

APPLICATION NO: 14/01124/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 27th June 2014		DATE OF EXPIRY : 22nd August 2014	
WARD: Leckhampton		PARISH:	
APPLICANT:	Mr Nick Weatherall		
LOCATION:	51 Leckhampton Road, Cheltenham		
PROPOSAL:	Erection of detached dwelling on land to the rear		

REPRESENTATIONS

Number of contributors	7
Number of objections	7
Number of representations	0
Number of supporting	0

55 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BJ

Comments: 20th July 2014

A previous application had been made to build a single storey house on this plot which would not have had an adverse impact on the quintessentially Victorian nature of the gardens over which we look and enjoy every day.

We believe the planned two storey building using non traditional materials will have a significant negative and very visible impact on this beautiful area which we have enjoyed for many years.

5 Mornington Drive
Cheltenham
Gloucestershire
GL53 0BH

Comments: 7th July 2014

I wish to register my objections to the above application.

Firstly, access to the proposed building will be severely restricted via a small lane. Parking at the property either for garage or parking space will be similarly restricted.

When a previous application was made, I accompanied the planning officer to the site. As I remember, he didn't even take time to measure the space available. To him it was obvious that any dwelling, no matter how small, could not be fitted in the space. He said that nothing could be built and comply with the planning regulations. Even if the rules have changed, any building would impinge on the privacy of those people already living in the close vicinity. Being so close to other properties will have a visual and noise impact.

Planning permission has been refused in the past - with very good reason - there just isn't enough space.

1 Whitley Court
Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BJ

Comments: 21st July 2014
Letter attached.

Comments: 14th August 2014
Letter attached.

7 Mornington Drive
Cheltenham
Gloucestershire
GL53 0BH

Comments: 8th July 2014
Letter attached.

6 Mornington Drive
Cheltenham
Gloucestershire
GL53 0BH

Comments: 2nd July 2014

The North West face of the proposed detached dwelling on land to the rear of 51 Leckhampton Road will directly overlook the kitchen, one of the bedrooms and the garden of the bungalow where we live (6 Mornington Drive).

I therefore object to the proposed application due to loss of privacy that will ensue (first floor windows will overlook our property).

About 7-8 years ago (to the best of my memory), when my mother-in-law was still alive and living at 6 Mornington Drive, a similar proposed application was made to build a detached dwelling on this plot of land and turned down following an objection from her.

Comments: 4th October 2014

I note the revised planning application is still for a dwelling on 2 floors. I will still be overlooked with this revised application as I was before. Therefore my original objection to the application remains the same.

53 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BJ

Comments: 21st July 2014

The proposed two storey building using non-traditional materials will have a significant negative and very visible impact on this beautiful conservation area and our established beautiful walled Victorian garden and adjacent gardens.

The large footprint of the proposed building (larger than the neighbouring original Late Regency/Victorian houses) can be clearly seen from the diagram in the design and access statement (5.0 Layout) and would clearly have a negative visual impact on our property and the local environment.

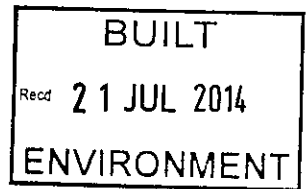
Noise would also have an impact as the proposed large building will be very close (approximately 1 metre) to our boundary.

The outlook from our house and garden which, unusually for a town dwelling, is entirely devoid of buildings when viewed from ground and first floor level, would be dominated by such a large building should this proposal be allowed.

5 Mornington Drive
Cheltenham
Gloucestershire
GL53 0BH

Comments: 6th October 2014

As far as I can see from the revised plans, the changes made are not substantial enough to satisfy me. The site is still the same size and the proposed dwelling within it, although minimally moved from the boundary, now affects the properties to the left. Planning applications for this site have been submitted in the past - and rejected. The reasons for refusal then still apply and this present application does not address the issues raised in the past. Essentially, the site isn't big enough upon which to build a dwelling without seriously compromising the properties adjacent to it.



1 Whitley Court,
Leckhampton Road,
Cheltenham.
GL53 0BJ



18th July 2014

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

Dear Madam

Re. Proposed New dwelling to the rear of 51 Leckhampton Road
Cheltenham.

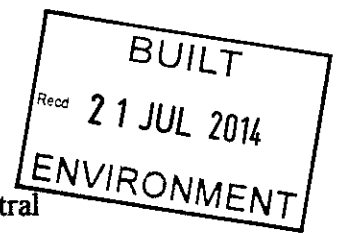
Your Ref. 14/01124/FUL

Thank for your letter of 30th June 2014 regarding the above application.

We are situated at the rear of 51 Leckhampton Road and share a common drive with both 51 Leckhampton in front and No. 2 Whitley Court to our East side. We also overlook the proposed development site. My wife and I are writing to you to set out our concerns regarding this proposed development and how you could mitigate them. While we have no great concerns regarding the actual proposed building provided the row of hazelnut trees is retained (see Par 3. below), we do have serious concerns regarding the simple, but necessary, right of access.

1. ACCESS

Under the proposal the width of the drive is reduced from its present 3.650m & 3.750m to 3.500m & 3.500m at the two pinch points. Not a lot but it is a critical issue



for us, as it would prevent access for the tankers which deliver oil for our central heating and indeed other such service vehicles as well. We have discussed this issue with the applicant and while he assured us he would look into this matter, the ownership of property changes and any planning consent (as you well know) goes with the property and verbal agreements are overlooked.

In this case, as the width of the access is so critical to both Nos 1 & 2 Whitley Court we would ask you to specify in any approval you may issue a definitive minimum width for clear vehicle access of 4.500m measured from the brick boundary wall to the West of the drive, as shown on the plan attached to the **Land Certificate GR237678** (copy enclosed). This would allow for a small garden verge as at present which is necessary for the drainage of the drive. See DRAINAGE below.

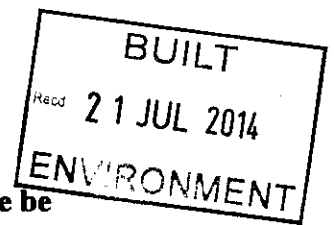
2. DRAINAGE

2.1. We think a large scale (say 1-200) plan is required for the whole entrance area and drive, to include the combined sewer and surface water drainage system. **We question the position shown on the plans** for the existing combined sewer and would propose that its position is verified and its level in relation to the proposed house Floor Level is also shown on the plans. The reason being that the disposal of surface water in this area is critical (on one occasion we were almost flooded), the one combined drain in our drive has only a 100mm Dia. outlet to the main sewer which is in the old railway cutting. It will not cope with additional storm water and is privately owned by Nos 1 & 2 Whitley Court.

2.2 Adequate drainage of the drive is necessary to prevent our house being flooded.

2.3 Most of the surface water run-off from the drive finds its way to the one gully (see above) and a lot finds its way into the border on the North side of the drive, which needs to be maintained. **The amount of surface water run-off will also be increased by the new car parking under construction in front of 51 Leckhampton Road.**

2.4 The surface water from the public footpath also finds its way down the drive. To alleviate this problem, the last time the drive was re-surfaced we had a "lip" formed in the macadam at the entrance.



Clear conditions need to be made that :-should the entrance to the drive be widened, as it is at present, the “lip” is extended for the full width of the entrance.

Some years ago we had a meeting with the Highways Department on this point when they agreed to maintain this “lip” when re-surfacing the public footpath. We understood this work was in their works programme for 2005 but nothing has been done to date.

2.5 Means need to be provided for the surface water to be intercepted part way along the drive and diverted into the combined sewer at the rear of 51 Leckhampton Road. This would reduce the flow in to the gulley near our front door..

A drainage grating across the drive would serve this purpose.

We have discussed this issue with the applicant and while he assured us he would construct a channel with grating to deal with this issue, the ownership of property often changes after Planning consent and before the works are carried out. Planning consent (as you well know) goes with the property and verbal agreements are often over looked in the change of ownership.

Can this issue be covered in any planning consent you may issue?

3. ROW OF HAZELNUT TREES

The row of Hazelnut Trees on our common boundary with the proposed development has always been retained by the owners of No. 51 Leckhampton Road with the object of giving both properties a degree of privacy. It is the only protection there is between the two houses. We note with some dismay that it is proposed to remove this Line of Trees which are mature at a HEIGHT of around 6.000m to 7.000m high.

Noting the Council’s policy on tree conservation, we feel well justified in asking; that you make the retention of these Trees a Planning Condition, should you decide to grant planning consent.

4. SUNDAY WORKING.

We would appreciate it if you would ensure that Sunday Working would not be permitted should you decide to approve this application.

5. PLANS

BUILT
Recd 21 JUL 2014
ENVIRONMENT

5. PLANS

We trust you will agree that (2.1 above) is necessary.

2.1. We think a large scale (say 1-200) plan is required for the whole entrance area and drive, to include the combined sewer and surface water drainage system.

We would like to meet you on site to discuss this application, we would be glad if you would call us on [REDACTED] to arrange a meeting

Please phone [REDACTED] to arrange a meeting. We are not available on Wednesday next July 23rd.

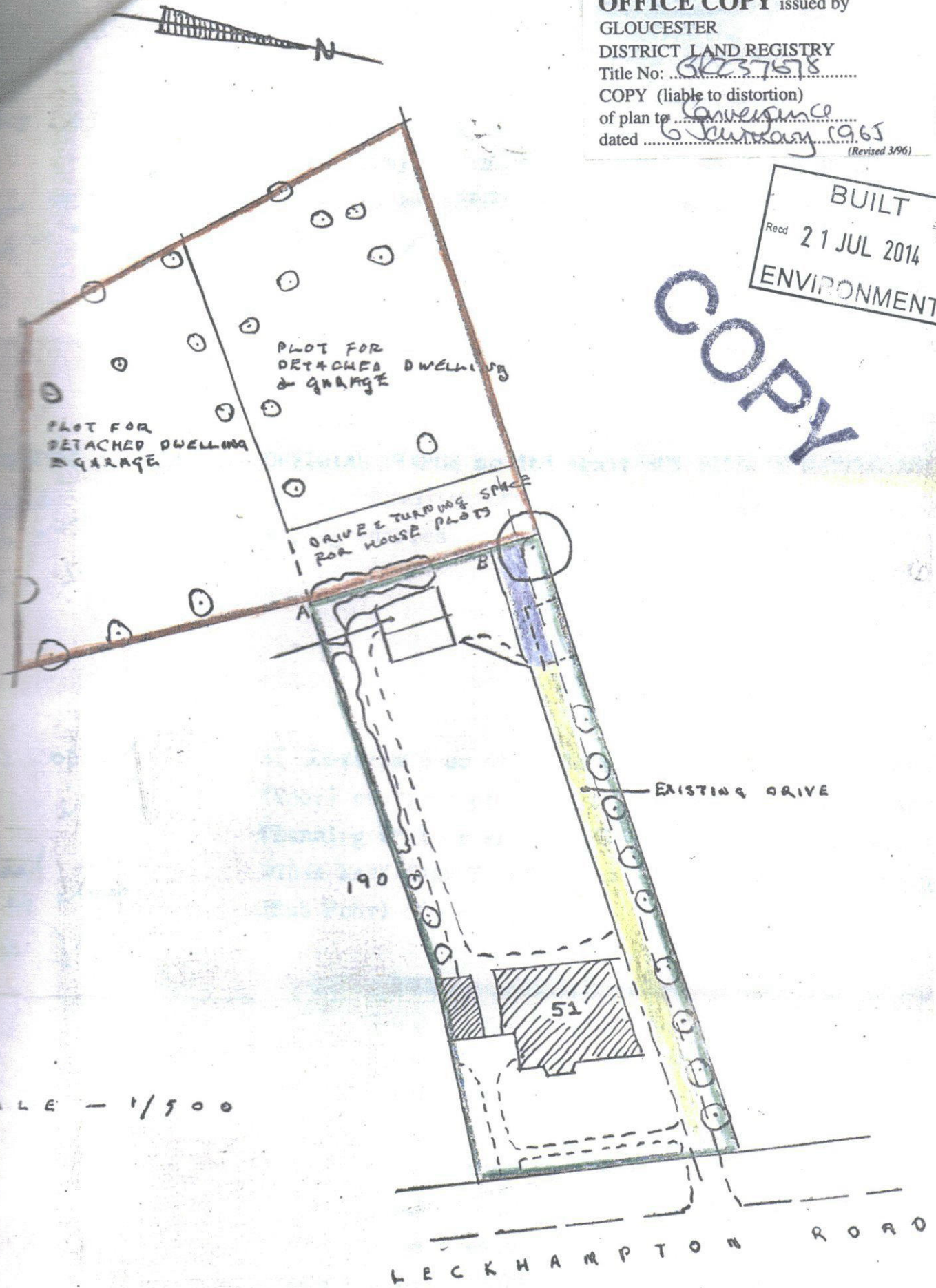
Yours faithfully

[REDACTED]

OFFICE COPY issued by
GLOUCESTER
DISTRICT LAND REGISTRY
Title No: 30237578
COPY (liable to distortion)
of plan to *Conveyance*
dated *6 January 1965*
(Revised 3/96)

BUILT
Recd 21 JUL 2014
ENVIRONMENT

COPY

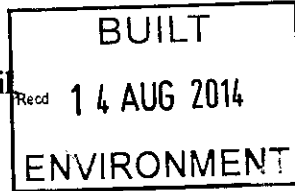


SCALE - 1/500

1 Whitley Court,
Leckhampton Road,
Cheltenham.
GL53 0BJ

13th August 2014

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



Dear Madam

Re. Proposed New dwelling to the rear of 51 Leckhampton Road

Cheltenham.

Your Ref. 14/01124/FUL

ROW OF HAZELNUT TREES

Further to my letter of July 18th July regarding the above application, our meeting on site and a conversation I have had with Mr Chris Chavansse of the TREE Dep: it appears that to apply for a "Tree Prevision Order" in this case would not be appropriate.

Mr Chavansse's view expressed to me was that the most effective way of dealing with this issue is for you to protect the trees by placing a condition in the planning consent to prevent their removal.

Please note my original request below:-

Noting the Council's policy on tree conservation, we feel well justified in asking; that you make the retention of these Trees a Planning Condition, should you decide to grant planning consent.

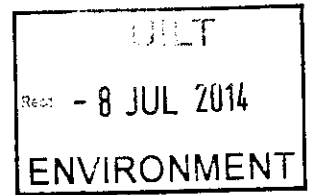
Should you consider it would be of assistance I would be pleased to meet you on site to have a close look at this question.

Yours faithfully

*P.S. NO REPLY FROM
MR CHRIS RAYNHAM.
HIGHWAYS DEPT.
PLEASE CHECK THE NUMBER YOU
GAVE ME. 01242 425530*

7 Morningson Dr.
Cheltenham GL53 0BN
5th July 2014

Planning Officer M. Payne
Cheltenham Borough Council
Promenade
Cheltenham GL50 1PP



Dear Miss Payne,

- 14/01124/FUL -

We have inspected the details of this application (51 Leckhampton Rd) and object on two grounds:-

1) Traffic: access to the proposed dwelling is via a narrow (a car's width), steep lane; there are already two dwellings on this narrow lane. The lane joins Leckhampton Road - a busy thoroughfare - almost opposite one on the other side, Naunton Lane, which is a difficult road for large vehicles proceeding to & from the Mead Road industrial estate. From the plan

it seems the applicant intends to slightly reduce the width of the access lane. There is, too, the consideration of emergency services' access to this and the two existing dwellings.

2) Visual impact: we believe the proposed site is unsuitable for a 2 storey dwelling; and if planning is allowed a precedent will have been set for future occupiers of the first existing dwelling in the lane to sell part of their garden & give access to it by demolishing their side garage.

Yours sincerely

[Redacted signature block]