

APPLICATION NO: 14/01032/FUL		OFFICER: Miss Chloe Smart	
DATE REGISTERED: 10th June 2014		DATE OF EXPIRY : 5th August 2014	
WARD: Up Hatherley		PARISH: UPHATH	
APPLICANT:	Phillip Perry		
LOCATION:	281 Hatherley Road, Cheltenham		
PROPOSAL:	Erection of two storey side extension		

REPRESENTATIONS

Number of contributors	4
Number of objections	4
Number of representations	0
Number of supporting	0

11 Kingscote Close
Cheltenham
Gloucestershire
GL51 6JU

Comments: 20th June 2014
Letter attached.

Comments: 1st August 2014
Letter attached.

9 Kingscote Close
Cheltenham
Gloucestershire
GL51 6JU

Comments: 16th June 2014
Letter attached.

Comments: 31st July 2014
Letter attached.

283 Hatherley Road
Cheltenham
Gloucestershire
GL51 6HP

Comments: 30th June 2014

We do not feel that this extension is necessary, the house is big enough for its purpose. The extension will not be in keeping with the rest of the houses on Hatherley Road and it will affect how our house is viewed from the front.

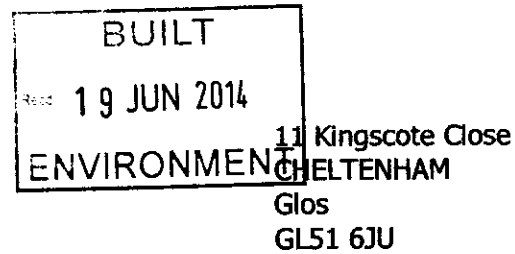
279 Hatherley Road
Cheltenham
Gloucestershire
GL51 6HP

Comments: 20th June 2014
Letter attached.

Comments: 25th July 2014
Letter attached.

BY HAND

Tracey Crews – Head of Planning
Cheltenham Borough Council
Municipal Offices
Promenade
CHELTENHAM
Glos
GL50 9SA



Date: 18/06/14 Your ref: 14/1032/FUL Planning Officer: Miss Chloe Smart

Dear Ms Crews

Proposal: Erection of two storey side extension at 281 Hatherley Road, Cheltenham, Gloucestershire.

It appears that the comments made within the rejection of the application made by the previous family have been somewhat taken on board however, I still strongly object to the above for the following reasons, even if everything is on a 'smaller' scale.

1) Loss Of Privacy

The proposed bedroom windows, even though 'Velux' style within the roof of the extension, when stood looking out of them, would still have direct visibility into my lounge & kitchen, totally removing any privacy I am currently able to enjoy.

2) Visual Impact

I am still concerned about the proximity & size of the proposed extension being too close to my boundary & still having a considerable detrimental visual impact on my outlook.

3) Overshadowing

The proposed extension, as a two storey, would still cause considerable loss of sun and daylight in my garden, especially during the winter months when the sun is much lower.

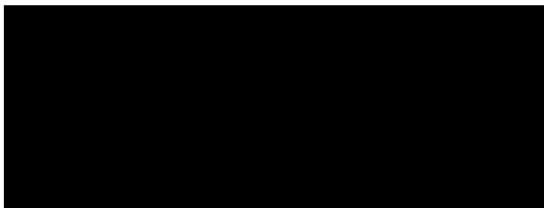
4) Amenity - Drains & Sewers

I understand that during the summer of 2007, the garden of 281 was worryingly 'knee deep' in sewage. As I understand from Severn Trent, the proposed extension would be classed as a 'Build over'. Whilst not a planning matter, I wish to register my concerns of access to the sewage pipes, surface water drainage etc. If these were to be moved, I wish to know the impact on my property with regards to the drainage, both sewage and surface water from my property.

5) Roots

There is a large Walnut tree 'sat in the middle' of the boundary between my garden and that of 281. I am already concerned as to the spread of the roots of this tree and the likelihood of damage to the tree from digging the required foundations for the proposed dwelling. Therefore potential falling of the walnut tree & the significant damage this could cause, furthermore any likely impact on the already 'challenged' drainage system.

Yours sincerely



Tracey Crews – Head of Planning
Cheltenham Borough Council
Municipal Offices
Promenade
CHELTENHAM
Glos
GL50 9SA

11 Kingscote Close
CHELTENHAM
Glos
GL51 6JU

Date: 28/07/14 Your ref: 14/1032/FUL Planning Officer: Miss Chloe Smart

Dear Ms Crews

Proposal: Erection of two storey side extension at 281 Hatherley Road, Cheltenham, Gloucestershire.

I have looked at the resubmission of drawings & I still strongly object to the above for the following reasons:

1) Loss Of Privacy

The proposed en-suite, even though indicated as obscured glass is negated by the fact the one window is clearly a window that opens, therefore would still have direct visibility into my lounge & kitchen, totally removing any privacy I am currently able to enjoy.

2) Visual Impact

I am still concerned about the & size & proximity of the proposed extension, even more so as the height is now the same as the existing house, therefore even more of substantial detrimental visual impact on my outlook & being too close to my boundary.

3) Overshadowing

The proposed extension, as a two storey, even more so as the height is now the same as the existing house, would cause even more significant loss of sun and daylight in my garden, especially during the winter months when the sun is much lower.

4) Amenity - Drains & Sewers

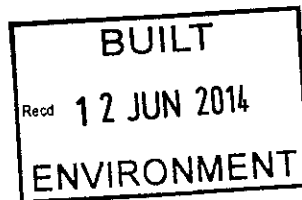
I understand that during the summer of 2007, the garden of 281 was worryingly 'knee deep' in sewage. As I understand from Severn Trent, the proposed extension would be classed as a 'Build over'. Whilst not a planning matter, I wish to register my concerns of access to the sewage pipes, surface water drainage etc. If these were to be moved, I wish to know the impact on my property with regards to the drainage, both sewage and surface water from my property.

5) Roots

There is a large Walnut tree 'sat in the middle' of the boundary between my garden and that of 281. I am already concerned as to the spread of the roots of this tree and the likelihood of damage to the tree from digging the required foundations for the proposed dwelling.

Therefore potential falling of the walnut tree & the significant damage this could cause, furthermore any likely impact on the already 'challenged' drainage system.

Yours sincerely



Tracey Crews
Cheltenham Borough Council
Municipal Offices
Promenade
CHELTENHAM
Glos
GL50 9SA

9 Kingscote Close
CHELTENHAM
Glos
GL51 6JU

Date: 12/06/14
Your ref: 14/1032/FUL

Dear Miss Crews

**Proposal: Erection of a two storey side extension at 281 Hatherley Road,
Cheltenham, Gloucestershire.**

I strongly object to the above for the following reasons:

1) Loss Of Privacy

From the upstairs windows of the proposed dwelling the owner/occupiers would be able to look directly into my garden and lounge totally removing any privacy I am currently able to enjoy. It will also have considerable visual impact on my outlook.

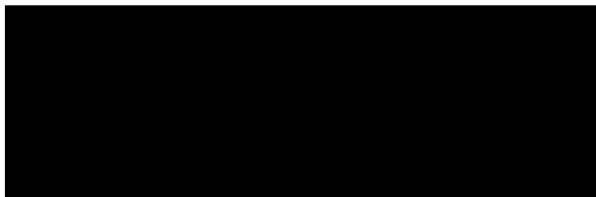
2) Overshadowing

The extension would cause loss of sun and daylight in my garden, especially during the winter months when the sun is much lower. I find this totally unacceptable.

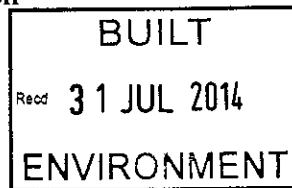
3) Drains & Sewers

We have in the past had problems with flooding due to back-up of sewage. The main sewerage system runs through the garden of 281 Hatherley Road to the main outlet in Hatherley Road and as I understand this outlet will be under proposed new building. We have had visits by the environmental health officer about this problem. Severn Trent have now taken over the system, so I presume they will be informed if planning is given as overbuild of the sewerage outlet may cause considerable problems in the future for one side of Kingscote Close as they are all connected via this outlet.

Yours sincerely



Tracey Crews
Cheltenham Borough Council
Municipal Offices
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CHELTENHAM
Glos
GL50 9SA



9 Kingscote Close
CHELTENHAM
Glos
GL51 6JU

Date: 28/07/14
Your ref: 14/1032/FUL

Dear Miss Crews

Proposal: Erection of a two storey side extension at 281 Hatherley Road, Cheltenham, Gloucestershire.

I strongly object to the above for the following reasons:

1) Loss Of Privacy

From the upstairs windows of the proposed dwelling the owner/occupiers would be able to look directly into my garden and lounge totally removing any privacy I am currently able to enjoy. Having looked at the new plans, the big window being able to be opened will still have that negative impact on my privacy. It will also have considerable visual impact on my outlook.

2) Overshadowing

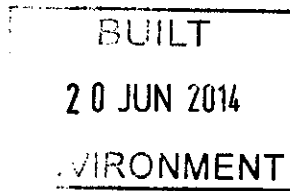
The extension would cause loss of sun and daylight in my garden, especially during the winter months when the sun is much lower. I find this totally unacceptable.

3) Drains & Sewers

We have in the past had problems with flooding due to back-up of sewage. The main sewerage system runs through the garden of 281 Hatherley Road to the main outlet in Hatherley Road and as I understand this outlet will be under proposed new building. We have had visits by the environmental health officer about this problem. Severn Trent have now taken over the system, so I presume they will be informed if planning is given as overbuild of the sewerage outlet may cause considerable problems in the future for one side of Kingscote Close as they are all connected via this outlet. We have had problems as recently as May 2014 resulting in Severn Trent being called out.

Yours sincerely





Ms T Crews
Head of Planning
Built Environment
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

279 Hatherley Road
Cheltenham
Gloucestershire
GL51 6HP

19 June 2014

Dear Ms Crews

Planning Application 14/01032/FUL

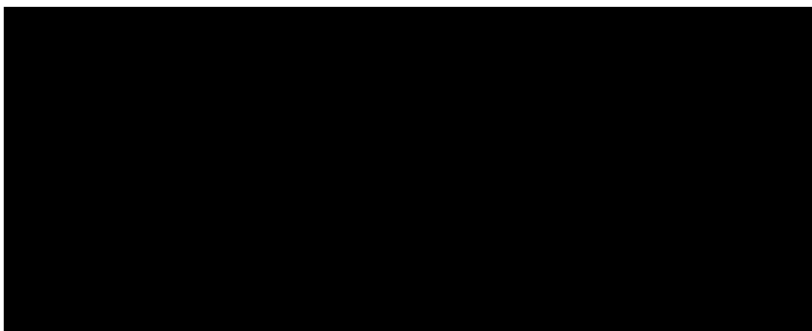
The proposed two storey side extension at 281 Hatherley Road will result in a loss of open space at the side of my property and will have an overbearing effect on my bungalow. Any further development at 281 Hatherley Road should be restricted to a single storey extension.

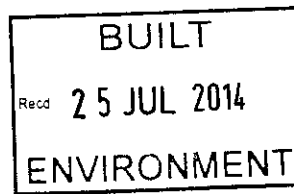
The bedroom and ensuite windows on the gable wall of the proposed extension face and overlook the kitchen window on my property. These windows are only acceptable if they are obscure glazed and are non-opening.

The Severn Trent sewer which runs along the side of 281 Hatherley Road is known to be overloaded already and the addition of a shower room with WC will add to this problem. A retaining wall exists at the boundary of 281 and 279 Hatherley Road due to a difference in levels between the two properties. This retaining wall is over fifty years old and belongs to my property. Any attempts to divert the existing sewer around the proposed extension would bring it very close to this retaining wall which could cause damage or even collapse of the wall.

I hope you will consider all the points that I have raised when assessing this planning application.

Yours Sincerely





Mrs T Crews
Head of Planning
Built Environment
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

279 Hatherley Road
Cheltenham
Gloucestershire
GL51 6HP

24 July 2014

Dear Ms Crews

Planning Application 14/01032/FUL

The revised plans for the proposed two storey side extension at 281 Hatherley Road will still result in a loss of open space at the side of my property. The increase in roof height will almost certainly cause some loss of daylight to my kitchen window and small conservatory which are situated on the side of my bungalow facing the proposed extension.

The two storey side extension lacks visual appeal with a large gable wall which will have an overbearing effect on my bungalow. The proposed design could be improved by lowering the roof line of the extension and moving the front wall back a little. This will reduce the mass effect of the gable wall and the loss of light to my property would be much less and therefore acceptable.

The addition of an en-suite shower room and downstairs WC will increase the amount of water running into the Severn Trent sewer which is already known to be overloaded.

I hope you will take all of these factors into consideration when assessing this planning application.

Yours Sincerely

