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| APPLICATION NO: 16/00071/FUL | | OFFICER: Miss Michelle Payne | |
| DATE REGISTERED: 20th January 2016 | | DATE OF EXPIRY : 16th March 2016 | |
| WARD: Charlton Park | | PARISH: CHARLK | |
| APPLICANT: | Mr & Mrs David Trendle | | |
| LOCATION: | 166 Cirencester Road Charlton Kings Cheltenham | | |
| PROPOSAL: | Proposed two storey side extension and refurbishment | | |

REPRESENTATIONS

| | |
|---------------------------|----------|
| Number of contributors | 1 |
| Number of objections | 1 |
| Number of representations | 0 |
| Number of supporting | 0 |

158 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DY

Comments: 26th January 2016

I examined the detailed plans in your offices this morning.

In considering whether or not to raise any objections, I would first like to clarify one particular point, in case of any misunderstanding on my part, and I would welcome your clarification.

1. My principal objection to the original plans (which were withdrawn last May) was the overwhelming size of the proposed extension and proximity to my property - the proposal was for a side extension of 5.8 metres in width, toward my property boundary.
2. The new plans, in the Design and Access Statement (at para. 3.2) state:- "The width of the side extension has been reduced from 5.8 metres in the previous proposals to 3.6 metres".
3. You confirmed in our conversation yesterday that the drawings are to scale, and hence the dimensions do not need to be shown in the drawings.
4. However, if my measurements are correct, it appears (from The Proposed Ground Floor Plan) that the width of the proposed new side extension is 4.8 metres - i.e. only 1 metre less in width. I would add that the width of the side path and steps (up to the rear terrace of the plans) is an additional 1 metre.

Are you able please to confirm my understanding i.e. that the width of the side extension is intended to be 4.8 metres, and not, as stated at (2) above, 3.6 metres.

Your clarification will determine the nature of any objections I might raise on the new plans.

Comments: 15th February 2016

Letter attached.

Comments: 14th March 2016

Letter attached.

Tracey Crews
Head of Planning,
Cheltenham Borough Council.

9 February 2016

Dear Madam

Ref 16/00071/FUL - 166 Cirencester Road Charlton Kings Cheltenham

I object to the proposed extension planning application on the following grounds:-

1. Overwhelming in size and proximity to my property

The applicant originally submitted plans for an extension in May 2015 (Ref15/00844/FUL). Following lack of support from the Planning Authority, those plans were withdrawn. These new plans are not materially different from my point of view, particularly regarding the north elevation, which faces my property. It once again means that I will have an enormous wall (of approx. 7+ metres high and approx. 11 metres wide) being erected 6.4 metres closer to my property.

- a. **Width.** The width of the proposed extension is only one metre less than in the original plans and is stated to have reduced from 5.8 metres down to 4.8 metres (I pointed out a material error to the Planning Authority, in that the originally submitted Design and Access Statement at para. 3.2 stated that the width had reduced from 5.8 metres to 3.6 metres. The error has since been corrected in the revised Design & Access Statement).
While the width of the extension is stated as being 4.8 metres, that is at the eastern end of the property - it will be 6.4 metres closer to my property at the western end.
- b. **Length.** The proposed extension was approximately 10 metres in length in the original May 2015 plans. The new plans appear to show that the length is even longer, at approximately 11 metres.
- c. **Height.** The height of the new proposed extension remains the same, (i.e. aprox. 7+ metres at the lower end - the site is on an incline). The top of the extension will be at the same height as the apex of my property roof. However, being a flat-roof extension, the roof will stand 1.6metres higher than each end of my "inverted V-shaped" roof. I consider this overbearing.
- d. **Precedent Project.** The Design & Access Statement (at para. 3.3) gives details of an extension to a Georgian Terrace in Wapping. In my view, it cannot validly be compared to the proposed extension next door to my property. I attach a "Google" image of the Wapping extension as it gives a much clearer perspective than the planning agent's two accompanying photographs, viz:- it is very clearly subservient to the main building (which is three storeys, not two as may be inferred from the photographs); the floor starts at ground level (the floor of the proposed extension starts higher than ground level); it is at the end of a terrace with no property

next door; it overlooks a public space and car park, beyond which is a sports field; it is situated on a narrow side street; and there is a very high garden wall adjacent to the extension (I would guess of three metres or more), which partly obscures the extension.

2. Loss of privacy.

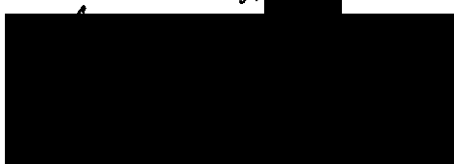
The new plans show a tall window which appears to run from floor level and which, given that the floor level commences above ground level (there are steps up into the property) would result in it overlooking my property, looking into our utility room and over into our garden which, in fine weather, is used daily.

3. Trees, shrubs and general landscaping.

I note that the plan drawing for the proposed north, east and west elevations states "Proposed landscaping to be confirmed". I have the following comments:-

- a. The application states that no trees or hedges need to be removed in order to carry out the proposal. In my view this is incorrect – there is at least one tall conifer tree that would need to be removed.
- b. I believe that the positioning of some of the trees shown in the plans is incorrect. There is one tree incorrectly shown as situated in my property.
- c. There is a mature "prunus" tree on the boundary within the applicant's property (at the rear) which, when leaves appear, currently screens the existing property from my rear garden. I would like an assurance that this prunus is left untouched, to provide continued screening – albeit of a reduced amount (given the closer proximity of the proposed extension to my property).
- d. As mentioned at 3a above, at least one tree will need to be removed. I would like the Tree Officer to stipulate that the retained trees on site will be protected during construction, and that the conditions of BSI Standards Publication BS 5837:2012 will be adhered to.
- e. As stated in my objections to the previous planning proposal application, there is a very large sycamore tree just within the property pavement boundary. A very large part of the tree canopy spreads over my property (and over the pavement and road). I am concerned for safety reasons, as rotten branches have been falling in more recent years. I would not object to the tree's removal (subject to a solid retaining structure at our boundary) but I think the sycamore tree should at least be severely pollarded.
- f. The Design and Access Statement (at paragraph 4.1) mentions "a more spacious driveway with improved turning space." Given the difference in ground levels of the applicant's property and mine, I would require an assurance that any groundwork alterations would incorporate an adequate retaining structure so as to avoid potential subsidence at my boundary.

Yours faithfully,



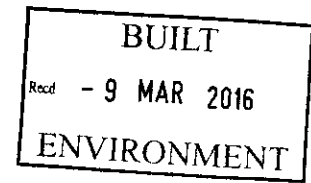


Google earth

feet 10
meters 3

ALTERNATIVE VIEW OF THE WAPPING EXTENSION REFERRED TO IN THE DESIGN ACCESS STATEMENT (PARA 3.)

158 Cirencester Road
Cheltenham
Glos
GL53 8DY



Tracey Crews,
Head of Planning,
Cheltenham Borough Council
GL50 1PP

4 March 2016

Dear Ms Crews,

Planning application 16/00071/FUL - 166 Cirencester Road

Thank you for your letter dated 25 February relating to the revised plans for the above application, which I have reviewed. While I am pleased to note the removal of the side window overlooking my property, I wish to re-confirm the other objections included in my letter dated 5 February 2016.

I wish to add the following additional comments:-

1. Currently, the north elevation of the existing property is the "front" of the house. It is a comfortable distance from my property, and has a degree of character. It is partly screened from my rear garden by the existing trees and shrubs, and is partly disguised by mature ivy, which reaches the roofline. The proposed north elevation wall, being much closer, will tower above the existing trees and shrubs.
2. The proposed north elevation will be an enormous plain wall, reaching 8 metres high at one end, will overwhelm my property and will be decidedly unpleasant to look at from my rear garden, which is used daily in fine weather. It is worthy of note that the same wall will be barely visible from the applicant's garden.
3. While I hope that the Planning Authority will *not* approve the proposed plans, if it should decide to do so - despite my (and the Parish Council's) current objections - can I ask that as an absolute minimum, some form of disguising of the wall is a condition of approval. The architect's panel suggested cladding. For example, I have viewed the new houses for sale at Barrington Lodge (further down Cirencester Road) and note that the top half of these new houses includes grey cladding, which appears to enhance, and to an extent disguise, the appearance of an otherwise plain wall. I suggest that something similar could be a condition of the north elevation wall of the proposed extension.
4. Finally, may I add that in June 2015, the applicant showed me some draft revised plans, which would have satisfied most of my concerns about the height, which I expressed in my objections to the original May 2015 planning application (and upon which Mr Ed Baker, the planning officer involved at that time, had commented adversely). The applicant's draft revised plans were to build the extension at a lower level (presumably with internal steps down from the existing property into the new), and to incorporate a hipped roof. I assume the applicant decided not to submit those draft plans, preferring to re-submit the current plans, which in terms of height, are similar to the original plans rejected in May 2015.

Yours sincerely, 