

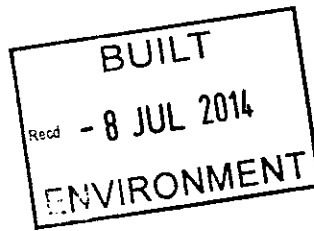
APPLICATION NO: 14/00938/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 28th May 2014	DATE OF EXPIRY: 23rd July 2014
WARD: Warden Hill	PARISH: Leckhampton With Warden Hill
APPLICANT:	Mr Steven Williams
AGENT:	No agent used
LOCATION:	126 Warden Hill Road, Cheltenham
PROPOSAL:	Two storey side and single storey rear extension

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. A letter (attached) has been submitted by the applicant on 8th July 2014 which responds to the various issues raised by the Parish Council on 25th June 2014.
- 1.2. The applicant is concerned that the Parish appears to have focused their objection to the proposed development on the impact of the two storey side extension and footprint of the proposed development and wish to point out that planning permission has already been granted for a two storey side and single storey side and rear extensions at this property. The only difference between the two applications is the introduction of a lean-to roof to the single storey side and rear extension.
- 1.3. Similarly, the previous concerns in relation to flooding have been addressed and a report was provided by an independent Water Engineer as part of the earlier application.

126 Warden Hill Road
Cheltenham
Glos
GL51 3EH



1st July 2014

Dear Mrs Winstone,

OBJECTION BY PARISH COUNCIL TO PROPOSED DEVELOPMENT, 126 WARDEN HILL ROAD

I refer to the Parish Council's comments dated 25/6/14 on the planning application for a two storey side and single storey rear extension at 126 Warden Hill Road, Cheltenham (application number 14/00938/FUL).

I note that the Council considers the total footprint of the application to be far too large. I would like to draw the Council's attention to the fact that the footprint of the proposed development is the same as that which received planning approval on 14/04/14 (application number 14/0006/FUL).

I am surprised that the Council believes that the proposed development poses a severe threat to the privacy of the occupiers of 124 Warden Hill Road because no windows are proposed that will overlook this property. The current situation is 3 windows with an outlook towards 124 Warden Hill Road i.e. from the existing kitchen, hallway and bathroom. These will be eliminated by the proposed development and therefore privacy will be improved.

With respect to the concern the Council has regarding loss of light for 124 Warden Hill Road, I understand that the proposal passes the light test. Regarding the perceived risk of flooding that the Council has stated as a reason for objection, I would like to refer the Council to the Water Engineer report which accompanied the previous planning application (number 14/0006/FUL). The report (dated 04/03/14) concluded that 'the proposed scenario will not be significantly different to the existing scenario and should not lead to any additional flooding of properties either side of 126 Warden Hill Road'. The proposed drainage system is the same as the drainage system assessed by the Water Engineer in this report and these conclusions are therefore relevant to the proposed development.

Could I ask the Council to explain why they have raised an objection to the proposed side wall forming the boundary between 124 and 126 Warden Hill Road? This proposed wall is the same length, size and construction as that which received planning approval on 14/04/14 and is within the curtilage of 126 Warden Hill Road.

I would like to confirm that the only difference proposed by the current planning application compared to the plans that were approved on 14/04/14, is a change in roof structure for the one storey rear extension. In the new application the roof structure is

a tiled, pitched roof. When comparing this to a flat roof, I believe that the pitched roof is more sustainable. It is also more in-keeping with other properties nearby. Of the 23 houses in the row in the vicinity of 126 Warden Hill Road, 6 have single storey rear extensions with a pitched roof and 4 have a single storey rear extension with a flat roof.

I hope that the Council will reconsider the objections raised after reading this letter and request that the questions that I have asked are answered as soon as possible.

Yours sincerely

A solid black rectangular box used to redact the signature of Mrs Clare Williams.

MRS CLARE WILLIAMS

Cc Victoria Harris, Planning Officer, Cheltenham Borough Council