

<b>APPLICATION NO:</b> 15/00185/FUL		<b>OFFICER:</b> Mr Ed Baker	
<b>DATE REGISTERED:</b> 3rd February 2015		<b>DATE OF EXPIRY :</b> 31st March 2015	
<b>WARD:</b> Charlton Park		<b>PARISH:</b> NONE	
<b>APPLICANT:</b>	Mrs Mary Bridgewater		
<b>LOCATION:</b>	2 Highland Road, Cheltenham		
<b>PROPOSAL:</b>	Erection of dwelling and single garage		

## REPRESENTATIONS

Number of contributors	<b>4</b>
Number of objections	<b>3</b>
Number of representations	<b>1</b>
Number of supporting	<b>0</b>

BrodieManning  
on behalf of 60 Sandy Lane  
Charlton Kings  
Cheltenham  
GL53 9DQ

**Comments:** 2nd March 2015  
Letter attached.

3 Highland Road  
Cheltenham  
Gloucestershire  
GL53 9LU

**Comments:** 25th February 2015  
Letter attached.

55 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DG

**Comments:** 23rd February 2015  
Letter attached.

Fairways  
62 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DQ

**Comments:** 3rd March 2015  
Letter attached.

**Our Ref: BM079**

Mr Ed Baker  
Development Management  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

2<sup>nd</sup> March 2015

**Planning Reference 15/00185/FUL for the Erection of a dwelling and single garage at 2 Highland Road, Cheltenham, Gloucestershire**

Dear Ed Baker

I write in respect of the above planning application on behalf of [REDACTED] of 60 Sandy Lane, Cheltenham. No. 60 Sandy Lane lies directly opposite the application site area.

[REDACTED] object to the development proposed for the following reasons:

- 1) The proposal involves the erection of a new dwelling that would be 'shoe-horned' between existing residential properties known as 62 Sandy Lane and 2 Highland Road. This results in a cramped form of development that would not reflect layout and development patterns or the spacious gaps between buildings evident in the immediate locality. The prominent location of the application site near the junction of Sandy Lane and Highland Road acts only to increase the importance of context.
- 2) The architectural design of the new dwelling is bland, uninteresting and holds very little architectural merit at best. This architectural approach would not respect or compliment the appearance of the locality and as such the proposal does not represent good quality design.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning proposals to be determined in accordance with Development Plan policies unless material considerations indicate otherwise. It is the considered view of this representation that the above proposal does not accord with relevant Development Plan Policy CP7; Supplementary Planning Document: Development on Garden Land and Infill Site in Cheltenham; nor paragraphs 17 and 56 of the National Planning Policy Framework (NPPF) and



therefore should not be supported. The current proposal should be considered in light of paragraph 64 of the NPPF that states “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

It should be noted that both the Cheltenham Borough Local Plan and Supplementary Planning Document (SPD): Development on Garden Land and Infill Site in Cheltenham are considered dated in terms of decision-making and both documents refer to cancelled national planning policy that has since been replaced by the NPPF. Notwithstanding this, both documents are consistent with the aims of the NPPF on matters relating to architectural and urban design and on this basis can be accorded weight in the decision-making process.

#### Cheltenham Borough Local Plan Policy CP7

Cheltenham Borough Local Plan Policy (LLP) CP7 states, inter alia, 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.*

Both LPP CP7 and its supporting text refer to *Table 3: Principles of Urban Design* and *Table 4: Principles of Architectural Design* in securing the aims of LPP CP7 that supports development which reflects a high standard of architectural design and urban design principles.

#### Supplementary Planning Document

Detailed information relating to character and amenity is set out in the Cheltenham Borough’s Garden Land and Infill SPD along with how these types of development proposals will be assessed.

Of particular relevance to this proposal is the ‘Layout and development patterns’ section in Appendix 1. This section emphasises the need for new proposal to compliment and respect street layout “*through building lines, plot widths and the amount of built frontage (the ratio of built form to gap along the frontage)*” (page 33). Page 33 goes on to state that where a street layout (width and spacing of dwellings) is not respected “proposals which vary from this will not normally be acceptable”.

#### National Planning Policy Framework

Paragraphs 17 and 56 of the NPPF require “good design” to underpin both plan-making and decision-taking. Paragraph 56 states that “*Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people*”.

For the above reasons, Officers and Members are requested to refuse this current proposal as it does not concur with relevant Development Plan policy or material considerations set out in the NPPF. Whilst the need for new homes in sustainable locations is acknowledged, this need would not out-weigh the harm, in terms of architectural and urban design, this proposal represents. Furthermore, this development cannot be made acceptable through the use of conditions.

Yours sincerely,



Wendy Hopkins MRTPI

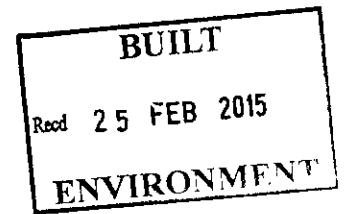
cc. Mr & Mrs McKinlay, Councillor Paul Baker & Councillor Duncan Smith

3 Highland Rd

Charlton Kings

Cheltenham

Glos GL53 9LU



Dear Mr Ed Baker, Planning Officer,

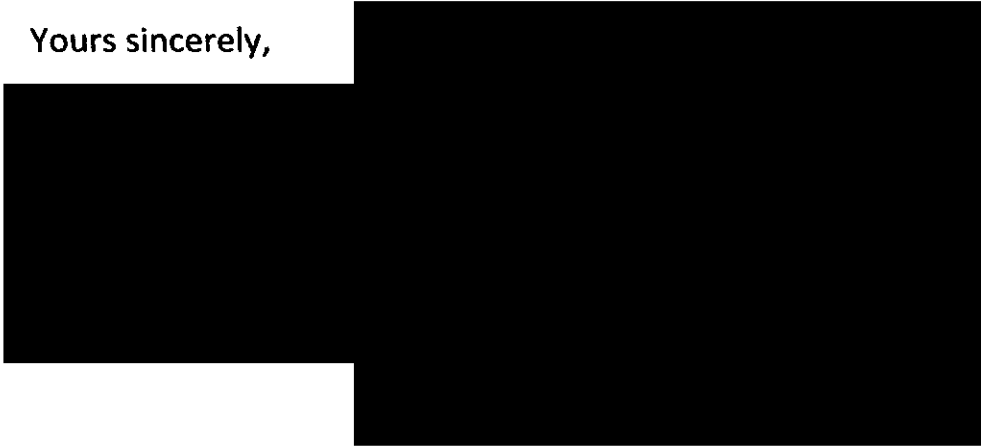
Ref - Proposal to build a dwelling and single garage at 2 Highland Rd  
Cheltenham Application Reference 15/00185/FUL

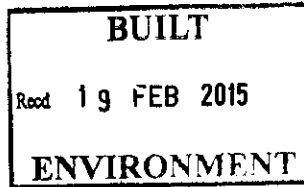
I object to the above proposal for the following reasons:

- 1) An extra driveway constructed so close to the corner with Sandy Lane is a potential traffic hazard as the corner and road is used to cut through the estate to and from Leckhampton area
- 2) Two houses squeezed into an existing plot will look cramped and is contrary to plan of the estate, being out of keeping with the other properties in Highland Rd and Sandy Lane that enjoy spacious plots with the privacy that this affords.
- 3) The land of this proposed extra house and garage is at a much higher level than the adjacent property that borders Sandy Lane. This and the plan to build the house sideways on to the road with bedrooms overlooking the adjacent property is likely to result in gross invasion of privacy, as it will be overlooked, from a much higher ground level.
- 4) The proposed dwelling is likely to reduce the light to the adjacent property, on the corner of sandy lane, cited in 3 above. There would be a considerable loss of rural amenity.
- 5) The proposed application has not taken into consideration the impact on the surrounding properties, and the reduction in monetary value likely to occur. If there was an application from each dwelling to

double the house numbers on each plot, the nature of the road would change entirely. Charlton Kings is designated a village, this ~~fact~~ should be remembered.

Yours sincerely,





55 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire.  
GL53 9DG

17<sup>th</sup> February 2015

Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

For the attention of Tracey Crews, Head of Planning

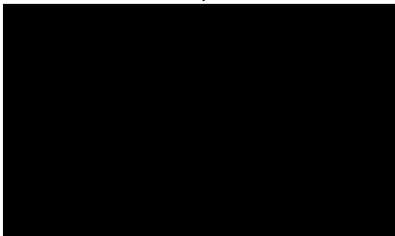
Dear Sirs,

**Proposal: Erection of dwelling and single garage at 2 Highland Road, Cheltenham**

With reference to the above application, I would like to draw your attention to the fact that 2 Highland Road already has a shared drive and is quite near to the busy junction, where cars turn into Highland Road from Sandy Lane far too quickly. It often proves difficult getting out and if this application is successful it will mean even more vehicles.

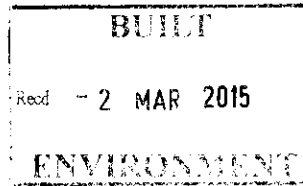
I would therefore ask you to look at this application very closely.

Yours faithfully,





Fairways  
62 Sandy Lane  
Cheltenham  
GL53 9DQ



1 March 2015

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

Dear Sir/Madam

**Ref 15/00185/FUL (2 Highland Road)  
Proposed New Dwelling and Single Garage**

We do have concerns and objections to the proposals.

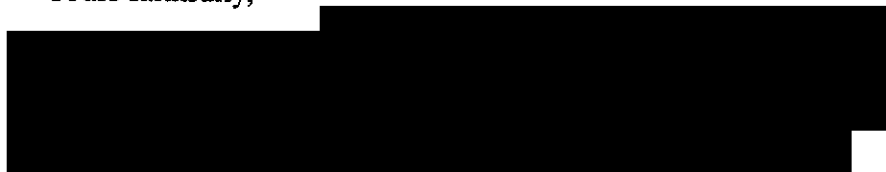
1. Our bungalow was built in No 2's original garden some 33 years ago and is a corner plot. Its position was taken in planning approval for very good reasons. Its design maximised on daylight and sunlight.
2. The proposed dwelling being 2-storey is to replace the existing kitchen and double garage. This would dominate and take away the sunlight and daylight which we have enjoyed for nearly 19 years.
3. Due to the narrowness of the two plots, the design does not give opportunity for gaps between the buildings which is characteristic to the immediate locality. The proposed new dwelling will not have a garage as there is no space for it. It is out of context with the spacious surroundings of other properties in the area.
4. Our bungalow and patio sit lower than the garden at No 2 and the proposed 2-storey building would not only encroach and overshadow our garden but impact on the enjoyment of our garden due to its scale. (Photo attached)
5. National Policy requires development to be of good quality and appearance. This dwelling certainly does not meet that requirement.
6. Due to its close proximity, the parking area indicated on the plans would cause disturbance to privacy to the property especially due to the difference in land levels. Source of the noise would be elevated in relation to our amenity space which sits approximately 1metre+ below the property adjacent to the development.
7. None of the properties in Highland Road have garages in their rear garden, they are all to the side or front of their properties. They have flat roofs and the height is low therefore the proposed design does not complement and respect the character of the locality.



8. Increase in vehicular activity which results from the introduction of a new dwelling will impact on this busy corner junction, especially at peak times. Vehicles tend to cut the corner whilst travelling at speed.

If there are any queries, please do not hesitate to contact us.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Enc Photo

cc Councillor P Baker  
Councillor D Smith

