



16 Brookway Drive  
Cheltenham  
GL53 8AJ

12<sup>th</sup> August 2015

**Re Planning application 15/00699/FUL (15 Brookway Drive, Charlton Kings)**

Dear Borough Councillors,

I would have liked to have attended the planning meeting on 20th August but unfortunately, having only received 9 days notice, [REDACTED] was hoping that this letter could be considered in my absence.

I have observed that the borough planning officers have recommended the approval of the above extension. Unfortunately, I remain of the opinion that even the modest reduction in floor area seen in the third revision of the plans will result in an extension that is too large, not subservient to the existing, small, semi-detached property and will cause an unacceptable degree of overshadowing of my garden. It should be noted that in the third revision of the plans the extension actually protrudes 500mm more to the rear of the existing property than in the initial plans thus obstructing more sunlight.

The proposed increased ground floor area of the extension is 55.4m<sup>2</sup> compared to the ground floor area the existing property of 63.4m<sup>2</sup>. I feel that an extension of this magnitude (an 87% increase) cannot be subservient to the existing property.

The planning officers acknowledge that the double story extension will "undoubtedly cause overshadowing" of my garden but they feel that this is to an acceptable level as my garden will still receive some sunlight from mid-afternoon onwards. Currently, my garden and patio receives sunlight from 10:45am so I find it difficult to agree that the loss of 4 or 5 hours of sunlight each day is acceptable and this will only be exacerbated during the autumn and spring months.

Planning officers rejected the second plans submitted on the basis that it had an "overbearing impact on the neighbour at 16 Brookway Drive". The third version of the plans still shows an extension measuring 4.9m beyond the rear elevation since the reductions only measured 0.7m in width and 0.6m in depth. I would still look out onto an enormous 23m<sup>2</sup> plain wall (compared to 20m<sup>2</sup> cited on the original proposed design).

I believe that local planning policy guidance makes provision "to ensure that the character of each of the residential areas within the Borough is not eroded through un-neighbourly, poorly-designed extensions and alterations to residential properties". Given the size, design and fact that all adjoining neighbours have objected to these proposals, I feel that the application, in its current form is extremely un-neighbourly and has sought to gain the maximum size possible with little thought as to the impact on the local residents.

I am not alone in my objection to this huge extension, as neighbours on all sides of 15 Brookway Drive have expressed their objection to such a large development. In fact, every one of the five other comments submitted to the council have been opposed to the development as has the parish council. Surely this is proof enough that our neighbourhood deem this extension to be too large to be in keeping with our community and hopefully our councillors will represent us in our right to enjoy the properties we have lived in for many years.

Yours faithfully,

[REDACTED]