

APPLICATION NO: 15/01165/FUL		OFFICER: Mr Ed Baker	
DATE REGISTERED: 11th July 2015		DATE OF EXPIRY : 5th September 2015	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	SPM Homes Ltd		
LOCATION:	Land adjacent to Gray House, Harp Hill, Charlton Kings		
PROPOSAL:	Erection of two dwellings and associated works		

REPRESENTATIONS

Number of contributors	7
Number of objections	4
Number of representations	1
Number of supporting	2

65 Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PR

Comments: 13th August 2015

We would like to place on record our strong objections to the erection of two dwellings on land adjacent to Gray House, Harp Hill as detailed in the developer's planning application and supporting documents. We strongly agree with all of the points stated in the Public Comments made by Half Acre, Elba House and Cleevesyde. In addition, we would like to make the following observations.

The design of the proposed buildings includes glazed side elevations which overlook numerous neighbouring properties and gardens. This goes against the existing pattern of limited glazing in side elevations of neighbouring houses: the only glazing we can see from the front of our house is that of an obscured bathroom window belonging to Elba House, and nothing of Hill Covert. If the proposals were of a more traditional build, the side windows could be restricted to obscured glass for bathrooms/utilities only.

The dominance of the plots by the proposed dwellings would completely disrupt the current proportion of buildings to greenery on the Battledown Estate and within this AONB. We are very concerned that the permission of the development would set a precedent for similar future developments to be carried out, with or without acquisitions of land in support of such objectives.

Walking on the road along this stretch of Harp Hill with no footpath is extremely dangerous, with many speeding cars due to the lack of traffic calming measures in place. Pedestrians therefore rely on using the verges to walk on, so it would be imperative that any development would ensure that the width of the verges is not compromised, nor their ability to be used as a footpath.

Photos of the proposed access to the property appear as if they may be dangerous in that they may not allow sufficient visibility for and of approaching traffic and pedestrians.

It can be expected that for the two dwellings, a number of extra pre-school childcare, primary and/or secondary school places will be needed, in local schools that are already oversubscribed. Is there a requirement for the developers to contribute towards such school places, and other public services, under the terms of Gloucestershire County Council's "LOCAL DEVELOPER

GUIDE - INFRASTRUCTURE & SERVICES WITH NEW DEVELOPMENT" (available at <http://www.gloucestershire.gov.uk/extra/CHttpHandler.ashx?id=59555&p=0>)?

We trust you will recognise the relevance and importance of all the comments raised by residents in reaching your decision.

Elba House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 10th August 2015

We object strongly to the proposed building of 2 dwellings on land adjacent to Gray House. The proposed buildings are entirely out of keeping with the surrounding dwellings and will completely stand out in the otherwise natural looking area. These dwellings will overlook the neighbouring properties, not just those that border them but also those further away because of the proposed raised terraces, which is completely unacceptable in the Battledown area. All the existing properties are set in their own rural boundaries and these two new dwellings will completely change the character of the area. The recent building on the old Oakley site has made the Harp Hill road extremely busy with heavy vehicles and to add to this traffic with the addition of two more dwellings would be most dangerous.

As this area is on the edge of an AONB we object most strongly to the building of any more dwellings which are completely unnecessary.

Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 24th July 2015

Letter attached.

Half Acre
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 4th August 2015

Further to our recent conversation, we wish, as a nearby neighbour, to object to the above application on the following grounds:

1. The location of the proposed development at the top of Harp Hill is isolated from public services and amenities, making residents dependent on the car for work, school, shopping and social activities, contrary to Government Policy PPG13 (Transport);

2. The proposal will impose additional traffic pressures on an already dangerous stretch of Harp Hill, an increasingly busy rat run, devoid of traffic calming measures, where traffic speeds have been recorded at 70% above the clearly signed 30 mph limit (Police Survey 2012).

Furthermore, with vehicles from the forthcoming completion of 63 dwellings at the top of the Oakley development exiting on to Harp Hill in 2016, there is great need for a simple, cost-effective calming measure (e.g. as in Albemarle Gate, Pittville) if fatal accidents and personal injury are to be avoided.

On a Saturday afternoon last month, our car, despite being legitimately parked on the grass verge outside our home for an hour, was severely damaged (over £2,000 of repairs) by an unknown speeding motorist who failed to report the incident;

3. The proposal is an undesirable form of back land development which would create a precedent where a significant environmental alteration is neither desirable nor achievable, contrary to Policy HS73;

4. The application is very similar in character and purpose to that proposed in 2003 at No. 65 Harp Hill, where planning permission was refused by both Cheltenham Borough Council a

'the proposal conflicts with both local and national policies by causing demonstrable harm to the character and appearance of the site, Harp Hill, and the green backcloth of Cheltenham' (Ref 03/01494/OUT)

The Inspector stated in his report that:

'A Structure Plan Policy S3 requires that development should not be detrimental to the urban environment. PPG3 states that developments should not be viewed in isolation. In my view the proposed developments could appear as incongruous intrusions into the extensive and uninterrupted area of private green space established by the gardens in this section of Harp Hill, and would detract from the character and appearance of the area.'

Mr. Grace, the Inspector, goes on:

'The sloping nature of the site and consequent elevated position of the rear dwellings would accentuate this impact, as would the bulky combined massing that would result from the clear proximity of the dwellings'

He concluded:

' I consider the unacceptable harm to the character and appearance of the area to be the determining issue' 'and conclude that the appeal should not succeed'

5. The detrimental effect of the current proposed development (especially Plot 2) is materially more catastrophic than the 2003 proposals:

5.1 The dwelling is two storeys as against one in 2003;

5.2 It has a massive footprint, c.3 times that of neighbouring properties;

5.3 It features a first floor, full-length, north-facing balcony, making the loss of privacy and amenity of neighbouring homes (Cleevesyde and Half Acre) unacceptably high;

5.4 The Plot 2 building lies on even higher ground than the 2003 proposal;

5.5 The proximity of the massive build is at 2 metres nearer the boundary to Cleevesyde's garden than the 2003 structure was to Half Acre;

6. The proposed development, towering above the neighbourhood as a result of its siting on steeply rising ground, sheer mass, height, orientation and window placement, would lead to conditions prejudicial to the urban landscape of Cheltenham in general; causing devastating

harm to the neighbourhood in terms of its soft, green, leafy feel and openness, not least in its inappropriate architectural design, which is totally out of keeping with the surrounding vernacular and harmonious style of domestic dwellings along Harp Hill.

The proposed structures will have a detrimental and overbearing effect on the area, being clearly visible from afar, and might well, if allowed to be built, come to be known as the 'blot on the landscape', much to the chagrin of neighbours and other local residents alike;

7. The proposed development will result in an increase in the impermeable surface area of the site which could result, in the absence of appropriate and extensive land drainage, in significant surface run-off. The gravel track serving existing properties adjacent to the site is already consistently subject to debris overflowing on to Harp Hill during inclement weather;

We trust that you will give due weight to the relevance and implications of our submission, and all other appropriate planning matters in preparing your recommendations for consideration by the Planning Committee, and we would urge you to make your recommendation that the Application be refused and, as a result, do not create a precedent.

Comments: 30th September 2015

Further to our telephone conversation this morning, we wish to reiterate most strongly our objections to the development presented to you on 4th August.

We believe that the amendments made by the developer do not address the fundamental objections made by the authorities in 2002:

Cheltenham Borough Council's conclusion stated that:

"the proposal conflicts with both local and national policies by causing demonstrable harm to the character and appearance of the site, Harp Hill, and the green backcloth of Cheltenham"
Ref 03/01494/OUT)

The Inspector stated in his report that:

".....in my view the proposed developments could appear as incongruous intrusions into the extensive and uninterrupted area of private green space established by the gardens in this section of Harp Hill, and would detract from the character and appearance of the area".

The Regional Inspector (Mr. Grace) concluded:

"..... I consider the unacceptable harm to the character and appearance of the area to be the determining issueand conclude that the appeal should not succeed"

Thank you for your attention, and we look forward to our objections being taken into consideration by the Planning Committee when making its decision.

Cleevesyde
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 5th August 2015

Letter attached.

Comments: 10th September 2015

As you are aware, I have been in negotiations with SPM Homes who have submitted the planning application for plot 2.

They have agreed to carry out some design alterations and the addition of high level planting and the construction of a dry stone privacy wall to ensure my property is not overlooked by the proposed new house on plot 2.

I have agreed that if these measures are in place, then my objection to the application will be withdrawn and my stance be that of a neutral opinion.

Provided that the measures of a 2.4m high drystone wall running the entire length of the boundary between Clevesyde and plot 2, the amended planting scheme to provide high level tree screening and the 2m high glass screening to the end of the plots roof terrace, as detailed in the resubmitted/amended application is permissible to you and CBC planning, I am happy with the planning applications decision to be given by delegated powers.

However, should you or CBC planning department feel that the wall is inappropriate, then my objection to the application must remain in place, as this wall as a screen is the only appropriate and acceptable way of blanking out the overlooking and physical overbearing of plot 2 for the privacy of Clevesyde and its grounds.

I therefore formally withdraw my objection on the basis of the screening measures proposed. I hope you agree them.

If they are not permitted, my objection must stand.

Gray House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 20th July 2015

Thank you for your letter of the 15th of July, reference the development of land adjacent to our property.

The layout for both houses will sit well in the sloping landscape, and the designs and detail are attractive.

As far as plot two is concerned, we are happy with this, particularly in respect to the amount landscaping that is planned.

Our existing trees and shrubs together with the planned hedging separating the new development from our garden will afford plenty of privacy, and the nearest point of build from us will be approximately 62 metres; our back garden would then be 54 metres.

We are especially pleased to see the planned orchard area, as the rear of these gardens have traditionally always been orchards.

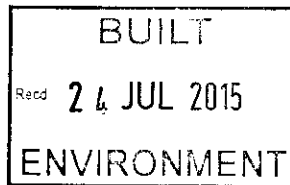
We therefore have no objection to these plans and support the development.

The Bredons
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 25th July 2015

We write in support of the above proposed development.

The indicated properties look well planned and attractively designed, with a sympathetic eye to the nature of their surroundings. They seem to sit well in the generous plots, and the low profile together with the intended planting should minimise any intrusive effect on the surrounding properties.



Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
Glos. GL52 6PR

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

21st July 2015

Attention: Tracey Crews – Head of Planning

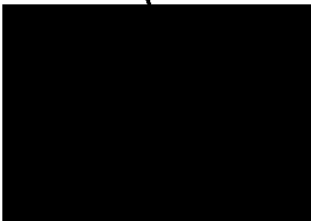
Your Ref: 15/01165/FUL

Dear Ms Crews

Proposal: Erection of two dwellings and associated works at Land adjacent to Gray House, Harp Hill, Charlton Kings

I write with reference to the above planning application and can confirm that I have no objections to the erection of two dwellings on the land adjacent to Gray House, Harp Hill.

Yours sincerely



Proposed Development at Harp Hill by SPM Homes

The documents submitted with the application are extensive and thorough. It is noted that both the Heritage/ Archaeological Statement and Tree Survey & Constraints plan refer only to the site considered at pre-app stage prior to the acquisition of land to the rear of The Gray House Harp Hill for inclusion in the application site area.

The Landscape Visual Impact Assessment (LVIA) is again thorough and whilst the emphasis is understandably on the wider area it does identify the presence of garden furniture within the rear garden of Cleevesyde and the need to enhance the very sketchy boundary planting along the boundary of the site. This is however NOT included in the Landscape proposals drawn up.

The Design Statement refers to the potential for overlooking to the existing neighbours as a constraint arising from the natural topography of the site. The architects refer to a spine wall to each dwelling as a starting point limiting overlooking to the west. However, openings within the NW elevation of plot 2 are extensive including floor to ceiling glazing within a projecting box bay feature to the proposed Dining Hall elevated some 2m above existing ground level around 10m from the boundary at its closest point. In addition to the window openings the scheme includes an extensive terrace off the main living space which wraps around the upper storey and provides an external area over 6m x 8m (48m²) at the NW corner of the building elevated above ground level some 3.2m within 11.5m of the boundary with Cleevesyde. Proposals for an 'Orchard' within an area some 10.5m by 7.5m are somewhat woeful.

The building on plot 2 has a depth in excess of 30m. The upper storey alone (excluding overhangs) is over 27m deep. This combined with the upper floor terrace represents a huge mass of building along the garden boundary of Cleevesyde which, at its closest point is some 3.5m from the boundary of the site at the SW corner of the building. On the NW elevation, the building is around 6m tall above external ground at its highest point and just under 4 at its lowest. At the Dining Hall the building is a minimum of 5m above external ground level. The depth of the building on Plot 1 is equally huge at approximately 3x the depth of The Gray House west of that plot.

The outlook from the rear garden of Cleevesyde will be dominated by the significant bulk of the proposed dwelling on plot 2 and it will be significantly overlooked from both windows and terrace area elevated above existing ground level. The future occupants of plot 2 would be afforded elevated and clear views across the garden of Cleevesyde significantly reducing the enjoyment of this part of the garden. It would be harmful to the amenities currently enjoyed at Cleevesyde contrary to Policy.

A boundary treatment necessary to screen the garden of Cleevesyde from intrusive views from the house on plot 2 would have to extend some 40m+ at significant height. I remain unconvinced that this could be appropriately achieved.

The built development is significant on both plots. This does have a significant impact when viewed from the street. The pre-application response raises concerns about tandem development. It states that 'From the road there are only fleeting glimpses of the properties and buildings at the back of the existing group. It makes sense that you apply this characteristic to ensure limited views of Plot 2 at the rear. The originally submitted scheme shows Plot 2 being too prominent with a substantial two storey face being relatively easily seen from the road. The massing of Plot 2 – as viewed from the road – should be minimised. It should not dominate the belt of trees behind the site to the south.'

The photomontage from SPM Homes website which is already promoting the units in their current form before planning permission has been granted, illustrates that the combination of the depth of the building on plot 1 and the proposal to build at the back in tandem form dominates the street scene. There will be an inevitable loss of openness with only glimpses of the surrounding natural landscape backdrop as opposed to glimpses of buildings to the rear of the site as currently experienced. As show by the photomontage below the buildings dominate the 130m deep site.



The gardens to the rear of properties to the west of the application site are long and provide a gradual transition between the built-up frontage and the rural area. The area of land to the rear of the site on which it is proposed to construct plot 2 arguably forms part of the wider, almost semi-rural character of the area and in conjunction with the neighbouring gardens makes a significant contribution to the character and setting of this part Harp Hill on the edge of the AONB.

The need to protect the environmental quality of the area is broadly consistent with the Government's objectives for the planning system. Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. The economic, social and environmental dimensions of sustainable development should be addressed. Paragraph 9 also makes it clear that pursuing sustainable development includes seeking positive improvements in the quality of the built and natural environment. The proposal is inconsistent with the latter objective in particular by reason of seeking development on plot 2 in the manner proposed.