

APPLICATION NO: 14/01612/OUT		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 16th September 2014		DATE OF EXPIRY : 11th November 2014	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Mr R. J. Ashton		
LOCATION:	Land off Harp Hill, Charlton Kings		
PROPOSAL:	Outline application for the erection of 1 dwelling		

REPRESENTATIONS

Number of contributors	3
Number of objections	1
Number of representations	2
Number of supporting	0

Rose Orchard
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 3rd October 2014

I note the very long and wordy planning and access statement, together with the supporting documents submitted with this application.

However the Applicant has failed to consider the following.

1. ANOB Policy CO2 states for no new building, except in very exceptional circumstances.
2. ANOB Policy CO3 states only replacement dwellings, subject to increase in size of 10% or 45M3.
3. Related cases 'Land off Harp hill' was the subject of an earlier refusal.
4. Related cases 'Land at Harp Hill' Rose Orchard was permitted only by the replacement policy existing at the time, subject to many conditions.
5. I now refer to application 03/01494/OUT Haytor Harp Hill This was refused by the Planning officer and his decision was subsequently backed up by a dismissed appeal from the inspector.

The carefully considered reasons for refusal, are most relevant to 14/01612/OUT. With particular respect to the location, the openness and sloping nature of the site and the close proximity of existing dwellings. Kindly refer to the various documents on 03/01494/OUT, rather than me quoting them verbatim.

In consideration of all the historical precedents related to above, the decision on this application must be refusal.

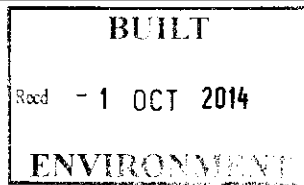
The Bredons
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 7th October 2014
Letter attached.

Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 7th October 2014
Letter attached.

[REDACTED]
The Bredons
Harp Hill
Charlton Kings
Cheltenham
GL52 6PR



M/s Tracey Crews
Head of Planning
Cheltenham Borough Council
P O Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Your Ref: 14/01612/OUT

1st October 2014

Dear M/s Crewes,

Proposal: Outline application for the erection of 1 dwelling at land off Harp Hill, Charlton Kings

Thank you for your letter dated 16th September regarding the above proposal.

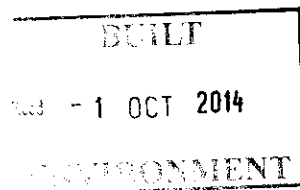
We have no objections as such to the proposed development of this land, however we would like to make the following observations which perhaps you could take into account: -

- The "specimen" design of the proposed dwelling incorporates reverse living accommodation with balconies at first floor level. We consider that such balconies would be unduly intrusive given the proximity to adjacent properties, particularly bearing in mind that individual houses on the Battledown Estate, of which this is part, normally occupy a minimum half acre plot.
- Together with my neighbour at one of the adjacent properties, Kings Welcome, we are in the process of putting together an Application for development of the adjoining 2 acre site with 4 luxury detached houses each on a half acre plot. If it is appropriate, or possible, could I ask you please to bear this in mind in your deliberations.

Yours sincerely

[REDACTED]

[REDACTED]
Kings welcome
Harp Hill
Charlton Kings
Cheltenham
GL52 6PR



M/s Tracey Crews
Head of Planning
Cheltenham Borough Council
P O Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Your Ref: 14/01612/OUT

1st October 2014

Dear M/s Crewes,

Proposal: Outline application for the erection of 1 dwelling at land off Harp Hill, Charlton Kings

Thank you for your letter dated 16th September regarding the above proposal.

I have no objections as such to the proposed development of this land, however I would like to make the following observations which perhaps you could take into account: -

- The "specimen" design of the proposed dwelling incorporates reverse living accommodation with balconies at first floor level. I consider that such balconies would be unduly intrusive given the proximity to adjacent properties, particularly bearing in mind that individual houses on the Battledown Estate, of which this is part, normally occupy a minimum half acre plot.
- Together with my neighbour at one of the adjacent properties, The Bredons, we are in the process of putting together an Application for development of the adjoining 2 acre site with 4 luxury detached houses each on a half acre plot. If it is appropriate, or possible, could I ask you please to bear this in mind in your deliberations.

Yours sincerely

[REDACTED]