currently use the lane in no way constitutes or confers any Right of Way.



- 1.9 The front door and garden access for No. 2 Roman Road front directly on to the lane (see included image). We believe that there is a genuine safety risk to the residents here from increased traffic, as well as a loss of amenity, noise and disturbance to them and surrounding residents including ourselves.



- 1.10 An increase in traffic turning off and onto the public highway to use the lane is likely to increase the risk of accidents with other vehicles and pedestrians. Any vehicles exiting from the lane onto Roman Road have poor visibility of oncoming traffic and street around the lane is poor, particularly at night.

## 2. Disturbance, noise, privacy and loss of amenity

- 2.1 The proposed development provides open access to the land at the rear of the proposed development, which forms part of the plot of the same address, 259 Gloucester Road.
- 2.2 Bin storage and cycle storage is designated at the rear of the properties. Given that access for residents to Gloucester Road is proposed via steps up to Gloucester Road, it is entirely reasonable to assume that residents will put heavy bins out for collection on Roman Road. Existing residents at 259 Gloucester Road already do this (see attached image).



This would equate to six additional wheelie bins, six additional food caddies and up to twelve additional recycling boxes put out and collected on a fortnightly rotating basis.

These would have to either be left accessible in the lane itself, potentially restricting existing access and causing a nuisance to the residents at No. 2 Roman Road whose entrance is directly here onto the lane; or alternatively on the pavement



either side on Roman Road itself outside nearby properties in Station Cottages and Roman Road, including our own, causing nuisance and a potential hazard for pedestrians.

- 2.3 We believe that we would suffer from increased nuisance, disturbance and loss of amenity as a result, and that the application should therefore be rejected.
- 2.4 The plans indicate a banked, raised grassed area at the rear, which would appear to serve as a communal garden/area. This area does not appear to have a physical boundary e.g. fence or wall between it and the open area at the rear of the plot. With the potential for up to 12 residents in the new properties, we are very concerned that noise from the use of this area will result in nuisance and disturbance to neighbouring residents including ourselves, particularly in fairweather months, when such a compact area serving six properties could be in regular use at evenings and weekends.

As a result, we believe that we are likely to suffer from excessive noise and disturbance, and that the application should therefore be rejected.

- 2.5 The plans would appear to indicate the removal of the existing fence along the footpath at the northern side of the site, which has been left to fall into in a poor state of repair by the applicant to the extent that it has more recently fallen across the shared resident footpath (see attached image).



- 2.6 Despite this, it is topped with ivy up to approx. one metre above that provides a good level of natural visual and noise screening for ourselves and other residents bordering the northern edge of the site.

A condition should be made to require repair and ongoing maintenance to a good standard of the existing fence and associated natural screening on the northern side, or if this is not possible that the fence is replaced like-for-like and mature screening to an equivalent height and density is planted and maintained by the applicant.



2.7 The attached image shows the view from our rear bedroom. The current end of 259 Gloucester Road can be seen, indicating the distance and height of the current property, which is proposed to extend to within approx. 2m of the neighboring property in Libertus Court.

We feel that the three storey design of the extension means that part of our garden nearest the house will be overlooked by the uppermost flat at the rear of the proposed development.

We believe that we would lose privacy, and that because of this the application should be rejected.

21 Libertus Court,  
Cheltenham,  
Gloucestershire,  
GL51 7HX.

14<sup>th</sup> January, 2014.

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

Dear Sir,

**Re: Planning application 13/02180/FUL-COMMENT**

I would like to comment upon this application for the erection of an extension to 259 Gloucester Road to contain six new letting one bedroom flats, as additional to the existing letting flats, in terms of the car parking for this proposal.

The planning application form indicates that there are no existing car parking spaces, but this is not correct. Below is an embedded digital photograph taken from near pelican crossing at the café/train station location looking into the proposed site. Clearly the area is already used for vehicle parking:



I have lived at 21 Libertus Court for twenty years and may state that vehicles being parked there is not a recent occurrence.

The proposed drawings indicate no area for parking at all. However I believe this is an important point as I suspect that if built, the remaining space will be used for car parking, as I don't accept that the landlord will refuse a potential tenant on the basis that they possess a vehicle. Common sense will say the tenancy will be accepted and consequently the vehicle will be parked at the back in the obvious place. This vehicle traffic will impact on Roman Road and I believe the application should be considered in respect of this.

It is my opinion that the proposal is deficient in this regard, and the supporting documentation inaccurate for the reason stated in my second paragraph, which in turn perhaps calls into question the validity of the signed declaration on the application form.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.