

<b>APPLICATION NO: 14/01003/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 4th June 2014		<b>DATE OF EXPIRY :</b> 30th July 2014	
<b>WARD:</b> Charlton Park		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr and Mrs L Sperring		
<b>LOCATION:</b>	21 The Avenue, Cheltenham		
<b>PROPOSAL:</b>	Proposed two storey side extension, single storey side and rear extensions		

## REPRESENTATIONS

Number of contributors	<b>7</b>
Number of objections	<b>7</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

22 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BL

**Comments:** 25th June 2014  
Letter attached.

**Comments:** 4th August 2014

As the next door neighbours to No 21 we have reviewed the revised planning application to which we have 2 basic objections.

1. The east side elevation where there was previously the front door is now replaced by a single storey largely blank wall with a zigzag roof line and retains an existing window that has no relation to the rest of the wall. Given the prominence of this facade on a corner site, highly visible in this otherwise attractive road, we consider this to be poor design lacking any respect for its location.

Surely we should expect good design encompassing unity, harmony, form and attention to detail. None of these are obvious within the proposed design, rather the minimum needed to fill the space.

PPS1 states that:

"Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

The Supplementary Planning Document - Residential Alterations and Extensions states that "Development will only be permitted where it:

- (a) is of a high standard of architectural design; and
- (b) adequately reflects principles of urban design; and
- (c) complements and respects neighbouring development and the character of the locality and/or landscape."

2. The first floor extension on the west side of the property over the garage and extending out beyond the back wall of the existing house will not only be overbearing on the neighbouring property, invading their privacy, significantly reducing their sunlight, but also removes the separation between the houses, particularly when viewed on the northern branch of the Avenue.

The character of the Western Estates houses of which this is one has been to maintain relatively wide gaps at first floor level, this second storey not coming within 3 metres of the boundary, avoiding invasions of privacy and maintaining separation of houses, a principle recognised in previous planning refusals and by other property owners.

The Supplementary Planning Document - Residential Alterations and Extensions states

"The spaces between the houses, the greenery and the nature of the front boundary fences, walls, hedges (or the lack of them) all contribute to this character."

It also states that

"The guide's purpose is to ensure that the character of each of the residential areas within the Borough is not eroded through un-neighbourly, poorly - designed extensions and alterations to residential properties."

Finally, The Avenue is a road with a great sense of place, having largely retained its mid-twentieth century high quality residential status with complementary individual houses set in a green open environment. Surely this is a fine twentieth century interpretation of what makes Cheltenham special and it should be respected and defended for future generations.

We urge refusal of this planning application in its current form.

Claire Cottage  
32 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BL

**Comments:** 19th June 2014

We object strongly to this application. This house (21) is connected between two roads of The Avenue. There is a rhythm in The Avenue of houses connected with their own garage, which leaves a gap between each house, to give an openness, and feeling of space and airiness. This is the essence of The Avenue, a tree lined open planned area of well designed and well aligned homes. It is for this reason the garage must remain in the same place.

Secondly, the houses are in alignment with the road on both sides. This line is parallel to the road and should be considered. His garage and playroom come completely out of the housing boundary and alignment of any other house, and secondly destroy a large piece of green garden which is essential to keep as his plan takes up this grass and is well over the housing boundary. You do not finish on the alignment line with two buildings that look like factory storerooms, spreading over a whole front garden. The proposed trees will remove the feeling of open plan and are proposed on the alignment line of the house. Also, this house, being a corner plot must consider that it is connected with two roads in The Avenue, and as such the garage should stay in situ where it is, to keep the rhythm of what is already established.

**Comments:** 26th July 2014

## REVISED PLAN 14TH JULY 2014

The alignment with the road has been respected. However, building above the garage does not respect the rhythm of the buildings that are already present. i.e. each house has a flat roof in between the garages of each house, leaving an airy , light feel and country views , which is what the concept of The Avenue was. By building above the garage, the space between the two houses has been lost and the gap and view lost. If you look at the damage and devastation caused by allowing this to happen at number 33, with it's overlooking windows, which compromise the privacy of property number 32, and worst of all the lack of any gap now between number 33 and number 34, making it lose it's special ambience of space, light and hillside views. Houses number 21 and 33 have the smallest number of bedrooms because they make the junction between two lines of buildings look at 18,19,20,21,22,23,24. Also on the opposite side between houses 32, 31, 30, 34 and 35.

Finally the two large sheds on the side elevation present the wrong incline of roof. It would be more appropriate to have the same angle as above the entrance to have continuity. This however, is still totally unacceptable, and it's about time the committee LISTENED to the people who live in The Avenue, and want it kept to the beautiful way it once was.

20 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BL

**Comments:** 27th June 2014  
Letter attached.

**Comments:** 30th July 2014  
Letter attached.

23 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BL

**Comments:** 23rd June 2014

As close neighbours of this proposed development at No 21 the Avenue, we wish to object to the building of a garage on the open space on the east side of this property. When The Avenue was developed the late 60s the remit was ensure an open plan aspect for the whole estate, was maintained. No 21 is a corner plot and the area upon which this garage is to be built is a significant open space, and the essence of the original plan.

The proposal to place an unattractive double garage, in this prominent position, would destroy the original concept of the designers. In our opinion this is an unnecessary overdevelopment of the site.

Brown Gables  
8 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BJ

**Comments:** 18th June 2014

Letter attached.

24 The Avenue  
Cheltenham  
Gloucestershire  
GL53 9BL

**Comments:** 25th June 2014

The Avenue is an important example of the successful integration of 1930's and 1960's/70's quality housing.

The T junction within The Avenue is central to the blending of the old with the new. This junction forms a natural focal point within The Avenue and it is set within an open vista defined by building lines, their facades and by gardens. The proposal appears to require inappropriate changes to the building line/position and facade/appearance as viewed from the junction.

This planning application as presented will significantly compromise the 'open vista' intentions and values that the 1960's designers and planners were able to achieve.

I/We object to this application.

## **Planning Application 14/01003/FUL Proposed extensions to 21 The Avenue**

### **Comments of owners of 22 The Avenue**

We live and own 22 The Avenue and thus we are next door neighbours to No 21. We are concerned that the planning application for extensions to No 21 does not pay sufficient attention to the distinct and important character of The Avenue and is out of scale with the existing house. Hence we object to the current application.

### **The Context: The character of The Avenue**

1. The Avenue is a high value road with a consistency and rhythm of layout rarely found in the town. As such it is a fine example of its time and whilst not currently a conservation area, it could well become one in the future if it retains its current character. This, we suggest, is an important factor in a town renowned for its nineteenth century architecture and sense of place whereas good quality twentieth century examples are in short supply. Indeed it is one of few Cheltenham suburban roads referred to by David Verey in "The Buildings of England".
2. No 21 is one of the Western Estates development of the late 1960s/early 1970s which is particularly characterised by wide separation between the houses, often by single story garages and rooms, allowing light and views between the houses and with each house set back from the road.
3. The current Local Plan (Paragraph 3.23) does place emphasis "on the promotion of good design, both for individual buildings and urban design, which it considers can help promote sustainable development, improve the quality of the existing environment, attract business and investment, and reinforce civic pride and sense of place".
4. Similarly Policy CP 7 states that "Extensions or alterations to existing buildings will be required to avoid (d) causing harm to the architectural integrity of the building and (e) the unacceptable erosion of open space around the existing building".
5. Cheltenham Local Development Plan: Supplementary Planning Guidance on Residential Alterations and Extensions adopted in 2008 states "The spaces between the houses, the greenery and the nature of the front boundary, fences, walls, hedges (or the lack of them) all contribute to this character."
6. No 21 stands on a prominent site mid-way down The Avenue on a corner of a spur of the Avenue at the centre of the whole development. Hence it is very important in its impact on the whole character, attractiveness and openness of the road.

### **The Objections**

This is the context in which we raise a number of objections to the application 14/01003/FUL for 21 The Avenue.

1. The proposed garage extension is unacceptable being built in the front garden on this prominent open corner site, taking approximately half the width of the garden. It erodes the

open nature of The Avenue and contravenes a number of the covenants that were aimed at protecting the open nature of the road.

2. The blank wall of the side of the garage in itself is unacceptable facing on to the road in such a prominent site.
3. The full height side extension over the existing garage erodes the separation of the houses No 20 and 21. It removes the view between the houses of the hills and the trees.
4. The design of the elevation of the full height extension over the garage is of poor quality with a gable and frontage offset from the existing gable. It results in 3 different building lines along the front of the house and erodes the integrity of the original design of the house.
5. The hedge along the eastern edge of the property will erode the open nature of the estate. We would welcome the addition of some individual specimen trees and shrubs similar to those found elsewhere within the Avenue but a hedge changes the open nature of the road.
6. The proposed design and layout does not respect its position on a corner, seeming to attempt to take the house from the corner and put it on to the main stretch of the Avenue, narrowing the openness to the spur road which then becomes almost a lesser side road rather than an integral component of The Avenue, dramatically eroding the "sense of place".
7. In general we find the proposed extensions too large and out of proportion to the existing house. Indeed the proposed extensions are far larger in proportion to any previously carried out elsewhere within The Avenue.

### **Our Recommendations**

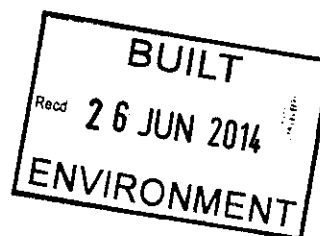
We believe that the application should be refused on the grounds that it erodes the open nature of The Avenue and the spacing of houses, and erodes the architectural integrity of the existing house and its size is out of proportion to the existing buildings, and contravenes a number of the Council's Planning Policies. The Avenue is a fine example of its age and its character should be protected from inappropriate and poorly designed alterations to existing buildings.

[REDACTED]

22 The Avenue, Charlton Kings, Cheltenham GL53 9BL

[REDACTED]

20 The Avenue  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9BL



Mrs Emma Pickernell  
Planning Officer  
Cheltenham Borough Council  
Built Environment  
Municipal Office  
The Promenade  
Cheltenham  
GL50 1PP

16 June 2014

Dear Mrs Pickernell

**Reference: Planning application 14/01003/FUL**

**OBJECTION to proposed two storey side extension, single storey side and rear extensions at No.21 The Avenue, Cheltenham, Gloucestershire.**

The scheme proposes to extend the property on all four sides with a two storey extension near the western boundary with No.20. In effect the proposed extensions almost doubles the size of the house. The two storey extension extends forward of the front of the existing garage and continues back from the existing garage to be level with the existing rear wall of the house.

**We live next door to the proposed extension site and are writing to ask that CBC refuse this planning application on the following grounds.**

**Application form**

The application, which has been submitted as a full application, is incomplete.

There is no indication of the brick type or colour.

The applicant has indicated that there will be NO new or altered vehicle access proposed to or from the public highway. However the block plan clearly shows a new access to the public highway. It is also questioned whether the proximity of this new access is a hazard to the nearby road junction.

This proposed vehicular access should have been included within the description of development. The County Highway Officer must be consulted on this application and no determination made on the application before his/her comments on the suitability or otherwise of the proposed access are considered.

No pre-application advice was sought.

### **Relevant Policy**

The Cheltenham Local Plan Second Review (adopted July 2006) constitutes the adopted plan for the Borough. Policy CP7 of the Cheltenham Local Plan relates to design and states that: "*Development will only be permitted where it: (a) is of a high standard of architectural design; and (b) adequately reflects principles of urban design; and (c) complements and respects neighbouring development and the character of the locality and/or landscape. Extensions or alterations of existing buildings will be required to avoid: (d) causing harm to the architectural integrity of the building or group of buildings; and (e) the unacceptable erosion of open space around the existing building*".

The Cheltenham Local Development Framework - Supplementary Planning Document: Residential Alterations and Extensions (adopted February 2008) states "*Cheltenham has an image of an elegant, spacious town with groups of well-proportioned buildings set in generous gardens, with open space extending into the heart of the town. The spaces between the houses, the greenery and the nature of the front boundary fences, walls, hedges (or the lack of them) all contribute to this character*".

We believe that the application is not in keeping with the character of the neighbourhood or the guidance in the Local Development Framework.

### **Character of the Area**

The Avenue is a pleasant tree lined road with large houses set in large plots with space between the dwellings at two storey level. The houses have a feeling of space between each one allowing glimpses of greenery and the hills in the distance. The houses built as part of the development approximately forty years ago were required to be set thirty feet back from the road. This gives a feeling of spaciousness to the road as a whole. Any extensions built in the area have blended in with the original house materials and design and retained the character of the area.

The proposed two storey extension would bring the property close to No.20 reducing the space at two storey level between the dwellings. This would appear cramped and would give rise to the potential for visual coalescence with No.20. It has the effect of closing the space between the houses and having a detrimental effect on the character of the area.

Further, No.21 is in a very prominent position on a corner within The Avenue. This open space constitutes an important feature which helps to create the open and spacious nature of the street scene. The single storey eastern side extension would extend the built form of the property into this open space on a prominent corner plot. The proposed alterations would not, therefore, be in keeping with the street scene to the detriment of the character and appearance of the area.

The proposed development would clearly be contrary to Local Plan Policy CP7 and the guidance set out with the Residential Alterations and Extensions SPD.



### **Design and Materials**

The proposed extension would almost double the size of the house as well as encroaching, with a new garage, on open space.

It is intended to render the whole of the existing house and build the extensions in an unspecified brick which may not match the existing houses. It also gives the impression of being semi-detached and dominant, not subservient to the original building.

### **Shading and Overlooking**

The proposed two storey extension adjacent to No.20 has a considerably bigger footprint than the existing garage and will result in a very large wall reaching up to ridge height to the western side of No.21. The effect is compounded because the rear of No.21 extends far beyond that of our property at the moment.

The bulk of this will be totally overbearing and cast shade over a pleasant seating and planting area even in the height of summer.

The rear-bedroom window would result in total loss of privacy for the occupants of No.20 in the garden due to its close proximity to the boundary fence.

### **Overdevelopment**

The sheer bulk of the proposal seems to be overdevelopment of this site.

### **Concerns**

It may not be regarded as relevant to the planning application but we are also concerned about any demolition and excavations involved. The close proximity to our foundations and main drains, which are sited under the side path and down the garden, mean we are concerned about damage caused by the development works. We believe the Party Wall Act 1996 may apply.

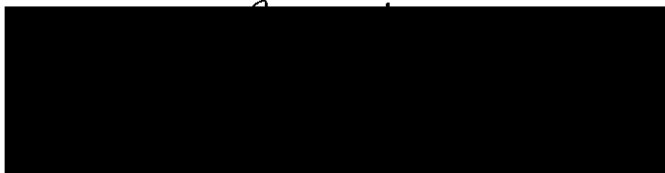
### **Conclusion**

The planned extensions to No.21 are excessive, overbearing and have a seriously detrimental impact on our residential amenity.

As they also seem to go against local and national development policy we feel there is no justification to allow them.

**We would ask the Council to refuse this application.**

Yours faithfully



20 The Avenue  
Charlton Kings  
Cheltenham  
GL53 9BL

Mrs Emma Pickernell  
Planning Officer  
Cheltenham Borough Council  
Built Environment  
Municipal Offices  
The Promenade  
Cheltenham  
GL50 1PP

30th July 2014

Dear Mrs Pickernell

**Reference: Planning application 14/01003/FUL**

**OBJECTION to revised plans for No.21 The Avenue, Cheltenham, Gloucestershire.**

The revised plans have removed the garage on the East side but have retained the very large extension on the West side. The two storey extension has been set back slightly at the front, over the garage but has now been moved even further back from being level with the existing back wall of the house to the level of the proposed rear single storey extension.

#### **Relevant Policy**

The Cheltenham Local Development Framework - Supplementary Planning Document : Residential Alterations and Extensions (adopted February 2008) states " *a proposed extension may simply be too large for the site, or it may deprive neighbours of daylight.*"

This extension is too large for this site as it is still almost doubling the size of the house and presenting a massive wall close to the boundary with No.20 and a blank wall on the eastern elevation. "*An extension should not dominate or detract from the original building, but play a 'supporting role'.*"

It must be emphasised that the impact of the wall on the western side is far greater, as No.21 is set much further back in the plot than No.20 and the altered plan has now moved it level with the single storey rear extension.

#### **Shading**

Any two storey extension on this site is going to have a major impact on the light and sunlight to No.20 as the gardens are on the north side of the houses.

No. 20 has enjoyed the Right to Light and Sunlight to the back rooms and garden , uninterrupted, for well over 20 years. The proposed two storey extension will cut out the sunlight to the kitchen and dining room as well as sunlight coming through the back door into the kitchen. The garden will also be very badly shaded, affecting the vegetable and fruit growing area as well as the whole

of the rear of the house. The extra shading outside the back door will encourage damp on the paving leading to unsafe, slippery conditions.

### **Overlooking**

The bedroom window of the extension is very close to the boundary and will look right down into the garden of No.20.

The study window is set on the side of the extension and will look right across the back garden of No.20, taking into account the floor height of the house.

These windows take away privacy from the whole garden of No.20 and give the feeling of being under constant surveillance.

An application for No.5 was rejected on the grounds of shading and overlooking where the garden was on the south.

### **Maintaining Character**

The proposed extensions are shown as brick and the existing house rendered with no mention of colour of either. *"The materials should either match or complement the existing building"*.

Covenants state *"the elevation and design of each dwellinghouse and of any outbuildings shall be in conformity with the character of the dwellinghouses already erected on the Avenue Estate"*.

The local plan states *"Cheltenham has a reputation as a spacious town. This spaciousness derives from the spaces at the front, back and at the sides of buildings. Glimpses of trees, gardens and surrounding hills are essential if the spacious character of the town is to be maintained"*.

It is becoming apparent that creeping infill, regardless of size, is having a detrimental effect on the spacious character of the surroundings. The decision to allow the extension to No.33 is an unfortunate example.

### **Conclusion**

It is accepted that the sight of natural greenery and space has a beneficial effect on people generally. Anyone who strolls around The Avenue can enjoy this feeling, not just the residents. Any blocking of the gaps, or even narrowing, is a permanent mistaken legacy for the future. It is a decision not to be made lightly as everyone has to live with the results.

As stated in my previous objection, I believe the extension proposed is excessive, dominant and would have a very serious impact on our light, privacy and ability to use and enjoy our garden.

They also appear to go against the Residential Alterations and Extensions guidance.

**I would ask the Council to refuse this application.**

Yours faithfully

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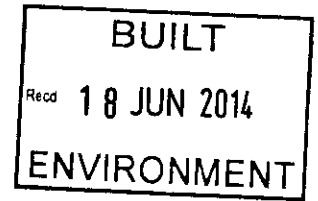


Brown Gables  
8 The Avenue Cheltenham Glos. GL53 9BJ



18 June 2014

Tracey Crews  
Head of Planning  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos.  
GL50 1PP



Ref: 14/01003/FUL

Dear Ms Crews

**Proposal: PROPOSED EXTENSION AT 21 THE AVENUE, CHARLTON KINGS, CHELTENHAM**

We object to one aspect of the proposed extension – the proposed garage encroaching onto the existing greensward. It would stick out like a sore thumb because it extends well beyond the building line of the other houses behind it which is visually important particularly given the property's prominent position on the corner.

Yours sincerely

