

<b>APPLICATION NO: 14/00530/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 3rd April 2014		<b>DATE OF EXPIRY :</b> 29th May 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>3</b>
Number of objections	<b>3</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

284 London Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6YF

**Comments:** 6th April 2014

This is now the third(!) application for this proposal.

The first was rightly withdrawn due to overwhelming objection to its contemporary design within the Cudnall Street Conservation Area and its complete disregard for neighbouring properties. The second application (ref: 13/02143/FUL), again of contemporary design was refused by the planning committee on 20th March for the same reasons.

In submitting this latest attempt have the applicants and their architect not actually bothered to read the reason for refusal dated 20 March 2014? This gives a clear steer on what type of architecture would be acceptable.

Simply slapping on a few mono pitched roofs is akin to putting a plaster over a sore and is not the answer.

This application should therefore be refused for the same reason as the last one.

1 Ryeworth Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6LG

**Comments:** 6th April 2014

The most recent application resembles a child's drawing, a fit of pique, given the negative reaction that preceded it.

This attempt to please by adding a few slopes is hideous in the extreme and utterly grotesque. Can those involved not understand that we who live here do not wish to see plans so out of character in this area? They should be banned.

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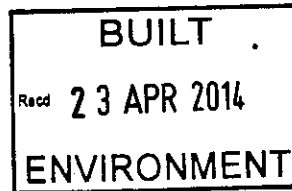
**Comments:** 25th April 2014

Letter attached.

286 London Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL52 6YF

23 April 2014

Mike Redman  
Director  
Build Environment  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1JP



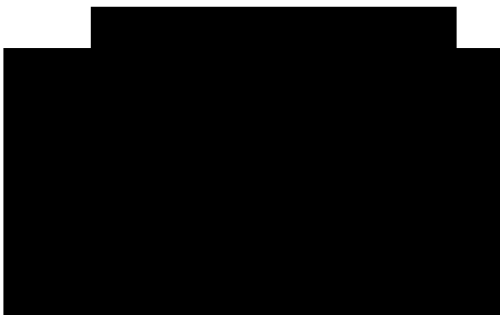
Dear Mr Redman

Planning Application 14/00530/FUL

I would have preferred to have used your website to provide you with my comments concerning the above Planning Application.

However, I have been unable for several days to access your site, therefore please find my comments attached.

Yours sincerely



**PLANNING APPLICATION - REFERENCE 14/00530/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** Access to the site is **NOT** by a communal access road as stated in the Design, Access and Sustainability Statement, but by its own driveway and across **individually owned parcels of land** of 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.

Replacing the existing dwelling with two dwellings would jeopardize the deed of grant referred to in C2.

Replacing the existing dwelling with two dwellings would increase the danger caused by vehicular traffic over the land shared with the occupiers of 284 and 286 and on to London Road. In particular, this land is continually used by young children walking, running and cycling on it, as it is on a level with and continuous with the pavement.

However, the danger to pedestrians could be mitigated by either gating each access or only allowing the access of 282 London Road to the main road by its own driveway and allowing 284 and 286 to share the other access, with a suitable fence or wall along the boundary of 282 and 284.

**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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23 April 2014