

APPLICATION NO: 14/00227/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 14th February 2014		DATE OF EXPIRY : 11th April 2014	
WARD: Lansdown		PARISH:	
APPLICANT:	Mr R Anstey		
LOCATION:	9 Eldorado Crescent, Cheltenham		
PROPOSAL:	Erection of new double garage with studio space above following demolition of existing double garage		

REPRESENTATIONS

Number of contributors	3
Number of objections	3
Number of representations	0
Number of supporting	0

Windrush
Eldorado Crescent
Cheltenham
Gloucestershire
GL50 2PY

Comments: 4th March 2014
Letter attached.

Windrush
Eldorado Crescent
Cheltenham
Gloucestershire
GL50 2PY

Comments: 4th March 2014
Letter attached.

14A Eldorado Crescent
Cheltenham
Gloucestershire
GL50 2PY

Comments: 5th March 2014
I object to the proposed planning application for the following reasons:-

The proposal does not appear to follow some of the design principles of the Councils SPGs especially as the proposal is within the Conservation Area.

The requirement to maintain the spaciousness between adjoining buildings by providing glimpses of trees and gardens at the front, rear and sides of the building does not appear to have been addressed by the proposal which severely compromises this requirement.

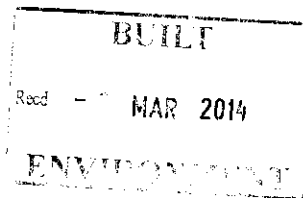
The issue of privacy has also not been addressed as the 4 x roof windows to the side elevation will afford direct overlooking with loss of privacy to the adjoining property 14A Eldorado Crescent.

The proposal will deprive the garden of 14A Eldorado Crescent of sunlight to its garden seating area causing overshadowing in the afternoon.

Furthermore when an application was made previously to develop an extension which was going to impact the outlook from the garden of 14A Eldorado Crescent, it was recommended for refusal by the planning officer David Lovegrove stating that any modified scheme that takes away the outlook from the garden of 14A is not going to be acceptable.

We are concerned that the proposal is a first step towards a potential change of use as a dwelling unit. None of the garages shown in the photos as being comparable buildings have a first floor or living element to them. I also note that there is no block plan as required for validation of planning applications showing to a larger scale the relationship between the proposal and adjoining properties.

A single storey replacement garage of traditional materials in keeping with the surroundings would be acceptable as it would retain the openness within the street scene without detracting from the amenities enjoyed at present.



Windrush
Eldorado Crescent
Cheltenham
GL50 2PY

2 March 2014

Miss Michelle Payne
Planning Officer
Cheltenham Borough Council

9 Eldorado Crescent
14/00227/FUL

Dear Sirs

I am writing with reference to the above planning application.

I note from Application for Planning Permission form section 5 that the applicant has not sought pre-planning advice.

There is no dispute that the garage on the site is in desperate need of an upgrade. The building, which is constructed of inappropriate materials for the conservation area has been allowed to degenerate over the years. With the building work currently nearing completion to the rear of number 9 it does resemble and untidy builder's yard. However, I do object to the change of use and dramatic increase in height and volume as proposed.

There is a failure to follow the stated design principal's of the Council's SPG's with regard to a conservation area. There is a requirement to maintain spaciousness between buildings. The addition of a second floor compromises this forming a contiguous line with Windrush and 14 Eldorado Crescent. An application to extend 14 Eldorado Crescent 0700370/FUL along a similar building line, was withdrawn following Planning Officer David Lovegrove's note to Councillor Driver.

*Dear Councillor,
I have not put the revised application on the May Committee agenda as it is going to be refused, on grounds of harm to the amenity of the neighbouring property and harm to the character of the street scene and thereby the conservation area. Furthermore, I do think that any modified scheme which takes away the outlook from the garden of 14a is going to be acceptable either.
David Lovegrove*

An application to construct a two storey building in 1990 CB/19351 was refused. An appeal was lodged with DOE, APP/B1605/A/167753. Refusal was confirmed.

The applicant's agent states that *'the side of Windrush does not serve habitable rooms.'* The statement is incorrect. There is a window and a partially glazed door on the side in

question. The window is where the food preparation/work surface is situated. Furthermore the building would be in oblique view of the eating area. A second storey in conjunction with roof lights will restrict light and have an impact upon privacy.

I understand that a window, once it has received unobstructed light over 20 years, it automatically earns itself a Right of Light. We have owned the house for 20 years this February. The house was constructed in the mid 60s.

I further believe that regulations for the erection of a shed require a minimum of one metre away from the boundary. Logic dictates that a building follows similar guidelines. The plan shows a gap of .824m to the rear side of the building.

Allowing for a degree of inaccuracy using printouts from the Internet, I estimate:

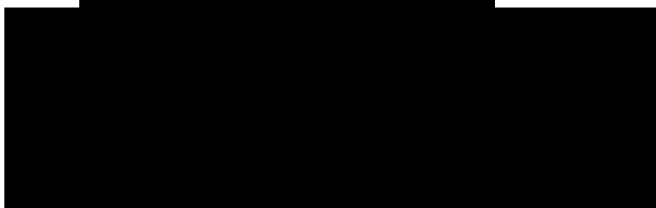
- Increase in ground floor area 28%
- With second storey, increase floor area 155%
- Increase in height 72%
- Increase in cross section 145%
- Increase in volume 196%

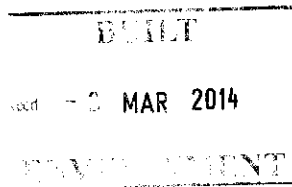
A telling phrase in the accompanying letter of application is '*maximise the practical use of the site.*' As outlined previously in the past there have been two rejected applications to construct a two storey building on the site. A series of photographs are appended to the application. Other than they fail to show a two storey garage/studio in the area, I fail to see the relevance.

The agent further states that '*it is not intended that the garage (which will no longer be merely a garage) be separated from the house AT ANY TIME.*' It is appreciated that a change of use is required but the proposed structure is part way there and ripe for conversion be it by the present or future owners. Notwithstanding I would contend that the proposal is for a change of use.

I have requested a site visit from the perspective of our kitchen/diner by the Planning Office.

Yours faithfully

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



Windrush
Eldorado Crescent
Cheltenham
GL50 2PY

18/02/2014

Tracey Crews
Head of Planning
Cheltenham Borough Council
P.O.Box12
Municipal Offices
The Promenade
Cheltenham GL50 1PP

Dear Madam

Re: Your reference 14/00227/FUL
Proposed erection of new double garage with studio space above following
demolition of existing double garage at 9 Eldorado Crescent, Cheltenham.

I write in response to an application made by Mr R. Anstey in respect of the garage to number 9 Eldorado Crescent.

A while ago Mr Anstey alerted us to the need to replace the garage, which he owns and which is sited on the opposite side to his property Number 9. The garage, however is adjacent and on the same side of the road to the property Windrush of which my husband and I are joint owners. He informed us that the garage was no longer viable and showed us provisional plans for his proposal of which I was able to take a copy.

It was to our dismay that his plans included the provision of a second floor, which he said he wished to as office space in order to work in quiet away from his three children. No mention was made at that time of his desire to do some pottery. He was invited to view inside our property to see the internal impact of his plans. It was our belief that a double storey would badly affect our kitchen/dining area as we have a window looking out to the side of his garage and a glazed door. On our first floor the window on that side is a glazed bathroom window. I pointed out to him that whilst currently we could see a fence and in the distance a house facing wall from other neighbours we were unable to see the current garage because the land on which it is built is lower than our land and thus we received the benefit of natural light. Mr. Anstey appeared shocked at the aspect and how his proposal would impact on us but said he his intention remained firm to pursue his planning application in due course.

Following this we sought the opinion of a neighbour, who is an architect. He looked at the site and the kitchen/ dining room. Having looked at the provisional plan he subsequently gave us his opinion. We spoke again to Mr. Anstey and I gave him a copy of our concerns taking on board our other neighbour's opinion on how the plans could be modified

We purchased Windrush in 1986 and have lived here since that time. At that time the Edwardian properties, which were the original buildings in the area, were in the main extremely run down. Our property, along with several of its neighbours on this side of the road and in the surrounding areas have been built in the gardens of older properties. Our property was constructed in 1963 of brick with concrete roof tiles. It is not in keeping with the Edwardian houses but is of a good size with four double bedrooms. As it is an infill house, like Number 14, owned by other neighbours, it does not have a large plot of land. Our property too was run down but over the years we have attempted to bring it up to modern standards. The latest improvement being a relocation of the home boiler to the garage and a new refurbished kitchen/ diner. The kitchen is the room that the proposed second floor will affect. It is not therefore correct that the proposal does not impact on habitable rooms. We use this room as much as we do our lounge and since we are retired we spend considerable time there.

This proposal increases the footprint considerably and puts it less than a metre from the boundary wall. It will dominate the window and the partially glazed door at the side of our property, thus reducing natural light. My work surface benefits from that light. Furthermore it will impact on our privacy as does standing on the boundary wall and taking photos of the side of our house. I find the photo taken from that position both intrusive and uncalled for. The plans do not address any of the issues raised by us or take on board the opinion expressed by our other neighbour who kindly gave us his opinion on how the damage could possibly be mitigated.

Having been the victim of various planning applications over the years I am very sceptical on Mr. Anstey's intentions for use. It is my belief that the property will at some future date have a change of use application made for separate dwelling to the main property. It will no doubt then be sold off as the main house. Historically a previous owner of number 9 made application for a granny flat. His plans did not proceed.

We accept that a new garage would be a considerable improvement, especially as no attempt has been made to keep the area and garage in good order and is currently used as a dumping ground for all sorts of rubbish.

I object to the proposed garage having a larger footprint bringing it closer to my property. I also object to the double storey, which will impact on light to a habitable room.

I request that the Planning Officer makes a site visit and an internal inspection of our kitchen/diner.

Yours faithfully

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