

APPLICATION NO: 16/00905/FUL		OFFICER: Miss Chloe Smart	
DATE REGISTERED: 20th May 2016		DATE OF EXPIRY : 15th July 2016	
WARD: Charlton Park		PARISH:	
APPLICANT:	Mr M Le Grand		
LOCATION:	Pipers Wold, 22 Greatfield Drive, Cheltenham		
PROPOSAL:	Proposed erection of a pair of semi-detached dwellings (following demolition of existing bungalow).		

REPRESENTATIONS

Number of contributors	3
Number of objections	2
Number of representations	1
Number of supporting	0

Tylings
9 Greatfield Drive
Cheltenham
Gloucestershire
GL53 9BT

Comments: 8th June 2016
Letter attached.

24 Greatfield Drive
Cheltenham
Gloucestershire
GL53 9BY

Comments: 13th June 2016

I would be grateful if the planning team could ensure that it is not possible to use the flat roof, above the kitchen / family area, as a balcony now or in the future.

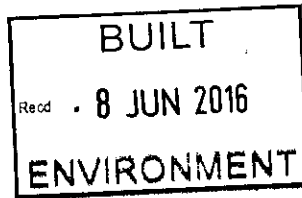
Will the planning team be considering removing the permitted development rights from this development? The smaller windows at the rear of the 1st floor and proposed 2 story development rather than 3, mean that it is less intrusive than the previous proposal. If there is any scope to limit it to being a 2 story development now and in the future it would be of benefit.

We feel that if further enhancements to the scheme were forthcoming in the future it would be good for them to be considered on their own planning merits with a neighbour consultation available for comment.

Many thanks for your consideration.

Bella Vista
14 Greatfield Drive
Cheltenham
Gloucestershire
GL53 9BU

Comments: 13th June 2016
Letter attached.



9, Greatfield Drive,
Charlton Kings,
CHELTENHAM, Glos.
GL53 9BT

The Planning Dept.,
Cheltenham Borough Council,
Municipal Offices,
PO Box 12,
CHELTENHAM, GL50 1PP

8:6:2016

Dear Sirs,

Planning Application 16/00905/FUL
Demolition of existing bungalow at 22, Greatfield Drive
and proposed erection of two potentially 3-storey semi-detached
dwellings.

I have learned from Cllr. Paul Baker of Charlton Kings Liberal Democrats that Application 16/00543/FUL has been withdrawn to be replaced by the above proposal.

Hearing that a revised proposal had been put forward for the site at No. 22, I had hoped that something more suitable would have been forthcoming but, regrettably, all the comments in my letter to the Planning Dept. dated 17th. May still apply (copy enclosed).

It is clear that the latest proposal still involves a dwelling - or, rather, two dwellings - significantly higher than the current bungalow and this will impact upon the view of Leckhampton Hill which, as previously stated, defines the locality.

Although no rooms have been indicated on a 'third' floor, the roof height is such that it appears that it would allow for such a development.

My contention is that No. 22 is a sensitive site - more so than others nearby - and the present bungalow recognises this because it allows the view of the hill beyond seen from the road approach. (See photographs).

The plan being put forward pays no regard to this very obvious consideration when assessing whether proposals "compromise the quality of the local environment" (Ref: Appeal Decision: APP/B1605/A/09/2089381 mentioned in my previous letter).

If the site of No. 22 really has to be used to provide adequate accommodation for two dwellings without undue height then a potential answer might be to follow the example at No. 11 (immediately opposite No. 22) where full depth basements have been used to create the 'effect' of 2-storey chalet bungalows above ground level.

Much more care and consideration needs to be given to these and other possibilities before any approvals are issued.

Yours sincerely,

/ Enc.



9, Greatfield Drive,
Charlton Kings,
CHELTENHAM, Glos.
GL53 9BT

The Planning Dept.,
Cheltenham Borough Council,
Municipal Offices,
PO Box 12,
CHELTENHAM, GL50 1PP

17:5:2016

also Ref
16/00905/FUL

Dear Sirs,

Planning Application 16/00543/FUL
Demolition of existing bungalow at 22, Greatfield Drive
and proposed erection of two 3-storey semi-detached dwellings

I have learned from Steve Harvey (now Cllr. Harvey) of Charlton Park Liberal Democrats that the above may be considered by the full Planning Committee on 26th. May or, possibly, at a later meeting.

I hope, therefore, that my comments set out below can be considered.

Firstly, the locality involved.

In a Decision dated 26 June 2008, refusing an Application in respect of 11, Greatfield Drive (opposite No.22), Mr. Mike Redman of the Cheltenham Borough Council said:

" . . . the locality (which) is characterised by detached houses set in reasonably spacious, suburban surroundings." (Appl. 08/00649/FUL)

An Appeal resulted in the following comments from Mr. Roger Eagle, a Planning Inspector from Bristol. In para. 9 of his Decision dated 27 January 2009 he refers to Planning Policy Statement 1 (PPS1): Delivering Sustainable Development which

" . . . makes clear that design which is inappropriate in its context and fails to improve the character and quality of an area should not be accepted."

In para. 3, referring to PPS3 he goes on to say it

" . . . makes clear that proposals should not compromise the quality of the local environment." (Appeal Decision Ref: APP/B1605/A/09/2089381)

Precisely the same point was picked up by Planning Inspector Neil Pope of Bristol in his Decision of 24 December 2009 in refusing a later Appeal. (Ref: APP/B1605/A/09/2112889)

Secondly, and turning now to this particular proposal, it has to be said that, whilst I would regret a 3-storey property anywhere in this immediate neighbourhood, the site at No. 22 is, arguably, just about the worst possible location for such a development.

Greatfield Drive was carefully laid out in the mid-1950s by a respected local building company, Western Estates (Lawes Cherry) Ltd.

It is clear to anyone walking or driving towards the T-junction that the hipped-roof bungalow at No. 22 allows a significant view of Leckhampton Hill and the Charlton Common escarpment.

The view, the backdrop, defines the locality.

(Incidentally, this road forms part of the 'Gustav Holst Way' footpath, currently severed by the footbridge over the old railway cutting which has been closed for many months now due to safety considerations.)

It is apparent that any increase in height and with a different roof-form would significantly impact on the general appearance and attractiveness of the area. I see no reason why the careful considerations of the original scheme should be cast aside for an opportunist development.

/ I enclose some recent photographs of Greatfield Drive in which the present bungalow at No. 22 can be seen with the backdrop of Leckhampton Hill rising beyond it.

Concern has been expressed by others about parked vehicles spilling off the site and onto the road at the T-junction. I share such concerns. In my view, any proposal, whether for a single or a double dwelling should provide access to the side (or sides) for possible parking/garaging in addition to the limited open spaces in front - and all the more so if there are to be two dwellings on the site.

Planning Inspector Neil Pope (see previous page) in December 2009 mentioned the

" . . . pleasant residential environment that is clearly valued by many residents."

This is still the case.

Please don't permit it to be spoiled.

Yours faithfully,

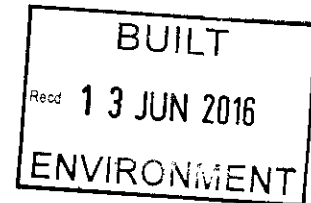
A large black rectangular redaction box covering the signature of the sender.

/ Enc.



[REDACTED]
14 Greatfield Drive
Charlton Kings
Cheltenham
GL53 9BU
9 June 2016

Tracey Crews
Director of Planning
Built Environment
PO Box 12
Municipal Offices
Cheltenham Borough Council
GL50 1PP



Ref. 16/00905/FUL

Dear Tracey

Proposal: Demolition of existing dwelling and erection of a pair of semi-detached dwellings at Pipers Wold 22 Greatfield Drive.

As a resident of Greatfield Drive I object strongly to the Proposal for the following reasons:-

A. Visual Impact.

(i) The proposed height of 8.5 meters, being significantly greater than that of the existing Bungalow, will destroy the views of Leckhampton Hill and Charlton Common Escarpment on the approach to the central T-junction in Greatfield Road.

(ii) There is currently only one other pair of semi-detached houses in this road (directly opposite at 12A/B) and that has been achieved with roof height noticeably less than the 8.5 meters proposed for 22A/B.

B. Amenity.

When laid out, the dwellings in this road were all detached and carefully composed so as to provide almost all the uncluttered residences in good-sized plots with attractive views of Charlton Common and Leckhampton Hill. A key feature is the view of the Common and Hill from the approach up to the central T junction in Greatfield Drive, this view being over the low roof of the Bungalow at number 22. Replacing this Bungalow with a house, let alone a pair of 8.5 meters high semi-detached dwellings, would completely destroy this key amenity feature for us all.

C. Traffic and Parking.

The position of No 22 is immediately adjacent to the central T junction. For safety, it is essential to keep this clear at all times as it also serves the only route to Evelyn Close. The previous owner had the use of separate In and Out drop pavement Access to No 22 and a garage on the side of the Bungalow. The ground plans of the Proposal contain no garage for either semi-detached house and imply that 4 cars will be able to park off road. However, because the width of the site was only ever intended for one dwelling, space available is so tight it will be difficult to turn the cars off road and the reality would be that the drivers will be forced to back out on to the road very close to the junction. Even more serious would be the lack of visitor parking and the inevitable temptation for visitors and delivery vehicles to park on the road. I cannot overemphasise how busy this central point is, bearing in mind that, in addition to private cars, all delivery vans use it to reach the 20 dwellings in Evelyn Close as well as half the residences of Greatfield Drive.

My wife and I ask that this Proposed demolition of No 22 and its replacement with a pair of semi-detached dwellings should be dismissed on the basis of the above very real concerns.

Yours sincerely

[Redacted signature]

[Redacted address]

[Redacted contact information]

[Redacted contact information]

BUILT
Recd 13 JUN 2016
ENVIRONMENT