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| APPLICATION NO: 14/01281/FUL | | OFFICER: Miss Chloe Smart | |
| DATE REGISTERED: 17th July 2014 | | DATE OF EXPIRY : 11th September 2014 | |
| WARD: Charlton Park | | PARISH: CHARLK | |
| APPLICANT: | Ms L Hooker | | |
| LOCATION: | 7 St Michaels Close, Charlton Kings, Cheltenham | | |
| PROPOSAL: | Proposed single storey rear extension and conversion of garage to living accommodation | | |

REPRESENTATIONS

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

11 St Michaels Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DW

Comments: 10th October 2014
Letter attached.

13 St Michaels Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DW

Comments: 10th September 2014

I object strongly to the proposed alteration at number 7 St Michaels Close. Allowing the change of use from a garage to living accommodation with a window instead of a garage door will alter substantially the frontal appearance of the entire block. It could also be the start of the thin edge of a big wedge for future alteration to our very currently attractive dwellings.

8 St Michaels Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DW

Comments: 10th August 2014

We live at number 8 St Michaels Close; we are end of terrace and attached to number 7 St Michaels Close.

We object to the proposals on the following grounds:

1. The proposed removal of the garage door to convert the integral garage into living accommodation, with windows.

Our objection is that this conflicts with the existing architectural features in the St Michaels Close development.

Only properties originally built without garages have windows on the ground floor. Though the houses are in terraces, the developer took care to design the homes in 'pairs' to look consistent. As a result houses adjacent to each other look in keeping.

As our garage door is designed as a pair with number 7, we are adjacent to the proposed new windows. So our property will stand out markedly as a point of inconsistency and we will be particularly affected by the proposal.

2. The proposed single story extension, which is 3.6m long and 3.0 high, with a solid brick wall each side right up close to the boundary.

Our objection is that the proposed extension will dominate and be overbearing.

That is because it is directly on our boundary and just 0.6 meters from our window (of the only habitable room on our ground floor). And it will loom; protruding at least 1 meter above the current garden fence.

This will be overbearing and have an adverse impact, overshadowing the rear of our property for the entire morning. As such it will significantly alter the natural daylight in our kitchen/dining room, which is the only habitable room on our ground floor. It will also completely block our view to the left.

We are extremely concerned that it will damage the quality of the accommodation in our home.

The wall will also loom over our garden, putting our patio area into shadow. From our garden the proposed extension will look hugely out of proportion with the original design of the terraced row.

It could set a precedent for similar development along the row. This could leave some residents having a 'recess' between two solid walls, with light blocked from both sides. This would be akin to having a 'courtyard' rather than the garden patio area designed by the developer.

If the proposed wall were the same height as the current fence with a conventional sloping roof or a glass roof, we would not object so strongly, as it would be more in keeping with other conservatory style extensions in the Close.

Apart from our own objections, we believe that the Deeds of Transfer documents passed from the developer to residents in St Michaels Close prohibit developments like the one proposed.

Having looked at the planning guidelines, it appears that the proposed build contravenes the 45-degree rule.

Also we have been advised that the consent of St Michaels (Cheltenham) Management Company Ltd must be sought before any such work, in which all residents are shareholders.

Comments: 11th September 2014

We understand that residents may like to extend their homes but we object to the rear extension due to its height. As well as obscuring our view and the light, it is overbearing and will affect the quality of accommodation in our kitchen/dining room which is the only habitable room on our ground floor. We object in the strongest terms about its height. We object to the garage extension because our garage is designed as a pair with number 7 and changing the door to a window will

affect the symmetry of the original architectural design - not only for us, but for all the residents in the close. We believe that all residents should be consulted on this.

We moved to St Michaels Close because we felt it was a smart and well-managed development. We feel that if the garage extension goes ahead there could be a 'free for all' for residents to change the original ambiance of the close.

Comments: 17th September 2014

We live at No 8 St Michaels Close and adjoin No 7 St Michaels Close. We understand that residents may like to extend their homes but we object to the rear extension due to its height - though some concession has been made, it is still far too high. As well as completely obscuring our view and impacting on our light, the extension is overbearing and will have an unacceptable affect on the quality of accommodation in our kitchen/dining room - which is the only habitable room on our ground floor. We object in the strongest terms as it will change our quality of life considerably.

We object to the garage extension because our garage is designed as a pair with number 7 and changing the door to a window will affect the symmetry of the original architectural design - not only for us, but for all the residents in the close. We believe that all residents should be consulted on this.

We moved to St Michaels Close because we felt it was a smart and well-managed development. We feel that if the garage extension goes ahead there could be a 'free for all' for residents to change the original ambiance of the close.

6 St Michaels Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DW

Comments: 31st July 2014

I live at no. 6 St Michaels Close and I am the neighbour of No. 7 St Michaels Close. I have spoken to our neighbour at no. 7 about our objection to the proposed extension to the rear of the house.

Permitted development rights for the site have been removed for the erection of extensions, walls, fences, and structures of any kind to the front or rear of the properties in St Michaels Close and any change of use of the garages. Also a restricted covenant exists. Both of these conditions have been put in place to protect the site from unreasonable development and safeguard the amenities of the neighbours and surrounding area (see transfer of deeds GR 291134 2006 and 2010).

The proposed single story extension is 3.6m long x 3.0m high and nearly 5m wide (boundary to boundary) with a flat roof with additional lantern light. An extension this large, despite what the developer says, represents a large proportion of the total garden length. We are concerned about the 3.0m high by 3.6m long wall that will be built along our boundary adjoining our house immediately outside our back patio doors. Also please note that the patio doors are set back a further 1.2m from No.7's back wall making the distance from the patio doors to the end of the extension 4.8m. We consider this to be an unreasonable development and believe it will have a significant adverse impact on us as immediate neighbours. The position, design and scale of the extension will have a dominating presence on our garden and that of the kitchen/dining room.

The extension wall running along our boundary will become the prominent view from our kitchen/dining room through the main patio door windows into the garden and significantly reduce the amount of sunlight, daylight and view to this main living room.

Its size, design and proximity to our boundary will be very dominant over our garden and we do not believe it is respectful to the character and appearance of our property. It will significantly impact on our amenities.

I also believe it also does not comply with the design principals of the 45 degree rule, subservience to the original building in height and width and in my opinion will not blend in to the original character of the house in terms of roof design.

Planning permission for two conservatories have been approved at properties in St Michaels close, no. 10 and no.18, with one current application at no. 14.

The conservatory at No. 10 (06/01131/FUL) is of an Edwardian uPVC design with 1.7m base wall (i.e. the height of the fence) and above which is a 400mm glass panel to the eaves the full length of the conservatory. The width is 2.1m.

At No.18 (08/00009/FUL) again the conservatory design is of an Edwardian uPVC style again 1.65m high base wall (i.e. the height of the fence) with glass panels up to the eaves at 2.1m high. The width is 4m wide with a space of 500mm on each side to the boundary. An extension such as this would be entirely acceptable to us.

Prior to this application, planning permission in St Michaels Close has only been submitted or approved for conservatories which complements and respects the size and character of the neighbouring development.

We would request that a visit is arranged for you to come along and see the effect the proposed extension will have on us.

In conclusion I object to the proposed single story extension and oppose the planning application.

Comments: 11th September 2014

The changes proposed in the revised plans do not satisfy the concerns expressed in our original objections of the 31st July.

The room that this extension effects is the kitchen/dining room, the main and only living room on the ground floor where we spend most of our time.

The 2.8m high by 3.6m long wall of the extension outside our kitchen/dining room (4.8m long if you include the 1.2m the patio doors are set back), will result in a significant loss of daylight.

The size, design and proximity of the extension to our boundary (it actually sits on the boundary and is only 35cm away from our patio doors) will be very dominant over our garden. It is not respectful to the character and appearance of our property and will significantly impact on our amenities.

The length of the extension exceeds the 45 degree rule

The present view from the main window in our kitchen/dining room, of the sky and green trees, will be completely blocked out by the excessive length and height of the extension wall, significantly impacting on our quality of life.

Once planning permission is given for an extension such as this, a precedent will be set and neighbours could find themselves surrounded by large brick walls significantly reducing their sunlight and daylight turning their patio areas into shaded courtyards.

The pleasant living conditions that we presently enjoy and was a strong reason why we purchased the house just over 3 years ago will be spoiled.

We object to the change of use of the garage into a study resulting the loss of a parking space in an already very congested area and the effect it will have on the external appearance in terms of the balanced design of the development as a whole.

The original planning conditions insisted upon by the council of the builders regarding the proximity of the houses to neighbouring properties at the bottom of the gardens have been completely ignored.

We therefore raise a strong objection to this proposed extension.

If the application should go to Committee, we would welcome a visit by the Councillors to see for themselves.

2 Moorend Glade
Cheltenham
Gloucestershire
GL53 9AT

Comments: 7th September 2014

This property at 7 St Michaels Close was, by design, to have a minimum boundary distance approx. 16m from my property in Moorend Glade. The proposal here will mean that this is no longer the case with a 3.6m extension built. I thereby object to the proposal.

4 Downham Court
Dursley
Gloucestershire
GL11 5GC

Comments: 24th July 2014

I am a Director of St Michaels (Cheltenham) Management Company, representing the owners in St Michaels Close, Charlton Kings.

The above planning application proposes conversion of the integral garage to living accommodation, and deletion of the garage door.

This is prohibited by the TP1 and its restrictive covenants. Moreover, it will damage the consistency of appearance of the Close. There is serious parking congestion in the Close and deletion of a garage can only exacerbate the problem, leading to bad feeling between neighbours, road congestion and problems of access by public-service vehicles.

I therefore raise an objection to the proposed change.

Comments: 1st August 2014

Further to my earlier comment concerning the garage, I also object to the extension at the back of the property, for the following reasons:

- there are restrictive covenants in the applicant's TP1 that preclude such modifications;
- the consent of St Michaels (Cheltenham) Management Company Ltd must be sought before any such work;

- the extension is of solid material (unlike the small conservatories on other plots), looms over adjacent plots and is of a size that is out of proportion to the small garden.

I write as Director of the Management Company and owner of No 10 St Michaels Close.

Comments: 11th September 2014

In the light of comments objecting to the amended design, notably the continuing problem with visual/light encroachment on both sides and to the neighbouring property in Moorend Glade, I have to support these objections. Approval of the proposal will set a precedent for untrammelled development, as well as ignoring the whole basis on which the development was authorised initially by the planning authority in 2005. The consistency and harmony of appearance will be upset. Constraints on building works, set by the planners in the original development vision, are enshrined in TP1 documents to which the Management Company refer, and to change the planning basis is to undermine the spirit of this document, which is to preserve a pleasant living environment for the majority. I am the owner of No. 10 St Michaels Close.



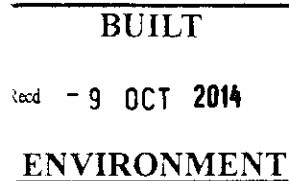
11 St Michaels Close

Charlton Kings

Cheltenham

Glos GL 53 9DW

7 October 2014



To whom it may concern

We own and live at number 11 St Michaels Close but first rented number 8 from the previous owner. We have 2 children aged 9 and 4 and have lived in the Close for 3 1/2 years.

We have read the objections to the application at number 7 and wish to make the following comments:

Our property and number 6 are identical in design. We also benefit from a detached garage but have no off road parking.

When we moved to number 11 the conservatory at number 10 had been built. It is an Edwardian style white frame and glass conservatory. It is built 12 cms from our boundary. Since our occupation number 12 has been extended at the back. This conservatory is brick based. There is brick and glass to the rear and right side of the property but the wall which runs down our boundary has no windows and is brick from floor to ceiling. The wall lies 40cms from our boundary and 128 cm from our kitchen window and measures 1metre above the fence. There is a lantern style glass roof.

We believe we are well placed to provide objective comment on the application from number 7. We have lived at number 8, which offers the same accommodation as number 7, and now live at 11 which has the same living accommodation to number 6. We have seen no loss of light due to the extensions either side of our property. We all benefit from west facing gardens and the sun comes directly overhead from about midday until sunset. We do not consider the height of the extension at number 12 to be overbearing nor has it created any shadow on our patio area. In fact we believe we have been provided more privacy as a result.

In our opinion the design of the extension at number 12 is more attractive and more in keeping with the original fabric of the houses. The Edwardian conservatory is now of some age and is beginning to show signs of wear. It has discoloured and attracted mould. It also reflects light into our garden after dark when occupied.

In terms of view both extensions have marginally changed our immediate view to the side but we are lucky to be surrounded by large trees in all directions and we do not consider there has been any major impact to our enjoyment of our garden and living accommodation.

In relation to the proposed garage conversion we have no objection. The garages are barely large enough to accommodate a car and in consequence most residents use them for storage. The close can become congested at times but the removal of the garage at number 7 will have no impact on this problem as it benefits from 2 off road parking spaces and the owner has 1 car. This additional parking space has on occasions eased congestion for neighbours who have used it when guests have visited.

Whilst there is a design to the close we believe the proposed alterations from a garage door to formal living accommodation are far more pleasing on the eye. The brick and window design is sympathetic to the design at numbers 5 and 6 and our own property. We see change as inevitable at some time to accommodate resident's needs and have no objection provided it is sympathetic to the overall feel and design of the Close. We believe the proposals are respectful to neighbouring properties and the Close in general.

We would like to add that we have always felt there has been a real community and supportive spirit in the Close. We have always got on well with all residents. It would not be our preferred choice to involve ourselves but having read all objections, particularly those made more recently, we feel strongly that another view is portrayed. We consider for the reasons set out above that we can offer an objective opinion based on our knowledge and experience having lived both at numbers 8 and 11.

Should you require any further information please feel free to contact us.

Yours faithfully,

