

<b>APPLICATION NO: 13/02143/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 18th December 2013		<b>DATE OF EXPIRY :</b> 12th February 2014	
<b>WARD:</b> Battledown		<b>PARISH:</b> CHARLK	
<b>APPLICANT:</b>	Mr Krish Pillai		
<b>LOCATION:</b>	282 London Road, Charlton Kings, Cheltenham		
<b>PROPOSAL:</b>	Demolition of existing dwelling and erection of two new dwellings		

## REPRESENTATIONS

Number of contributors	<b>4</b>
Number of objections	<b>4</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

284 London Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6YF

**Comments:** 23rd December 2013

Firstly I note that the architect has not updated his Design and Access Statement to justify his revised design submitted with this application.

Regardless, the architect's persistence with contemporary architecture in this location remains completely out of character with this area of the Cudnall Street conservation area. For this reason alone the application should be refused.

**Comments:** 4th March 2014

I refer to the revised plans and elevations published on the Council's website on 28th September.

I have objected to the previous two incarnations of this application, not because I have a problem with two dwellings on the site but because I strongly object to the contemporary architecture proposed in this location.

I like contemporary architecture when in an appropriate setting, but this is certainly not an appropriate setting. Not only is it within the conservation area, but it completely jars with neighbouring properties. The latest elevations simply go from bad to worse. I note that the Council's Architects Panel thought that the previous proposal 'sits far better on the site and next to its neighbours.' They really should get out more!!

If this application is approved, the development will look completely at odds with the street scene and vernacular on this important approach to the town. The architecture of the recent residential development immediately adjacent to No. 286 London Road is far more in keeping with its surroundings.

I urge the Council's Officers to ensure that this application is presented to the Planning Committee recommended for refusal. To do otherwise would be a travesty.

1 Ryeworth Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6LG

**Comments:** 6th January 2014

The architectural design continues to be totally out of character for the Cudnall Street Conservation Area, and the application should be declined.

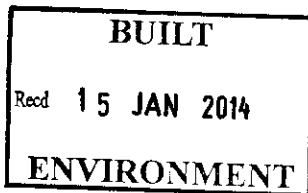
286 London Road  
Charlton Kings  
Cheltenham  
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GL52 6YF

**Comments:** 16th January 2014

Letter attached.

**Comments:** 11th March 2014

The latest design is even worse than the earlier one, and is totally out of keeping with the neighbourhood!



286 London Road  
Charlton Kings  
Cheltenham  
Glos  
GL52 6YF

15 January 2014

Dear Ms Crews

Planning Application 13/02143/FUL

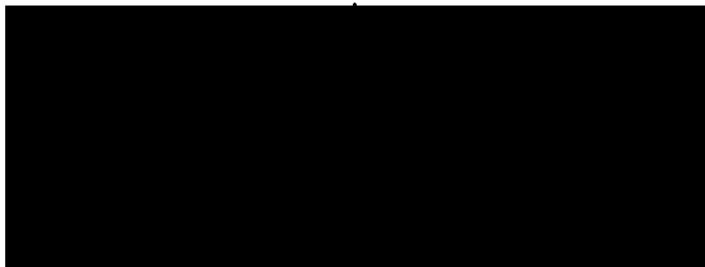
I had anticipated using your website for comments on the above application.

However, although I had been able to view the application and drawings online, I have been unsuccessful when it came to accessing your website to make my comments.

Finally, on 9th January, I telephoned your department and was told that the deadline for comments had been extended to 28th January. I have attempted to access your site every day since, without success.

Therefore I am attaching a list of my comments to this letter, for your attention.

Yours sincerely



Ms Tracey Crews  
Head of Planning  
Build Environment  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

**PLANNING APPLICATION - REFERENCE 13/02143/FUL**

**MY COMMENTS.....**

**C1 RESTRICTIVE COVENANT**

The conveyance between O E Cannell and E T H Stinchcombe of land now containing 282,284 and 286 London Road and 2,4,6,8 and 10 Ryeworth Road, made on 2nd April 1953 refers to the following:  
"NOT more than eight messuages..... should be constructed on the property thereby conveyed."  
"NOTHING should be done or permitted to be done or carried on upon the said property or any part thereof which should or might in any way be or become a nuisance or annoyance to the Vendor or his successors in title or the owners or occupiers of adjoining properties."

**C2** The private driveway consists of three parcels of land of 282, 284 and 286 London Road respectively, which was subject to a deed of grant dated 19th July 1969 and subsequent to the restrictive covenant referred to in C1.

**IN MY OPINION....**

The design of the buildings is completely out of keeping with the Cudnall Street (Charlton Kings) conservation area.

The design of the buildings is detrimental to the street scene.

The roof designs are completely out of keeping with the neighbouring properties which have hipped roofs.

Adding a further dwelling will increase the danger caused by vehicular traffic over the private driveway shared with the occupiers of 284 and 286 and on to London Road. In particular, this driveway is used by young children running along it as an alternative to using the pavement alongside. However, the danger to pedestrians could be mitigated, by allowing the access of 282 London Road to the main road by its own driveway and allowing 284 and 286 sharing the separate access, with a suitable fence or wall between the two accesses.

**THIS APPLICATION SHOULD BE REFUSED ON THE GROUNDS OF DESIGN, DANGER TO PEDESTRIANS AND ROAD USERS OF INCREASED VEHICULAR TRAFFIC AND THE IMPACT ON NEIGHBOURS OF EXTRA VEHICLES.**

  
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