

APPLICATION NO: 15/00222/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 6th February 2015		DATE OF EXPIRY : 3rd April 2015	
WARD: St Marks		PARISH:	
APPLICANT:	Mr T R Williams		
LOCATION:	The Acorns, Gloucester Road, Cheltenham		
PROPOSAL:	Two storey side extension and front entrance porch		

REPRESENTATIONS

Number of contributors	7
Number of objections	4
Number of representations	3
Number of supporting	0

Oakridge
Gloucester Road
Cheltenham
Gloucestershire
GL51 7TA

Comments: 3rd July 2015
Letter attached.

78 Milton Road
Cheltenham
Gloucestershire
GL51 7ES

Comments: 26th February 2015
Re the above we object to this extension. Our reasons are

1. Our privacy will be compromised due to the design of the building and the large amount of glass in the design, at the rear, overlooking our property.
2. The design is not in keeping with the concept of a bungalow and by definition is changing the bungalow to a house. The proposed extension is too big.
3. The design is not in keeping with other bungalows in the locality and could set a precedent for further extensions in the small locality and thus change the aesthetics of the area.
4. The design is too big and too modern and will be intrusive as a result of this. Our eye will be constantly drawn to it as a result of its intrusiveness.

We ask that our objections are taken into account and that we wish to have these objections considered in decision making.

Comments: 24th June 2015
Thank you for your letter outlining revised plans for The Acorns.
While some amendment has been made to the design we still object on the grounds it could set a precedent by turning a bungalow into a house and therefore be out of keeping with the surrounding area in this locality.

Erthbarton
Milton Avenue
Cheltenham
Gloucestershire
GL51 7EX

Comments: 2nd March 2015

Letter attached.

10A Oldfield Crescent
Cheltenham
Gloucestershire
GL51 7BA

Comments: 2nd March 2015

We wish to object to the proposed 2 story extension to The Acorns.

The extension will overlook both our garden and the rear of our house. The proposed upper floor, east facing window, will look directly into our bedroom window (at 90 degrees). Due to the height of the proposed extension there will also be line of sight into the downstairs living area of our house. In addition the main 'sitting' area of our garden, which is currently secluded, would be completely overlooked. The extension as proposed is significantly above the present roof line of the existing bungalow and the existing ground levels exasperates this intrusion.

We also feel that the extension is out of character with the existing development, which consists of bungalows. The visual impact will be very significant as this is a substantial change to the current style and a major change to the size of the building. This might also promote further development work along this secluded cul-de-sac that will damage the appearance and tranquillity of this area.

Morelands
Gloucester Road
Cheltenham
Gloucestershire
GL51 7TA

Comments: 2nd March 2015

Letter attached.

Comments: 18th June 2015

We strongly object to the proposed 2 storey extension on The Acorns.

Our objections are the same as last time, I cannot see that the revised plans have taken into consideration our previous comments. We feel the changes are minimal.

Firstly the whole drive only has bungalows on it, the height of a two story extension due to ground levels up the drive even bringing the roof in line with ours still makes this a significantly taller building which will impose on our view from our back garden. Also the front will protrude further than the front of our bungalow which will impact our light and view. I invite you to come along to my home and look at the impact that this will have.

The windows on the back will overlook our garden and look directly into our lounge windows, which can clearly be seen on the photographs the applicant submitted, this will give us a

significant loss of privacy. It also overlooks a patio area in our garden. The extension changes the whole dynamics of the current buildings on this site.

I feel the only way for a fair decisions to be made is for the planning officers to visit the site because of the varying ground levels.

Owletts
Gloucester Road
Cheltenham
Gloucestershire
GL51 7TA

Comments: 2nd March 2015
Letter attached.

Comments: 23rd June 2015
Letter attached.

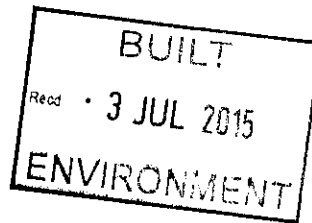
Three Winds
Gloucester Road
Cheltenham
Gloucestershire
GL51 7TA

Comments: 2nd March 2015
Letter attached.

Comments: 18th June 2015
I object to the proposed extension on The Acorns.

The drive is unsuitable for an increased amount of traffic. Delivery vehicles etc. as the drive has a very tight bend outside my front door, which large vehicles cannot get round! Also the drive only has bungalows and a two story building will be out of character for this location.

Tracey Crews
Head of Planning
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
The Promenade
Cheltenham GL50 1PP



01/07/2015

Dear Ms Crews,

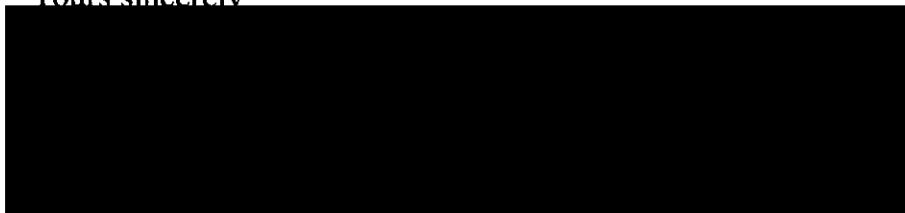
Re Planning Application for Acorns, Gloucester Rd, Cheltenham
Ref: 15/0022/FULL

We have reviewed the planning applications, both initial and revised at the Municipal Offices and confirm that we are entirely satisfied with the revised application.

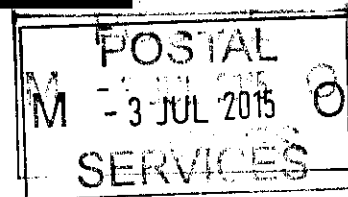
Our home is located at the top end of an unadopted lane, next door to the subject property Acorns. We believe that the proposed development does not impact adversely on any neighbouring properties whatsoever in regard to appearance or privacy. You will be aware that a precedent was set, just a few years ago, when permission was granted to an adjoining property to Acorns, namely Morlands, for the conversion of an existing bungalow into a two storey dwelling.

Finally we must point out that none of the six properties abutting this unadopted lane has sole rights of access or ownership of the lane. Each property has legal rights of access to their dwelling and each occupier is responsible for the upkeep of the lane on the part of the lane adjacent to their property.

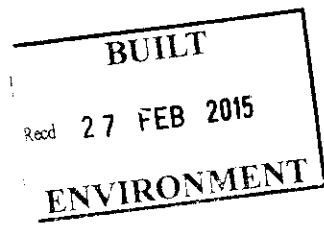
Yours sincerely



Oakridge
Gloucester Road
Cheltenham GL51 7TA



TRACEY CREWS
HEAD OF PLANNING
CHELTENHAM BOROUGH COUNCIL



[REDACTED]
ERTHBARTON'
2 MILTON AVE
ST MARKS
CHELTENHAM
GLOS

26-02-15 GLOS 517EX

DEAR Ms CREWS

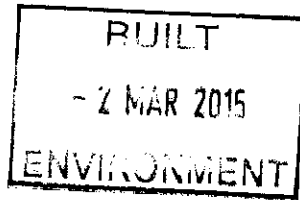
RE: PLANNING APPLICATION 15/00222/FUL

WE ARE WRITING IN REPLY TO YOUR LETTER REGARDING THE PLANNED TWO-STORY EXTENSION TO THE 'ACORNS'. THIS WILL LOSE ALL PRIVACY WE HAVE HAD OVER THE LAST 40 YRS.

THE DESIGN IS NOT IN KEEPING WITH THE BUNGALOW & EXISTING BUILDINGS. THE END THAT WILL FACE US BEING ALL GLASS RESEMBLES A CHURCH END (DESIGN) IN VIEW OF THE ABOVE WE ARE NOT HAPPY WITH THIS PLAN. AND OPPOSE IT

YOURS SINCERELY

[REDACTED]
P.S. THEY HAVE CUT DOWN A LARGE HEDGE THAT WAS THE OLD BOUNDARY OFF CHELTENHAM HEDGE WAS HIGH ENOUGH TO SHIELD US FROM SEEING THE BUNGALOW & GARDEN



Morelands
Gloucester Road
Cheltenham
GL51 7TA

Ref.15/00222/FUL

25th February 2015

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

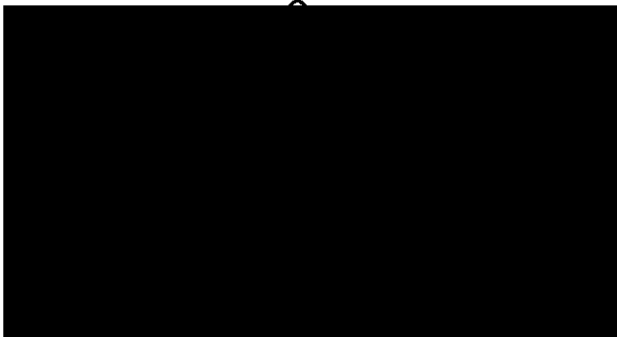
Dear Ms Crews

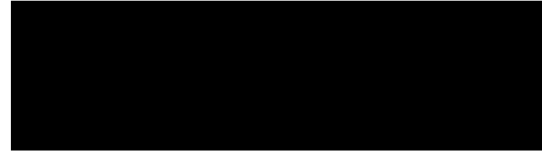
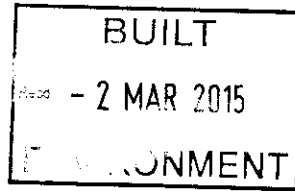
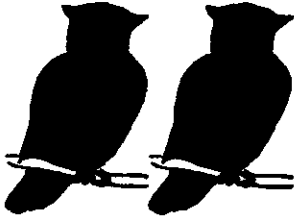
Re: Planning Application - The Acorns, Gloucester Road, Cheltenham

We would like to contest the above application on the following grounds:-

1. The second storey windows of the proposed extension would look into our lounge and overlook our garden. Therefore, I would have to keep the curtains drawn. This situation is made worse by the slope of the hill, and the extra large windows would make our property less private, both inside our lounge and the back garden.
2. The end of our house next to the extension is particularly cold and damp already because of our position on the hill, therefore, less light on the outside wall would make this problem worse. The shadowing caused by the two-storey extension would exacerbate the current issues with cold and damp.
3. We feel the proposed extension is too close to our home - only 1 metre away. All the properties on the drive are evenly spaced bungalows. This scheme would make our detached property look like a terraced house from the front in view of its proximity. It would not be in keeping with the character of the existing buildings. In fact, the character of the existing drive would be significantly changed, to the detriment of the current pleasant drive setting.

Yours sincerely





Owletts
Gloucester Road
CHELTENHAM
Glos
GL51 7TA

Ref. 15/00222/FUL

26th February 2015

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

Dear Ms Crews

Re: Planning Application – The Acorns, Gloucester Road, Cheltenham

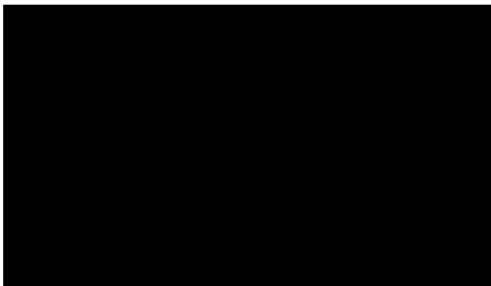
Your letter of 11th February has been brought to my attention. I enclose a map of the drive leading to the bungalow in question, from which you will see that there is a bend between my property and Three Winds.

On that bend is my garage and a low wall which prevents vehicles cutting the corner and knocking it down.

My concern is that this drive is unsuitable for large delivery lorries as, in general, they find it impossible to negotiate this bend (the wall has repeatedly been damaged).

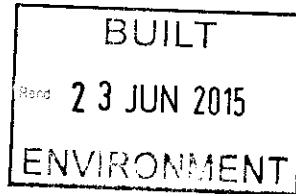
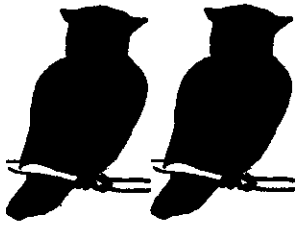
If planning permission were granted I would need to be indemnified against damage to my property.

Yours sincerely





Map legend



Owletts
Gloucester Road
CHELTENHAM
Glos
GL51 7TA

Ref. 15/00222/FUL

21st June 2015

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

Dear Ms Crews

Re: Planning Application – The Acorns, Gloucester Road, Cheltenham

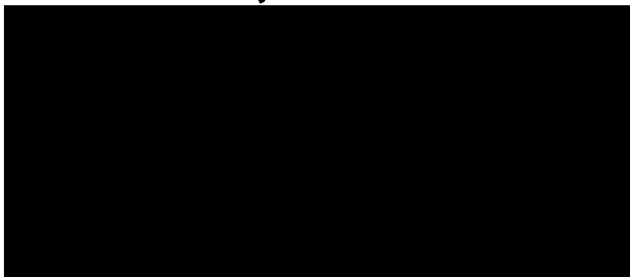
I received your letter on my return from holiday on 20th June. While I am not directly affected by the extension itself, I am in the invidious position of owning the drive but receiving no contribution towards maintenance and upkeep. The surface has already suffered from delivery lorries with materials for extensive work carried out at Acorns and Oakridge.

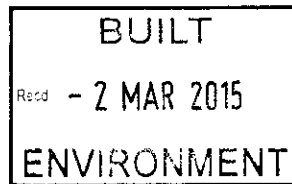
Most lorries cannot negotiate the bend between my bungalow and Three Winds, in fact, a large van found it impossible to deliver a sectional SHED to Acorns!

During a conversation with my neighbour at Morelands it transpired that she had been told "it's almost certain that the plan will go through". I don't understand how that can be as a decision could not be made until a meeting had been held after 25th June 2015.

In view of the above, if planning were granted, I would need an assurance, in writing, that any damage whatsoever to my property would be made good.

Yours sincerely





Three Winds
Gloucester Road
Cheltenham
Glos
GL51 7TA

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

26th February 2015

Dear Ms Crews

Ref: 15/00222/FUL - Planning Application - The Acorns

I am writing to express my concern regarding the proposed extension to The Acorns.

The drive was never designed to cope with very much traffic and I feel that any escalation in volume would be detrimental, both to residents' safety and to the state of the surface.

Yours sincerely

