

APPLICATION NO: 13/01501/FUL	OFFICER: Mrs Wendy Hopkins
DATE REGISTERED: 18th September 2013	DATE OF EXPIRY : 18th December 2013
WARD: Park	PARISH:
APPLICANT:	Aspen Retirement Ltd
LOCATION:	Cotswold Court, Lansdown Road, Cheltenham
PROPOSAL:	Extra Care Development (Class C2) comprising alteration and conversion of Grade II Listed Building and erection of new linked 3 and 4 storey building to provide a total of 52 apartments and supporting facilities together with associated parking and access provisions. (Existing office building and sports hall to be demolished)

REPRESENTATIONS

Number of contributors	16
Number of objections	13
Number of representations	2
Number of supporting	1

11 Lypiatt Mews
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 28th March 2014
Letter attached.

Cotswold Court
Lansdown Road
Cheltenham
Gloucestershire
GL50 2JA

Comments: 10th December 2013
I had just typed a list of objections and the computer said I had timed out! So very briefly...

My main reason for objection is this is a historical building it has not been given a Grade II listing for nothing. As a town, we have a poor track record for preserving our buildings. I am currently holding an exhibition in two of the rooms based on World War One to commemorate the centenary next year. This building was then called 'New Court' and it was the first Red Cross hospital in Cheltenham. A commemorative plaque can be found in the porch.

Other issues are that saying it will be an 'old' persons apartment is a smoke screen for the over development behind the building; usual parking problems i.e. not enough for residents and visitors; traffic on and off one of the main arteries in and out of Cheltenham; blocking of light to residents locally and those in the grade II building; amenity vehicles will struggle to get in and out. etc etc etc Let's hope I'm not timed out again!!

Andover Lodge
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 21st September 2013

My property is accessed via Lypiatt Drive, which forms a direct boundary with the proposed development.

Comments:

1. Access

Lypiatt Drive is the primary access to my property, indeed the postal address is Lypiatt Drive. I have both a car port and garage. The proposed plans extend the current site boundary right across what is currently an open space directly opposite my property. If this were to go ahead we could NOT move our vehicles in or out of either the garage or car port.

2. Safety

The lane is heavily used by pedestrians and vehicles. By extending the site boundary across the current open space the development will in effect funnel pedestrians and vehicles into a very limited space. This raises obvious safety concerns. These are compounded by the fact that vehicles using the lane as a "cut through" are often quite large and it is not at all unusual to see vans and even small lorries driving the lane. In addition the pedestrians are often elderly, young families with baby buggies and even wheel chair users (one of the other properties fronting the lane is a Council managed care home).

3. Conservation area

The lane is within a conservation area. The small open space directly in front of my property was derelict but has been maintained and tended for over 15 years by local residents. The net result being that the lane is very well presented and makes for a very pleasant area for members of the public to walk. If the site boundary is extended as proposed, this will destroy this pleasant and attractive part of the town.

4. Privacy and character

The proposal shows a four storey development. This would look directly into my property which raises concerns of privacy both on my part and that of the development's future residents. In addition a development of this size could have an undue bearing on the character of the lane.

Summary

Essentially I think development of the site is a positive thing. I feel that if the current layout of the lane is maintained and concerns regarding the height of the proposed development are addressed the overall result will be a step forward. From the proposal I have seen accommodating these concerns would not have a significant impact on the development, yet would significantly reduce any unwelcome impact on the lane.

Comments: 24th March 2014

Concerning the revisions submitted on 14th January 2014.

I cannot see any appreciable difference between these plans and those initially submitted.

As before my comments concern Lypiatt Drive which is where my property is located.

1. Height: The fourth floor remains and makes the development too high. A floor at that height looks directly into my property destroying my right to privacy.

2. Overbearing proximity to the lane: The boundary still shows as being right up to the current lane. This will make the lane dangerous for pedestrians in that they will have nowhere to stand when vehicles drive down the lane. It should be understood that the lane is a popular walk through, especially with young families and the elderly. It is also a popular drive through and it is common to see large vans and even small lorries using the lane. The danger is compounded by the excessive speed that vehicles commonly drive the lane. I would urge that the current small green space is preserved. It could be made into a feature as well as a being essential as a pedestrian refuge area.

3. Drainage: Lypiatt Drive does not have proper drainage. The road-side drains are simply overflows and are not connected to any underlying drainage system. As such water flows from Lypiatt road and then turns right into the current site where it is accommodated by a proper drainage system in the car park. Under the proposals the existing drains are replaced by a path and garden walkway. If the current level of drainage is not maintained Lypiatt Drive will flood, with the worst affected being the proposed new properties.

Comments: 24th March 2014

Concerning the revised submission of 18th March

I notice some cosmetic changes have been made and these are welcome. However no attempt has been made to address the layout of the development bordering Lypiatt drive. As such my original objections still remain. Namely:

1. Privacy: The Lypiatt drive elevation submitted (18th March) by the developers shows that a resident of the proposed development can look directly into my property . This effectively destroys my right to privacy.

2. Safety of pedestrians using the lane: The boundary is shown as being right up to the current lane. This will make the lane dangerous for pedestrians in that they will have nowhere to stand when vehicles drive down the lane.

The lane is a popular walk through, especially with young families and the elderly. It is also a popular drive through and it is common to see large vans and even small lorries using the lane. The danger is compounded by the excessive speed that vehicles commonly drive the lane. The current small green space should preserved as an essential pedestrian refuge area.

3. Restricted access: The new boundary wall means we CANNOT access our garages. There is insufficient space to manoeuvre a vehicle into them.

Vicarage Cottage
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 20th January 2014

I have reviewed the plans amended in January and although the plans show that the south boundary wall on Lypiatt Drive has been amended in style, it does not show that the comments regarding safety of pedestrians or access to my main garage entrance have been addressed.

The proposed boundary wall reduces significantly the distance between my garage door, which is the main access to my property and the boundary wall, making access almost impossible.

The current boundary wall provides a green space which provides pedestrian safety as the lane is used by many vehicles and a high number of pedestrians. The space at the side of the road

allows pedestrians to step out of the way of the traffic. The proposed wall does not give pedestrians, including people with pushchairs.

Please note that The Vicarage is the council home for handicapped and their vehicles and pedestrians with wheelchairs use this lane for access as a direct walking link to Lypiatt road and the town. Provision for pedestrians is important.

I would also ask the planning department to ensure that the surface drainage which currently enters the proposed site off Lypiatt Drive is considered. High levels of rain have reminded the residents that if the curb level is amended in any way this will cause the water to back up. I assume that the road and current drainage was constructed along with the existing building for access and that the current owners of the building would have some duty to ensure that drainage is maintained.

Finally I would still object to the height of the proposed building as being out of character and reducing privacy of the neighbours.

Lime Tree Lodge
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 8th October 2013

With reference to the planning application for 52 apartments I feel the three and four storeys would impact too greatly upon the immediate surroundings as the adjacent buildings are only two storeys.

Lypiatt Drive (private road) would have pedestrian access from the proposed development and the plans show a wall narrowing the existing area. It would be made too narrow for public safety as at present there are areas to stand on out of the way of moving vehicles. A sidewalk would have to be provided for safety reasons.

Flat 7
Glenowen House
Lansdown Road
Cheltenham
Gloucestershire
GL50 2JA

Comments: 23rd September 2013

On behalf of myself as a resident and as Company Secretary for Glenowen Management Company Ltd, I object to the height of the proposed application. The glass feature fourth storey is completely unsuitable and the overall height of this proposed development is far too high for the area. The additional third and fourth floor proposed will tower over both this house and the houses in Lypiatt Lane at the rear. The existing height is acceptable. Other care homes developed by Aspen have been two-storey brick construction. [I refer you to their web site.] This proposal is not in keeping with surrounding buildings or indeed the main building itself. Letters have been sent to Aspen after their supposed public consultation and I request that they be presented to the Planning Committee at the meeting.

Comments: 22nd January 2014

I have studied the amendments and would comment as follows: it made perfect sense to reduce the accommodation from 2/3 beds to more 1 bed. I am still unhappy about the glass fourth floor

which is over-imposing on this site. It is intrusive to the existing properties in Andover Road/Lypiatt Drive. Furthermore it will take a huge amount of light from Glenowen.

I would be interested to see the comments from the Highways given the high volume of traffic using this road. I would remind you that senior people are proven to have reduced vision and reactions when driving and ALL TRAFFIC leaving and entering this site are FORCED to cross the Bus/Taxi Lane and as I live here I can vouch for the speed of both modes of transport along their dedicated lane. This is an accident in the making on Lansdown Road.

23 Lypiatt Mews
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 7th October 2013
Letter attached.

11 Lypiatt Mews
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 11th October 2013
Regarding the proposed planning permission, as a neighbour directly affected by the scheme, and sited opposite the rear of my home and garden, I would like to make the following comments:

On the whole, the proposal seems amenable; however, I am concerned about lack of privacy due to the planned balcony windows which will directly overlook my garden and conservatory.

Comments: 28th March 2014
NONE GIVEN

15 Lypiatt Mews
Lypiatt Drive
Cheltenham
Gloucestershire
GL50 2QP

Comments: 15th October 2013
I notice from the Plan Details that each French window has access to a balcony some of which appear only small and incapable of accommodating personnel or furniture, possibly to be erected as a form of safety device when the French doors are opened and to which I have no objection. The remaining balconies are larger and seem able to accommodate personnel and furniture and it is to these I object. However, were these to be replaced by those previously described as a safety device, I would have no objection.

Flat 3
Glenowen House
Lansdown Road
Cheltenham
Gloucestershire
GL50 2JA

Comments: 7th October 2013

Letter attached.

Comments: 15th October 2013

Thank you for making the trip out to see the site from our perspective today. You were most understanding on our concerns over loss of privacy and sunlight amenity in the south-facing rooms and garden from the additional stories of windows. Your comments on setting the building further back from the boundary wall sounded very sensible.

I apologise if I was a little surprised (but pleased) to see you, and may not have helped you as much as I could have. To try and rectify this I have attached a rough map and photos of the surrounding area indicating why anything over 2 (low) storeys behind the principal period buildings really would be very out of character.

As in my previous letter, I understand the need for the developer to maximise their return on the investment. The addition of a 3rd floor with a reduced footprint may be a sensible option provided it was architected sensitively in the centre of the building only.

Good to hear that this is the first stage of a discussion.

(Attachment showing maps and images of surrounding area are attached.)

Comments: 29th January 2014

Letter attached.

Comments: 28th March 2014

My thanks for your letter dated 20th March 2014, indicating that revised plans have been submitted.

Whilst welcoming information on proposed planting, and noting that some minor changes have once again been made, as far as the concerns raised in my letter dated 4th October 2013 (see attached) these have not been materially addressed. Therefore I wish to make objections to the proposed plan on the same grounds.

67 Andover Road
Cheltenham
Gloucestershire
GL50 2TS

Comments: 2nd October 2013

Letter attached.

Comments: 28th January 2014

Letter attached.

Galipot Cottage
55 Andover Road
Cheltenham
Gloucestershire
GL50 2TS

Comments: 9th October 2013
Letter attached.

Comments: 28th January 2014
Letter attached.

6 Andover Terrace
Andover Road
Cheltenham
Gloucestershire
GL50 2UT

Comments: 23rd September 2013

We write with concerns regarding the possibility of a three (or even more shocking) four-storey building at Cotswold Court. The current structure is two storeys high (with a flat roof) and therefore a roof alone would significantly alter the aspect. Apart from anything, further storeys will tower above and therefore detract from the listed building itself.

You state there will be pedestrian access only at the rear, but there are no pavements immediately outside on Lypiatt Drive, which has considerably more traffic now that four extra houses have been built further along.

Extra care apartments imply that the residents will need considerable nursing input. 25 parking spaces for staff and visitors seems a very tight allocation.

We have no objections overall for the build but feel this has been insufficiently researched and would ask you to revisit the project.

Flat 1
Glenowen House
Lansdown Road
Cheltenham
Gloucestershire
GL50 2JA

Comments: 15th October 2013

I recognise that the use of Cotswold Court is likely to change in the future. I also know that the provision for sheltered accommodation is becoming a very necessary and popular choice for developers having seen the attractive new sites on St Georges Road and at Chelsea Building Society, Sandford Road. As such this type of development would be very favourable to the residents of Glenowen, as close neighbours. I wish to make the following objections to the proposed plan as shown in the CBC local plan:

1. I would have hoped that any new building would reflect the scale of building we have there now and would respect the style and character of the surrounding buildings in the area. The principal house of the site is a beautiful listed Victorian building. The houses on Andover Road, Lime Tree Lodge and the brand new Tivoli Villas are all two storeys, as is the present building on the site.

The present building is very unattractive and this should be an opportunity to improve the design and aesthetic of the site.

2. The proposed building will result in a loss of privacy to many homes to the west of the site, overlooking the bedrooms and living space of at least five homes within Glenowen alone.

3. The four-storey height of the proposed new building will inevitably result in loss of amenity to the communal gardens of Glenowen by casting a big shadow over the entire area with a loss of privacy as the current two storey building has only one window overlooking it (the other is obscured glass). Of the twelve flats within Glenowen, only four have their own private garden and the other eight rely on this communal space for their outdoor amenity.

4. Having looked at the plans, the emphasis on the garden seems to be mostly to the eastern boundary. It would be of great benefit to Glenowen residents to have a greater garden space on the western boundary, moving the new building more to the centre of the site behind the existing listed building.

5. The necessity of outdoor lights around the grounds of this site will inevitably cause light pollution at night to any neighbours.

When the developers first looked at the site, survey showed the mains sewerage pipe running across all our back gardens, meaning that any new building cannot be put over it. So, rather than being able to build on a greater square footage of land, they must go up in order to achieve the same number of units. As the main house on the site is a listed building, it only lends itself to be used as communal living space. So if the new building has to contain all units for sale and has to remain behind the sewerage pipe, the only way to achieve this is to go up.

Section 7.36: 'The extension of an existing building will only be permitted where it is clearly subordinate in size to and consistent in character with the original building'. Cheltenham Borough Local Plan.

6. Architecturally, the proposed building bears no resemblance to anything around it. Glazed boxes with steel balconies do not fit in with the existing listed building.

The design of the new building is unlike any that Aspen has erected on their other sites throughout Gloucestershire and Worcestershire. On all others there is a greater harmony with existing buildings.

The company gave us little time to respond to their initial consultation.

Comments: 11th February 2014

I apologise for my lateness in responding to this revised planning application but I have been away.

However, my view is exactly as it was with the first application. The proposed annexe at the rear of the site is too high and will dominate it's neighbours.

As listed in the Cheltenham Borough Council Local Plan Section 5.21 states: "One of the important elements in all conservation areas is their residential character". Now, just because the present ugly building was allowed historically, this is not a good reason to allow the building of something almost industrial in style and scale. This is a cheap option for the developer Cotswold Court is a listed building and that must stand for something or we may as well scrap listing.

I live next door in a Victorian building which is not listed and yet when we applied for planning permission to add a balcony at the rear of the property in our own garden, we were told the iron work must be in keeping with the age of the building. My initial sketches were rejected as they were more Regency in style than Victorian! And yet your department has accepted the design of

a building which is grey tubular steel and glass on a listed site. Why? This site is on the A40 - a main artery into Cheltenham lined by attractive period and modern buildings. Cheltenham doesn't boast very much genuine Regency architecture but there is a typical Regency Terrace on one side of the road and this is proposed on the opposite side.

I think the whole root of the problem is that the overall site is unsuitable for the development, for the following reasons:

- The main building cannot be added to or altered as it is listed.
- The main sewer pipe cuts across the site which means nothing can be built on it and therefore the annexe is pushed out onto the perimeter of the lane.
- There is not adequate space to build cost effectively at a reasonable height and so the developers must go up, causing loss of privacy and light to all around and altering the roof line. Section 5.14 CBC Local Plan.
- There will not be adequate parking space left for residents and staff.

Lansdown Road is the A40, a main four-lane artery into town and constantly busy. Elderly people attempting to drive out into this fast moving traffic will inevitably cause accidents. As we are lucky enough to have beautiful trees planted along it, sometimes it necessary to stick ones nose out to get a clear view of oncoming traffic and many a time it is necessary to reverse quickly as taxis use the bus lanes. After 7:00pm and on Sundays all traffic may and does use the bus lane.

Cotswold Court
Lansdown Road
Cheltenham
Gloucestershire
GL50 2JA

Comments: 5th November 2013

I would like to express my concerns about the development of the Cotswold Court listed building from a Business Centre to a Care Home.

As a successful small business it is important that we have a Business Centre location like Cotswold Court for many reasons:

1. To meet other small business owners to exchange ideas, network contacts and to generate income and jobs for the Lansdown Road and Montpellier area
2. With the large meeting rooms this attracts a great variety of differing training courses for business people and foreign student who use the local shops, pubs and restaurants of Montpellier and Lansdown
3. The listed building doesn't lend its self to a care home un-less the developers destroy the internal fabric and character of the building
4. If evicted due to this development I would be forced to work from home and I feel our business would suffer as a results of this change
5. There are more than 10 business in permanent residence who are in the same predicament

I would welcome your feedback and possible visit to talk this through with me and the other Business Owners.

Flat 2
24 Montpellier Spa Road
Cheltenham
Gloucestershire
GL50 1UL

Comments: 30th January 2014
Comment from: Future neighbour

I have studied the revised plans for Cotswold Court, a development which will impact us directly as my husband and I are in the process of purchasing Flat 5, Glenowen.

In regard to the new building at the rear of the site, which will replace the existing office/sports hall building: I appreciate the main three-storey portion of the new building would be, according to the drawings, only about a foot higher than the existing one. Also, visually, the new building would be an improvement on the existing one in some ways.

But I am concerned by the fourth storey glass addition. I feel it is too high. I do appreciate that the fourth storey would only be in the central part of the building, and therefore would be set back from Glenowen, but I still feel that this fourth storey will impact unduly on the surroundings, because of its height. It will compete visually with the listed building. Also, it will affect the views from the neighbouring buildings, including Glenowen.

Re landscaping, it appears there are new plantings planned on the Glenowen side of the site, which is important; there should be as much greenery as possible around the edges of the site, especially where other properties are very close.

Comments: 24th March 2014

As a future neighbour in the process of buying a flat in Glenowen, next door, I note that the revised plans (published 18 March 2014) do address some of the concerns expressed by neighbours, English Heritage, and other interested parties.

Most importantly, the size and style of the top/penthouse storey have been modified to cause, it appears from the drawings, less visual impact, and to detract less from the listed building - an important change.

Also I appreciate that the footprint of the whole has been reduced on the east and south sides, so reducing the proposed building's bulk somewhat.

Ideally, the west side would also be reduced in size--where units 12a and 12 will be--as it still comes very close to Glenowen (though admittedly not as close as the existing building).

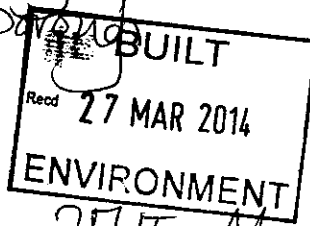
I do note improved landscaping on that side, and one less patio at unit 12a.

The building as a whole now appears somewhat more suited to the surroundings (and certainly an improvement on the existing office buildings). I agree with British Heritage that it is crucial to retain the elegance and appearance that Lansdown Road has had for so long. To this end, even further reduction of the building's overall bulk might ideally be more aesthetically pleasing.

I firmly endorse the stipulations by the Environmental consultant regarding noise, dust, pollution, etc during construction, and regarding the exhaust from the catering facility of the care home.

Overall these revisions do improve the plan considerably. Any further modifications in response to the heritage concerns would be welcomed.

Tracy Crews.
Head of Planning
Cheltenham Borough
Council



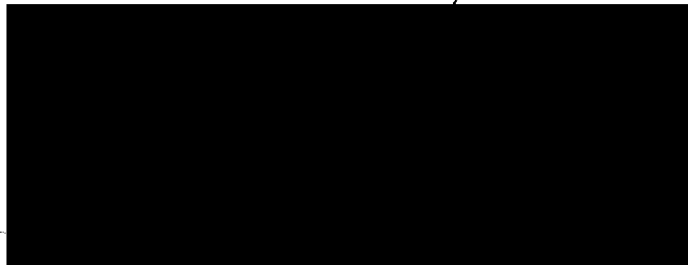
11, Lypiatt Meads
Lypiatt Drive
Cheltenham
GL50 2QP

27th March '14

R.E. Extra Care Development, Lansdown
Road.

My husband and I both
object to the revised plans,
13/0150/FUL overlooking our
property No. 11, Lypiatt Meads.
It will now block out more
light and the gap where we
were able to see the sun
shining in our small garden
will be hidden by the new
proposed east-facing projection.

Yours Sincerely,

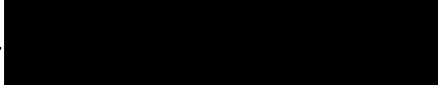


Yam Ref. 13/01501 / Ful 2
13/01501 / LBC d/d 19/09/2013

BUILT


Recd - 7 OCT 2013

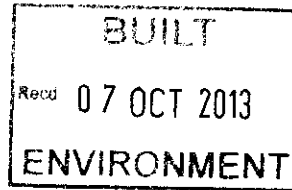
ENVIRONMENT

COMMENT from 
23 Lytton House, Lytton Drive, Cheltenham

Proposed Extra Care Development (Class C2) at
Cotswold Court, Lansdown Road, Cheltenham

1. Clearly, the demolition of the existing 2-story office premises / sports hall at Cotswold Court, to be replaced by a 3/4 story building, will greatly impact visually on all surrounding properties and their occupants. The proposal for 52 apartments for Extra Care Development (Class 2) with supporting facilities and associated parking, access, etc, will quite obviously result in noise, disturbance, extra traffic, and less sunlight, not to mention the loss of privacy from being constantly overlooked in our homes and gardens, in fact all the considerations stated in your guidelines.
2. The large gated rear access off Lytton Drive is used frequently as a short-cut to/from Lansdown Road by motorists, van/transport drivers, cyclists, pedestrians et al. It is to be hoped that the new gates proposed will be reduced to a size sufficient to ensure pedestrian use only, and also that they continue to be locked every night for security reasons.
3. Last, but by no means least, is our personal concern, in addition to the above, regarding the installation of a sub-station adjacent to the rear boundary wall of our small courtyard garden and approximately 16 ft. from the bedroom. Not only will it be entirely visible, (a 13 ft. x 13 ft. structure, height unspecified), but it may contribute to respiratory problems, etc. This could be sited further away in the recess opposite the new extended building.


4/10/2013



3 Glenowen House,
Lansdown Road,
Cheltenham
GL50 2JA

4th October 2013

Dear Mrs Hopkins,

***Planning Application 13/01501/FUL
Cotswold Court, Lansdown Road, Cheltenham***

While supporting the need to provide sheltered accommodation, and recognising that this site has potential. I wish to make objections to the proposed plan on the grounds as listed in the Cheltenham Borough Local Plan:

Section 5.14

*"New buildings will normally need to respect the special character and quality of the area"
"Alterations to the to the form or line of the roof"*

Section 5.21

"One of the important elements in all the conservation areas is their residential character"

Section 6.13

"The special character and appearance of a building or group of buildings is often enhanced by a green and open setting"

Section 6.23

"Private Green Space"

Section 7.36

"The extension of an existing building will only be permitted where it is clearly subordinate in size to and consistent in character with the original building"

The proposed plans are incompatible with the above:

1. The construction should remain in a similar scale to the surrounding garden developments on the south side of Lansdown Road. All have two storeys or fewer; this includes the current building, Lime Tree Lodge and recently constructed Tivoli Villas (<http://www.tivoli-villas.co.uk>).

I note that there is the potential to use the interesting device of a tall centre falling away towards the boundaries. This could increase above the current two storeys and deliver additional usable space whilst maintaining the visual centre of gravity behind the principal building.

2. Consideration be given to maintaining (or ideally improving) the natural light into the adjacent gardens and house to the West. The current plans will significantly detriment amenity by overshadowing on the currently sunny south facing garden. This could be achieved by minimising the building height at the boundary and ensuring that the building remains situated as far South as possible.

3. Consideration be given to the privacy of the adjacent houses to the West of the site, and their bedrooms & gardens. Noting that the current building has just two windows (one frosted) in the west elevation. I am particularly concerned about any additional windows above the level of the garden wall in both a) the west elevation and b) the western end of the north elevation.

5. The newly created garden buffer zone at the East of the property is a good feature. Replication this to the West would also be good. This would also provide an opportunity to centre the new building behind the principle house, resulting in a more cohesive design and provide an opportunity to enhance the garden setting with visual screening.

This feature appears to be shown (to a limited degree) in 13009-P105, SITE ELEVATION C:C. However, this is still too close to the boundary.

4. Outdoor lighting needs to be designed to minimise light pollution at night and impact on the environment, the current lighting scheme should be significantly reduced.

6. Architectural cues should be taken from the principal building and Regency Cheltenham style. This would be far preferable to the glass and steel box construction shown.

Comments on this consultation process referred to in the application as "Statement of Community Involvement":

- The number of responses is used as evidence of engagement whereas the number of respondents who made negative comments was 14 out of 16 i.e. 87.5%.
- The subsequent changes do nothing to reflect any of the concerns that I raised.





A) Principle period buildings (Large)

B) Later infill in old gardens (Two stories or fewer)

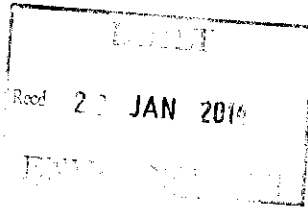
Photographs of current buildings in area B) Later infill in old gardens (Two stories or fewer). Highlighted in yellow above.



Cotswold Court (to be replaced)



Includes recently developed Tivoli Villas (top right)



3 Glenowen House,
Lansdown Road,
Cheltenham
GL50 2JA

26th January 2014

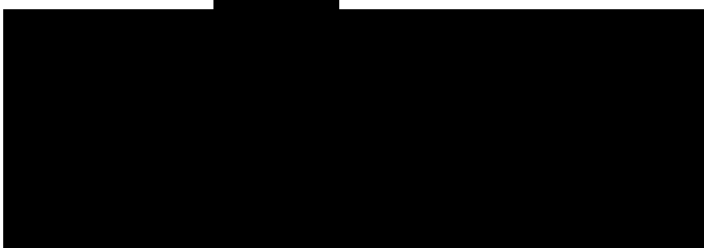
Dear Tracey,

***Planning Application 13/01501/FUL
Cotswold Court, Lansdown Road, Cheltenham***

My thanks for your letter dated 15th January 2014, indicating that revised plans have been submitted.

While noting that some minor changes have been made, as far as the concerns raised in my letter dated 4th October 2013 (see attached) these have not been materially addressed. Therefore I wish to make objections to the proposed plan on the same grounds.

Yours Sincerely



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Lansdown Road,
Cheltenham
GL50 2JA

4th October 2013

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***Planning Application 13/01501/FUL
Cotswold Court, Lansdown Road, Cheltenham***

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"Alterations to the to the form or line of the roof"*

Section 5.21

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Section 6.13

"The special character and appearance of a building or group of buildings is often enhanced by a green and open setting"

Section 6.23

"Private Green Space"

Section 7.36

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The proposed plans are incompatible with the above:

1. The construction should remain in a similar scale to the surrounding garden developments on the south side of Lansdown Road. All have two storeys or fewer; this includes the current building, Lime Tree Lodge and recently constructed Tivoli Villas (<http://www.tivoli-villas.co.uk>).

I note that there is the potential to use the interesting device of a tall centre falling away towards the boundaries. This could increase above the current two storeys and deliver additional usable space whilst maintaining the visual centre of gravity behind the principal building.

2. Consideration be given to maintaining (or ideally improving) the natural light into the adjacent gardens and house to the West. The current plans will significantly detriment amenity by overshadowing on the currently sunny south facing garden. This could be achieved by minimising the building height at the boundary and ensuring that the building remains situated as far South as possible.

3. Consideration be given to the privacy of the adjacent houses to the West of the site, and their bedrooms & gardens. Noting that the current building has just two windows (one frosted) in the west elevation. I am particularly concerned about any additional windows above the level of the garden wall in both a) the west elevation and b) the western end of the north elevation.

5. The newly created garden buffer zone at the East of the property is a good feature. Replication this to the West would also be good. This would also provide an opportunity to centre the new building behind the principle house, resulting in a more cohesive design and provide an opportunity to enhance the garden setting with visual screening.

This feature appears to be shown (to a limited degree) in 13009-P105, SITE ELEVATION C:C. However, this is still too close to the boundary.

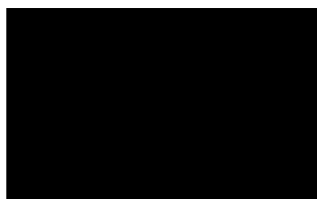
4. Outdoor lighting needs to be designed to minimise light pollution at night and impact on the environment, the current lighting scheme should be significantly reduced.

6. Architectural cues should be taken from the principal building and Regency Cheltenham style. This would be far preferable to the glass and steel box construction shown.

Comments on this consultation process referred to in the application as "Statement of Community Involvement":

- The number of responses is used as evidence of engagement whereas the number of respondents who made negative comments was 14 out of 16 i.e. 87.5%.
- The subsequent changes do nothing to reflect any of the concerns that I raised.

Yours Sincerely



67 Anelover Rd
Cheltenham
Glos GL50 2TS
28/9/2013

Dear Mrs Hopkins.

Ref 13101501/FUL
13101501/LBC

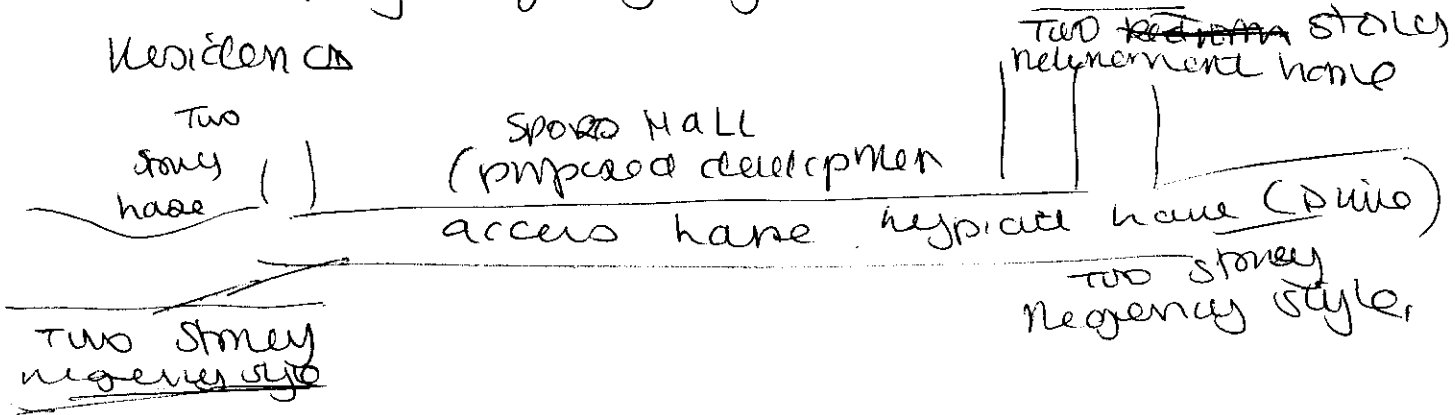
Catswood Court, Lansdown Rd applications.

I have several objections to this application. The works on Anelover Rd have already suffered the overdevelopment of a site developed by modern homes at the end of Hypatia Drive/^{have} which lies to the rear of our properties. This carbuncle, blot on the landscape has been deemed beyond belief and now forms an ugly note amongst Georgian/Regency style properties.

- 1) The above application will also affect residents as yet again the building will affect our access to the lane (which was only recently re-opened having previously been closed by modern homes for over 3 months. We require the use of the lane to access our garages; indeed our lease deeds state that each resident owns part of the lane in front of all garages
- 2) The application states residents are protected in that the replacement building is no larger than the existing building with the exception of the fourth floor which is sufficiently recessed so will not affect result in overlooking and will not be visually intrusive, so!! therefore it is larger and will be visually intrusive and will overlook property affecting visual impact and privacy
- 3) 10.8 Design access statement states 'reduced mass' I believe the applicant is referring to the top of the eaves height which is much higher than the remainder of the ^{sports hall} building, therefore residents will have a considerable angle's building monopolising the visual, landscape impact.

4) The larger 4 storey Georgian houses face Lansdown Rd and not too near of Andover Rd - Hyatt have

5) Surrounding properties ~~are~~ at this point are two storey regency retirement homes and two storey regency style, plus two storey private residences



6) I therefore strongly object to this overdevelopment, intrusive design which will significantly dominate the usual impact of the surrounding area and affect the privacy of those residing close by

Sincerely

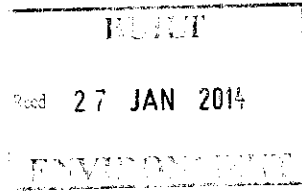


67 Andover Rd

Chettenham

665

6L 50215



23/1/14

Dear Sirs

Ref

13/0150/FUL

13/0150/L&C

I have today visited your offices and examined the revised plans.

I remain very concerned and strongly opposed to this development due to:-

- 1) The overall floor height which has a significant effect on privacy.
- 2) The design overall which has an industrial feel
- 3) The surrounding properties are of Georgian design and 2 storeys high. The properties facing Hamodan Rd and adjacent flats are Georgian.
- 4) The effect on the street scene. Residents properties are already blighted by Kazuo Homes Designs. These and the proposed development

significantly affected the street scene of nearby properties and the Georgian Houses on the other side of the Anderson Rd who do not appear to have had notice of either Marcus Homes or this proposed development.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Cheltenham Borough Council Environment Group	
PASSED TO	
REC'D	- 9 OCT 2013
Date of Response	Type of Response
Initials of Respondent	File Ref.

Cheltenham Borough Council
Planning Dept. P.O. Box 12
Municipal Offices
Promenade, Cheltenham.

Calipat Cottage
55 Ardover Road
Cheltenham

Gloucestershire
GL50 2TS

8th October 2013

Dear Sir / Madam

Planning Ref 13/01501/FUL or
13/01501/LBC

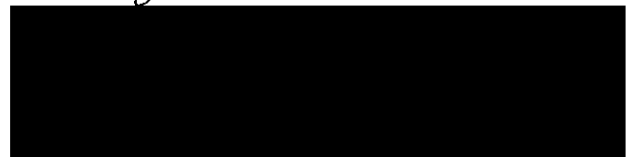
In general I do not object to the scheme but I shall lose privacy with the three storey building closer to my property than the present two storey office building.

In particular my neighbours at Nos 57, 59 and the Care home together with myself enjoy the garden on the other side of Lypiatt Drive and this will be lost if the developers move their boundary wall forward. This garden land was planted and maintained by my neighbours and myself over the years and is designated highway land.

Moving this boundary wall forward will also narrow a section of the drive which make it difficult for pedestrians, cyclists and those pushing prams to move aside to avoid vehicles. I feel the developers should move the proposed boundary wall a little further North and leave the present garden area.

Lastly the residents in Lypiatt Mews cannot be happy with the proposed position of the Substation, immediately behind their boundary wall.

Yours sincerely



POSTAL
M 23 JAN 2014

Planning Dept
Cheltenham Borough Council
Reference 13/01501/FUL
and 13/01501/LBC

Gallop Cottage
55 Andover Road
Cheltenham, GL50 2TS
24th January 2014

Dear Madam.

I am concerned about the following relating to this revised application.

Firstly the new Southern boundary along Lypiatt Drive is shown as a dwarf brick wall topped with iron railings. This construction would not be intruder secure and I suggest that it could be changed to a kerb stone topped by a much higher unclimbable railings. (The present brick boundary wall is 8'-3" high).

Secondly I consider that the developer is responsible for draining the water off the tarmac to the East end of Lypiatt Drive from its junction with Lypiatt Terrace to the position of the proposed pedestrian access to this development. The original office block developer incorporated only two road gullies in this tarmac; they are soakaways and not connected to the public sewer. These gullies are always blocked, water collects at the present vehicle entrance and discharges into "the Lake Car Park". These road gullies should be connected into the public sewer running across the proposed site.

Lastly can I suggest that the Council is approached to provide a road gully at the Lypiatt Drive / Lypiatt Terrace corner to prevent water from the public road discharging into the private Lypiatt Drive.

Yours faithfully

