

APPLICATION NO: 15/00699/FUL		OFFICER: Mrs Victoria Harris
DATE REGISTERED: 23rd April 2015		DATE OF EXPIRY : 18th June 2015
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Mr Chris Foulkes	
LOCATION:	15 Brookway Drive, Charlton Kings, Cheltenham	
PROPOSAL:	Single and two storey extensions to side and rear of existing dwelling	

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

61 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8EX

Comments: 14th May 2015

We have looked at the proposed application for the extension and alterations of 15 Brookway Drive, Cheltenham GL53 8AJ and we **STRONGLY OBJECT**.

The magnitude of the proposed extension would not only be unsightly and affect light levels, but will be an invasion of privacy into our property, especially the juliette balcony on the second storey.

16 Brookway Drive
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AJ

Comments: 28th April 2015

As the owner of the adjoining semi-detached property (16 Brookway Drive) I would like to object to the above proposal for a single and two-storey extension to 15 Brookway Drive on the following grounds:

My property is located to the northerly-side of 15 Brookway Drive and the rear faces west. This means that for six months of the year daylight entering the rear of my property and garden would be obstructed by the building of a two-storey extension to the rear of 15 Brookway Drive.

There would significant loss of light to my dining room as the window is the primary source of light to that room.

There would significant loss of light to my master bedroom as the window is the primary source of light to that room.

The plans that have been submitted show an external wall for the proposed extension being built on my property.

My sole patio to the rear of my property would be rendered damp and unusable as it would be overshadowed by the extension

The conservatory that the extension will be replacing is significantly smaller than the proposed extension and is of all-glass construction.

Annex A of Planning Policy Statement 7 (Addendum) A35 states: 'Significant problems of sunlight or daylight loss are most likely to occur in terraced or semi-detached housing situations and it is here that most care needs to be taken. An extension should be kept as far as possible from neighbouring windows and boundaries to minimise impact.' - The proposed extension is just 50cm from my dining room window.

Annex A of Planning Policy Statement 7 (Addendum) A36 states: 'To help assess the loss of light as a result of a proposed development to the front or rear of a residential property, the 60 degree and 45 degree lines, as shown in Figure 1 for single storey and two storey extensions respectively, will be employed. These lines will be taken from the centre of the closest neighbouring window'. The proposed extension exceeds a 60 degree line from the mid-point of my dining room window.

Annex A of Planning Policy Statement 7 (Addendum) A37 considers relevant factors such as: 'The existing form and type of extension prevalent in the area. For example, where the majority of dwellings in a terrace have already been extended in a similar way to the application proposal this matter will be balanced against any adverse impact on neighbouring properties.' It should be noted that with the exception of one house on Brookway Drive, no other property has been extended with a two-storey extension to the rear. Furthermore, the only property that has (No. 14) is south-facing, so this extension has no effect on their neighbour.

I voiced my concerns to Mr Foulkes during an informal chat on my property. He seemed to agree that the extension would have a markedly adverse impact on my property and assured me that he would consult the architect to modify the plans. This never happened. As Mr Foulkes and his family purchased their property a year ago, but have never lived in it, I feel that they have not fully understood the impact that such a large extension would have on me.

I do hope you will take the above points into consideration when making your decision. I have absolutely no objection to a single storey rear extension and a double storey side extension, as featured by many other properties on Brookway Drive and do not feel that my objection to the proposed plan is unreasonable.

Comments: 6th June 2015

I have had a chance to review the revised plans submitted by 15 Brookway Drive for their proposed 2-storey extension and was absolutely stunned to see that they have kept an almost identical footprint (59.17m² revised versus 59.7m² initial), but in order to move the structure away from the southern boundary slightly, they have increased the distance it extends into the rear garden by over 30% in comparison with the initial plans.

The two-storey rear extension is now proposed to extend past the rear of their house by 5.25m instead of the previous 4m. Furthermore, they have kept the overall height to 6.9m which means the new proposed development will enclose us even more, and block out even more of our sunlight! Under the new proposed development they will have 27m² of solid wall on show to us (rather than 20m² in the initial proposal). This is an enormous, imposing wall for us to look out on to!

Whilst they have modified the design of the roof slightly (Hip versus open gable), it is negated by the fact that the rear extension would now protrude by an additional 30%. Their revised plans are even more overbearing.

It is apparent from these aggressive revised plans that Mr Foulkes has not listened to the comments of local residents and has not compromised on a single aspect of his development.

I hope that you agree that the revised plans do in no way address our concerns about the overbearing nature of the extension, light levels and privacy and will encourage Mr and Mrs Fawkes to re-think their plans.

Comments: 26th July 2015

I have had a chance to look at the latest revision to No. 15's plans and object on the grounds that the size of the proposed extension is too large (55.4m²) and not subservient to the original property that is at present, modest in size and well contained.

The 2-storey component of the extension remains particularly overbearing. The uniquely prominent position of my property, at the head of Brookway Drive means that there will be significant overshadowing and loss of light to my house, patio and garden due to the large, double storey, south-facing extension.

I have compared all three versions and whilst plan number 3 (the most recent) is marginally improved compared to plan number 2 (the 2-storey component protrudes slightly less), it still protrudes over 50cm MORE than in the original plan. The overbearing nature of the proposed development would mean that I would look out onto an enormous 23m² plain wall (compared to 20m² cited on the original proposed design).

I really hope that you take on board our comments when making your decision. The proposed development will significantly affect the enjoyment we get from our patio and garden, and set a dangerous precedent for future large-scale developments in our neighborhood.

14 Brookway Drive
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AJ

Comments: 13th May 2015

We object to the planning application made on a number of grounds.

Substantial adverse effect on the character, appearance and setting of the properties on Brookway Drive

The National Planning Policy Framework (NPPF), at paragraph 58, places explicit emphasis on retaining local character and history, and applications should reflect the identity of local surroundings.

Immediately, the proposed development appears incongruous in nature and will be very damaging to the character, appearance and setting of both the adjacent properties by virtue of its design. Therefore it is substantially out of character for the road with a first floor overhang that is incongruous.

To further support this view, paragraph 64 of the NPPF states that planning 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. In doing this, the scheme must reflect the form of development that is already in existence within the area and relate to it.

In terms of the proposal relating to the wider area the current proposal has no regard to the building line, skyline, set-back or window lines currently present. The patterns of building is markedly different and contrasts significantly with the neighbouring properties. A softening of development proposed along the western boundary against the public footpath would mitigate greatly the issues of unrelated character and the adverse effect on the appearance of the wider area.

Substantial overlooking/privacy issues

The effects of poor character and appearance in the design and layout of the proposed development is further compounded by having a significant adverse effect on the living conditions currently enjoyed at 16 Brookway Drive in particular and on our property to a lesser extent.

One of the Core Principles of the NPPF makes it clear that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. That is, in our view, the negative effect the current design and proposal will have on the living conditions currently enjoyed by 16 Brookway Drive, with particular reference to impact on privacy, overbearing dominance and outlook.

We feel that the property at 16 Brookway Drive will be severely overlooked by this proposal, which will cause substantial privacy issues, especially as the design is oriented in such a way that the rear windows of the new extended property will be looking directly onto their garden. We do not believe the proposed separation distance is adequate and our perception is that neither we nor the neighbour at 16 will be comfortable using our own private amenity space in the event that the proposal abuts both boundaries. It will provide a sense of enclosure and give rise to a claustrophobic effect that is a departure to the outlook that is currently enjoyed. This creates a significant and oppressive impact, more so at number 16.

Our concerns regarding privacy are particularly heightened due to the fact both the properties are family homes.

Daylight and Sunlight

We are very concerned regarding the effect the proposal will have on the daylight and sunlight currently enjoyed by number 16, and are concerned that the current proposed design and configuration may be in conflict with the Building Research Establishment (BRE) Site layout planning for daylight and sunlight a guide to good practice.

The resultant change, we feel, will impact on the enjoyment of the garden to the degree it will appear darker, gloomy and less pleasant, which will be below the standard that could be reasonably expected for the enjoyment of outside amenity space.

Parking

While we appreciate that there are no policies in place currently that govern parking standards in the event that there is no loss of parking. However, the rule of thumb in masterplanning (on strategic development) is for every 2 bedrooms (or three people) there ought to be 1.5 spaces available. Therefore for a 4 bedroom house there ought to be two to three spaces. The car parking in the bell of this cul de sac can easily become restricted and the current occupants often park two cars in line out into the road, restricting the turning circle and making exit from our own drive (which can by contrast accommodate three vehicles) extremely difficult. This development will make this occurrence much more likely and the blocking of the highway will cause friction between us and our neighbours.

We feel that parking space off road for at least two cars should be provided.

Crime Prevention

Finally, the footpath between our property and the proposed development site currently benefits from open and natural surveillance. The design proposed includes a tightening of the space between the existing boundary and the current built form. This could provide unwarranted narrowing of the footpath, fostering a sense of enclosure and overbearing dominance. The Public footpath is well used and the sense of security through openness and a channel of daylight during daytime hours is essential for the perception of the safe use of this alleyway. In the evening light can enter the footpath from a street light but the proposed development will cut that right down making the footpath a dark and intimidating space and increase the opportunity for criminals to feel unobserved in scaling fences into the gardens either side of it.

Carrying on the principles of 'Secured by Design', which no longer exists, The Planning Urban Design and Management For Crime Prevention Handbook produced by the EU considers this type of proposal to encourage the loss of safe public rights of way and goes against good planning principles. Making places safe and accessible for all people is a core principle within the NPPF. Visibility is critical in achieving this and natural surveillance in well-lit areas avoiding physical barriers or a sense of overbearing development is how this is achieved. The development, as proposed, will cause overshadowing, an overbearing dominating second floor and will as a consequence cause a loss of attractiveness for users of this public footpath. This should not be encouraged in our view.

Comments: 10th June 2015

We have reviewed the re-submitted plans and the comments made by the applicant's architect in their letter accompanying them.

We appreciate the movement of the extension away from the footpath and the reduction in the overbearing effect that had on that public right of way.

However we note that the overall footprint of the extension has not reduced significantly with the floor space merely being pushed backwards with the extension becoming deeper.

The architect's accompanying letter included a plan seeking to reassure the Council, consultees and neighbours as to the effect on the light to the adjoining property number 16. Hopefully the Council officers and consultees will have noted that the plan is not actually the revised plan at all but shows the shading from the previous now withdrawn layout. The fact that the building is now deeper will have a greater shading effect on no 16. This mistake is extremely regrettable and the error may have meant that those who might have objected have not now done so. We contend that the correct plan should be drawn up and circulated before a decision on the application is made.

Intuitively however there is no doubt in our minds that the deeper extension will have a greater effect on no 16 than the previous application.

Number 16 occupies the smallest plot in this part of the road. The orientation of the house means that it is always going to be significantly effected by an extension of no 15 and that extension needs to be particularly sensitive to this situation. The re-submitted plans show less sensitivity to no 16 than the original ones and are simply an attempt to retain the enlarged floor space in a different layout.

We urge the planning authority to refuse the application as a result of its effect on the neighbouring property.

Finally, the question of parking is not addressed. This point was made in our original objection to which we refer you. More than one off street parking space should be provided.

Comments: 17th July 2015

The reduction in scale is appreciated. Our only remaining objection relates to the need to provide more than one of street parking space to prevent the dangerous congestion that occurs with cars backed out into the cu de sac when they are unable to park within the curtilage as per my original objection.

Evans Jones
Royal Mews
St Georges Road
Cheltenham
Glos

Comments: 10th June 2015

Letter attached.

Brookway House
Brookway Drive
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AJ

Comments: 6th May 2015

Letter attached.

Comments: 16th June 2015

Letter attached.

Comments: 27th July 2015

Letter attached.

16 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 14th May 2015

I write as POA for my mother, of 59 Cirencester Road GL538EX.

We object strongly to this application on the grounds of scale leading to loss of light and views to surrounding properties. There is also a concern for privacy. Further to this the proposal assumes no regard for the scale, grain and proportions of the properties in this quiet street. Please give careful thought to allowing such a vast extension.

Our Ref: PP5111

5 June 2015

Mrs Victoria Harris
Planning Officer
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 9SA

Dear Mrs Harris,

Town and Country Planning Act 1990
15/00699/FUL Single and two storey extensions to side and rear of existing dwelling at
15 Brookway Drive Charlton Kings Cheltenham GL53 8AJ

I am writing on behalf of my client who resides at number 16 Brookway Drive, Charlton Kings. I wish to raise the following objections regarding this application.

I have had regard to the Council's saved Local Plan policies and Supplementary Planning Document – Residential Alterations and Extensions Adopted February 2008.

I have had regard to section 7 of the National Planning Policy Framework (NPPF) which makes clear that good design is indivisible from good planning and a key part of sustainable development. Paragraph 64 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

Design

Brookway Drive is a pleasant residential area, characterised by semi-detached dwellings under hipped roofs. Some of the properties near to 15 Brookway Drive have side extensions, however these are well set back and inconspicuous due to their simplistic design. This gives all of the properties facing the road a visually pleasing appearance

By contrast, the proposed side and rear extensions to number 15 show a complex roof arrangement, which when viewed from the front will comprise a double hipped roof structure cascading outwards from the side of the original dwelling.

I consider that the effect will result in an overcomplicated and uncoordinated extension which would be out of keeping with the original property and the pleasant street facade.

Proportion, Scale and Bulk

A key element of a well-designed extension is that it should be subservient in size to the main property. This is referred to in the House Extensions SPD. An overly large extension will dominate the main house, resulting in a loss of character.

In this case, the extension proposed will appear very large compared to what is at present a relatively modest and well contained property. The amount of new floor space created appears similar in size to the existing. In these circumstances I consider that this amount of space has a detrimental effect on the character of the host property.

Street Scene

One of the key issues for side extensions to semi-detached houses identified in the House Extensions SPD is the importance of retaining the space between semi-detached houses to preserve the character of the street scene.

As stated in the SPD *"the sense of space can be completely lost when adjacent owners decide to create two storey extensions"*. This creates a terracing appearance by *"closing off the important space between buildings and giving formerly symmetrical houses a lopsided appearance"*.

Accordingly the SPD states that *"The Council may refuse permission for a proposed extension if an existing adjacent extension would make it impossible to achieve a visual gap between houses."* I consider that in this case the Council have every justification to do so.

At Brookway Drive the gap between semi-detached properties is fairly consistent, and very important. Even though side extensions have been added to certain properties, this has not diminished the sense of space because they are proportionate to the host dwelling in each case. It would not be so for this application due to the size of the side extension proposed.

Furthermore, Numbers 15 and 16 Brookway Drive are positioned at the head of the cul-de-sac, facing directly down the road thereby in a highly prominent position. The extensions at the side of number 15 will close the gap with number 14 (which has also been extended at the side) resulting in a terracing effect.

The extensions will enclose and overshadow an existing footpath which is currently a pleasant walkway. The new extension will create a more enclosed and less enticing environment for pedestrians.

Overbearing Impact

My client remains very concerned about the overbearing impact the proposed extension will have on his property, number 16 Brookway Drive. The two storey rear extension at number 15 will appear prominent and visually dominant when viewed from my client's rear garden.

A single first floor landing window will look directly onto my client's west facing rear garden resulting in a loss of privacy. Any additional windows in this north elevation at first floor level would further increase the sense of overlooking into my clients garden.

The result is that no other windows have been installed in this elevation, thereby having the effect of a length of blank rendered wall which will appear unattractive to my client and detract from the enjoyment of his garden.

The proposed extension will be directly south of my client's garden where the most sunlight originates during the course of the day and where any loss of sunlight and overshadowing will have its greatest effect.

In conclusion I maintain that this application will have a number of negative impacts. To my mind the siting, design, and scale of it will be detrimental to the original dwelling, to the adjoining property, and to the overall character and appearance of the street scene. For these reasons I respectfully request that the Council refuse this application

Yours sincerely

For and on behalf of Evans Jones Ltd



**Daniel Drayton BSc (Hons) MA MRTPI
Chartered Town Planner
DDI Number 01242 531412**

[REDACTED]
Brookway House
Brookway Drive
Charlton Kings
GL53 8AJ

Planning Officer
Cheltenham Council

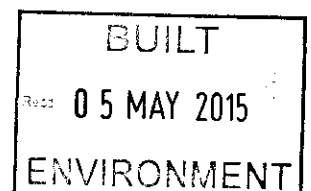
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ref 15/00699/FUL

Dear Mrs Harris

Please excuse free hand note but we have only just received the information. A two storey extension towering down the garden would block our light, invade our privacy, ruining what little seclusion we have in our bungalow. Buying small houses then applying for planning to double the space solely to get into local schools is unfair and unneighbourly

Yours
[REDACTED]



BUILT
Recd 11 JUN 2015
ENVIRONMENT

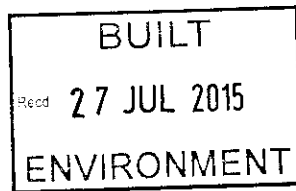
Brookway House
Charlton Kings
Cheltenham
GL53 8AJ

Dear Mrs Harris

When I read R.E. Single
and two story development my first
impression was that our views and
that of the parish council had been
taken into account. On viewing the plans
I can see they have not. When this
bungalow was built great care was ordered
so as not to block views for neighbours.
Doubling the size and height of this
proposed structure will completely over
look us. Therefore for the reasons I
listed in the last letter I most humbly
ask you to reject this plan

Your Sincerely

Cheltenham Borough Council



Brookway House
Brookway Drive
Charlton Kings
GL53 8AJ

Dear Mrs Harris

I write again to disagree with the proposal for the development of no's 15 Brookway Drive. This Huge extension is totally out of balance with the rest of the house and not in keeping with the tasteful extensions others have achieved. It will enclose us and restrict the light, This sort of development, if ~~was~~ allowed would set a precedent for others to follow with more two story monuments marching down the garden.

Yours Sincerely

