

APPLICATION NO: 16/00971/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 2nd June 2016		DATE OF EXPIRY : 28th July 2016	
WARD: Hesters Way		PARISH:	
APPLICANT:	Alison Salter		
LOCATION:	Land at Newton Road, Cheltenham		
PROPOSAL:	Construction of 2no. two bedroom flats and 4no. one bedroom flats and provision of 8no. parking spaces with associated hard and soft landscaping		

REPRESENTATIONS

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

14 Coates House
Edinburgh Place
Cheltenham
Gloucestershire
GL51 7RP

Comments: 26th June 2016

As a resident of Coates House I would like to most strongly object to these plans.

Having considered the previous planning application acceptable I am confused as to why a more substantial dwelling and set of plans has been submitted. The density of the new plans is too great for the area.

The main reason for my objection is the height and size of this development.

The visual impact and aesthetics to the area and subsequent loss of privacy that this building will create is a major concern to me. The 2nd floor will be level with the kitchens and main living space of Coates House. To also note the loss of light to both Coates House and the residents of Newton House.

Parking in the area is already hard to come by during the week, I feel the spaces will be used by other nearby residents as this development will remove several spaces (by removing the current blocked off entrance to Coates House currently used for parking). This would also lead to greater traffic generation, especially near to the gardens of Coates House - where children regularly play.

I see that there are no more bins planned than already exist for Coates House (at this end). Proposed are 3 big non-recyclable bins, 1 big recycling and 2 food waste bins. I do not feel that this is anywhere near adequate given the current number of bins is very similar to this. The current bins regularly overflow pre collection causing vermin as well as smells, this will only be made worse by more people using the same number of bins.

I am also concerned about increased noise levels, mainly due to increased traffic and proximity to my dwelling as well as noise from increased number of people in the vicinity (as well as level/height vs Coates House).

Having attended the public consultation and given my opinions here I am a little upset that these are yet to be properly addressed and not properly quoted in the Design and Access Statement. Is there any surprise that more people don't attend these consultations when little notice is taken to the views of the current residents.

To summarize I would like you to reconsider your plans to address the concerns of the residents of Coates House.

3 Meads Close
Bishops Cleeve
Cheltenham
GL52 8JX

Comments: 9th June 2016

I would like to formally object to the planning application - 16/00971/FUL - for the below reasons.

Such a large (in number and height) set of dwellings being built in such a small space. While agreed for the need to maximise the potential of the current site one would hope that you would not want to do this at the detriment of the existing properties or tenant quality of life.

This application will block light and cause overshadowing to Coates House as well as light/ overshadowing into the gardens of the surrounding buildings on both sides. Consequently adversely effecting quality of life for affected owners and tenants. The majority of the light on the back of Coates house would be blocked.

The proposed properties would also be overlooking Coates house (and vice versa) - the plan is to have the new proposed dwellings parallel to the existing and even though there is a height difference the existing properties mainly Coates house will have direct views into the new dwellings and vice versa.

Noise and disturbance generated by the extra dwellings both by the inhabitants themselves but also the increased vehicular usage in proximity to existing dwellings.

Parking provision - 8 spaces for 6 flats - I understand that this is more than one per flat but given how hard it is to park in the locality especially in the week (2 cars always use the current blocked proposed entrance to park) this would be lost so I would argue that these flats will cause a parking problem.

Landscaping and bin provision - the current bin provision is hardly enough (ever) for the existing properties - I believe this new plan will lead to there being a further bin storage issue and therefore an environmental problem and moving them more in line with Coates House will mean the increased risk of dumping as upper maisonette tenants will have to walk from one stair well or the other to dispose of their waste - causing more smells and mess.

Where you reference the public consultation held on the 18th May 2016 you state "Overall, there were concerns regarding the existing state of the site and it was regarded that homes in this area would be an improvement to the area of land which is currently underutilised" and "Consideration has been taken into account to the relationship between the proposed homes and flats at Newton House and Coates House." I do not feel that is representative of the comments, and I would like to know where you have without the aid of a 3D elevation from different views you have considered the "relationship" of these dwellings.

I would go as far to say that the proposed site plan attached to this does not clearly represent the effect it will have on Coates house due to the lack of labelling! A 3D visualisation would help (the only one currently is front on from Newton Road).

Layout - I believe that if these dwellings were street facing (Newton Road) and the behind of the properties set to gardens and shared space there would be a lot less of an adverse effect on quality of life of existing tenants (proper parking provision depending).

I hope that these comments are constructive in helping you to review this application. Please don't hesitate to contact me if you require.