

APPLICATION NO: 15/01405/FUL		OFFICER: Mr Ed Baker	
DATE REGISTERED: 11th August 2015		DATE OF EXPIRY : 6th October 2015	
WARD: Charlton Park		PARISH:	
APPLICANT:	Mrs Mary Bridgewater		
LOCATION:	2 Highland Road, Cheltenham		
PROPOSAL:	Proposed dwelling and garage		

REPRESENTATIONS

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

The Studio
25 Delebere Road
Bishops Cleeve
Cheltenham
Gloucestershire
GL52 8AN

Comments: 2nd September 2015
Letter attached.

3 Highland Road
Cheltenham
Gloucestershire
GL53 9LU

Comments: 31st August 2015

We object to the proposal 15/01405/FUL - proposed new dwelling at 2 Highland Road for the following reasons:

Many houses in this area have large plots as confirmed by the plot analysis on the application, our concern is that if this proposal is approved a precedent would be set which could result in a flurry of similar applications to divide plots for new property development. If this happens the current area would change dramatically and not for the better with increases in traffic and parking issues (as found on Everest road) as well as changing the feel and peaceful nature of the area, factors which attracted us to purchase a property in the area less than 1 month ago.

The application states that the property currently has 5 parking spaces and will retain 5 parking spaces for current and new property parking. We are unsure how this would fit and are concerned that if additional cars began parking on the road it could cause an accident. On street parking next to a busy junction will not be safe. There are small children in the area and a concern is cars travelling at speed crossing over the wrong side of the road to avoid any cars parked on the street in front of the proposed property (again as seen in Everest road).

Two properties in place of one large home will look cramped and is not inline with the surrounding properties, there are several new sustainable developments within the area that are providing

new homes to meet demand for the popular areas such as Charlton Kings and Leckhampton. We don't consider sustainable development on a site where development isn't required to be a valid reason for why this proposal should be approved.

55 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DG

Comments: 1st September 2015

I would like to reiterate the comments made for the previous application (letter dated 17th February 2015).

2 Highland Road already has a shared drive. It is very close to a busy junction. Cars turn into Highland Road from both directions of Sandy Lane, often too fast and cutting the corners. The residents have difficulty now in exiting the drive, and with extra cars I feel that this should not be allowed.

Fairways
62 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DQ

Comments: 1st September 2015

Letter attached.

Our Ref: BM119

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

1st September 2015

Planning Reference 15/01425/FUL for the Erection of a dwelling and attached garage at 2 Highland Road, Cheltenham, Gloucestershire

Dear Ed Baker

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

A similar application (planning reference 15/00185/FUL) was considered and refused at the March 2015 Planning Committee meeting (19/03/2015) for the following reason:

The proposed dwelling, by reason of a combination of its front facing gable onto the road, bland and simplistic façade, and heavy use of timber affect cladding and grey powder coated window frames would appear strident in the street scene and would fail to complement and respect the character and appearance of the area. The proposed dwelling would not be of a sufficiently high standard of architectural design, which would otherwise be required in this prominent site at the entrance to the residential estate. The proposal fails to take the opportunity for a high quality design solution for the site with a substandard design. It therefore fails to accord with Saved Policy CP7 of the Cheltenham Borough Local Plan (2006) and paragraphs 56 and 64 of the National Planning Policy Framework (2012), which promote high standards of design, and is unacceptable.

It should be noted that the published minutes of the March 2015 Planning Committee meeting; which recorded Members debate in respect of this former application; make reference to the harmful impact of the development upon the character and appearance of the locality. These concerns have not been reflected by officers in the reason for refusal, shown above. For completeness, I have enclosed the published minutes with this representation.

Following the submission of the current application, Mr & Mrs McKinlay wish to object to the proposed development for the following reasons:

- 1) The proposal involves the erection of a new dwelling within the existing side garden area currently associated with No. 2 Highland Road. The proposed new dwelling would be 'shoe-horned' between the existing residential properties known as 62 Sandy Lane and 2 Highland Road. This would result in a cramped form of development that closes the existing open gap between the adjacent dwellings. The application site area is located in a prominent location at the junction of sandy Lane and Highland Road which is characterised by large dwellings set within spacious plots. This existing pattern of development results in spaces or gaps between buildings that creates a sense of spaciousness and contributes to the character of the immediate area. The prominent location of the application site only acts to increase the importance of its context.

With the above in mind, the proposal would not reflect the layout, development patterns or spacious gaps between buildings which are clearly evident in the immediate locality and would be contrary to Cheltenham Borough Local Plan Policy CP7, Cheltenham Borough Council: Garden Land and Infill Supplementary Planning Document and the NPPF.

- 2) The architectural design of this subsequent proposal is by comparison far more visually pleasing however the proposal has increased in size and scale. This enlargement compounds the resultant harm created by the over-development of an existing side garden area which is currently associated with 2 Highland Road. The proposed would therefore not respond, respect or compliment the character and appearance of the immediate area and as such would not represent good quality design contrary to the requirements of Cheltenham Borough Local Plan Policy CP7 and the NPPF.
- 3) By virtue of the significant land level difference and single storey nature of the adjoining property known as 62 Sandy Lane the proposed would have an overbearing impact and therefore does not accord with Cheltenham Borough Local Plan Policy CP4 and the NPPF.

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 - Design

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.

Policy CP4 – Safe and Sustainable Living

Cheltenham Borough Local Plan Policy (LLP) CP4 states, inter alia, that Development will only be permitted where it would:

- (a) Not cause unacceptable harm to the amenity of adjoining land users and the locality.*

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 17 requires that planning should "*always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*". 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”*.

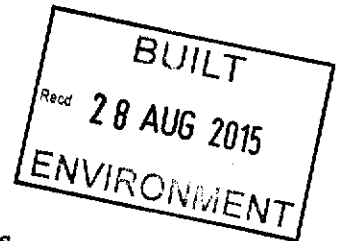
For the above reasons, Officers and Members are requested to refuse this current proposal as it does not concur with relevant Development Plan policy or material considerations set out in the NPPF. Whilst the need for new homes in sustainable locations is acknowledged, this need would not out-weigh the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

Yours sincerely,



Wendy Hopkins MRTPI





Fairways
62 Sandy Lane
Cheltenham
GL53 9DQ

26 August 2015

Mr Ed Baker
Planning Officer
Cheltenham Borough Council
PO Box 12, Municipal Offices
Promenade
Cheltenham GL50 1PP

Dear Mr Baker

15/001405/FUL 2 Highland Road

We do have some concerns and objections to this new application.

The proposed design does not complement and respect the neighbouring properties and character of the area. It is an open, prominent corner and properties are spaced out with detached dwellings on large plots. The proposed dwelling will be "shoehorned" in and will create enclosure and alter the character of the immediate locality. It will be out of keeping with the area.

Our bungalow and patio sit lower than the adjoining garden (No 2). The proposed dwelling will not only sit closer to our property than the previous application, but it will be of a taller structure and be set back further into the garden. This will therefore impact on our privacy, daylight and sunlight and overshadow our garden because of the different land levels.

Consideration should also be given to the close proximity of the road junction of Highland Road and Sandy Lane. Vehicles tend to cut the corner whilst travelling at speed from both directions of Sandy Lane.

Yours faithfully

