

APPLICATION NO: 16/00243/FUL		OFFICER: Mr Craig Hemphill
DATE REGISTERED: 18th February 2016		DATE OF EXPIRY : 14th April 2016
WARD: St Marks		PARISH:
APPLICANT:	Homeward Properties Ltd	
LOCATION:	259 Gloucester Road, Cheltenham	
PROPOSAL:	Erection of four dwellings on land adjacent 259 Gloucester Road Cheltenham	

REPRESENTATIONS

Number of contributors	17
Number of objections	17
Number of representations	0
Number of supporting	0

30 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 7th March 2016

Parking and traffic management on Roman Road is already a serious problem. 2 allocated parking spaces is completely inadequate for 4 dwellings which may house up to 8 people. If the application goes ahead as proposed, I believe it should be conditional on the implementation of resident only permit parking on Roman Road, preferably limited to one permit per household.

16 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 2nd March 2016

My main objection is around parking/congestion. Roman Road is already full for car parking spaces; having two designated spaces for 4-8 people would inevitably mean more pressure on Roman Road and the surrounding area. The area itself is also very congested as it is, with traffic and poor air quality.

50 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 6th March 2016

Our household object to the plans on the grounds of:

INSUFFICIENT PARKING SPACE included in the plans.

SECONDLY it will increase traffic to a narrow residential road that can only increase frustration of speeding and dangerous driving that already occurs in the road. Despite the agent giving details

on parking space in the road during the day, it is when people like ourselves arrive home between 5 and 6 and sometimes later and find we cannot park. It is not unknown to have to park at the top of the road where the agent says would be free after 6 (we strongly disagree with this statement from personal experience).

Parking in the road is already oversubscribed. We have flats in the road where residents also park on the kerbside.

Additional parking from commuters adds to this.

Despite the access to public transport (as mentioned in the agent statement) it cannot be guaranteed that new householders would not own a car for their convenience. It will add to the traffic use in the road. Soon there will be no room at all unless new developments like this include sufficient parking.

The more crowded access and parking in Roman Road becomes the more likely it is for damage to cars to occur.

It is frustrating that plans like this will have an impact on residents in what is a very narrow, already busy road that could have an impact on the safety of children and pets.

20 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 5th March 2016

There does not appear to be adequate parking allocated to the proposed plans and access is poor with very restricted visibility being a problem both for drivers and more especially for pedestrians. I have witness a near accidents at the junction with Roman Road both with cars and people. Another concerns are the additional strains on parking in the road, we already have a terrific problem with lack of space as we do not have resident parking in this area as yet? and the road is constantly used by commuters and travellers parking in preference using the car park at the railway station.

43 Farmington Road
Cheltenham
Gloucestershire
GL51 6AG

Comments: 7th March 2016

My main concern with this development is lack of parking, surely there needs to be at least one per flat or house. Parking in this area is already horrendous due to people parking and going to work on the train. Fairmont Road in particular where cars are parked half on the road half on the pavement on both sides of the road and also dangerously near corners where it is impossible to see oncoming traffic.

7 Roman Road
Cheltenham
Gloucestershire
GL51 8AB

Comments: 7th March 2016

I would like to strongly object to the planning proposal put forward for two 2 storey semi detached houses and two 2 storey flats with only two allocated parking spaces. Between roman rd and Libertus Road.

As you may not be aware we have a serious issue with lack of parking in roman road already and the provision of two parking spaces allocated for this development with the possibility of eight people living in the development therefore eight more cars to accommodate would make this situation intolerable.

Our local councillor has already taken this up with the council to try to get permit parking for roman road as having the railway station so close we get a lot of people parking in the road for the day and longer.

The other issue is the safety of pedestrians walking past the access laneway to the site this is a very narrow lane emerging onto the pavement and Roman Road which has cars parked on both sides all around the exit an obvious recipe for serious injury/accident.

Can you please take these views into consideration when taking your decision.

69 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AF

Comments: 7th March 2016

While I agree we need more housing, please take into consideration that only 2 parking spaces have been allowed for this development in Gloucester Road/Roman Road. The residents of Roman Road and ROWANFIELD Road already experience heavy vehicles trying to squeeze past parked cars, commuters to the rail station cars parked for days at a time.

This development will cause chaos while its being built ,has anyone thought about the access for delivery vehicles? We in ROWANFIELD road have had months of disruption while 2 small houses have been built ,cars parking on pavements ,delivery lorries blocking the road etc etc .

22 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 6th March 2016

I object to these plans on the following grounds:

1. Parking:

The proposal looks at "any residents that may choose to own a car". Given the national reliance on cars, I think we can safely assume each residence will have at least one car; i.e. a minimum of 4 extra vehicles will need to be accommodated; and this has not been considered (especially given that the area considered for development is already used for parking by shops and businesses) The idea that any resident will be paying to park in the station is laughable; many rail commuters already park in Roman Road and that is exactly where these residents will also be parking, as will those whose existing parking is displaced by the plans. The proposal appears to be misinformed because the parking spaces on Gloucester Road in front of the proposed flats are short stay spaces. The snapshots taken frankly prove nothing.

2. Access and Road safety:

For those vehicles that will be accessing the new houses (not only owners' cars but also furniture/ grocery delivery, visitors, tradespeople etc) will be via the lane off Roman Road. This is already subject to problems, even with the relatively small amount of traffic it receives. If you look at the utility boxes that are on the corner of Station Cottages you'll see that they are cracked - this was from an accident I witnessed when a van reversed into the corner of the house trying to get into the lane off Roman road. Just yesterday I witnessed a queue of traffic develop as a car attempted with great difficulty to enter the lane. Which brings me to:

3. Health and safety:

such queues of traffic are unpleasant for all houses at the east end of Roman road whose living rooms face onto the street: even at number 22 we get traffic fumes entering our living room, with the windows closed. Secondly the visibility into and out of the lane is poor and I believe this will be hazardous to other drivers, to pedestrians (many of whom are elderly), and also to the houses themselves that border the lane. There was another accident in the early morning some time ago just opposite the entrance to the lane which resulted in damage to a parked car.

4. Accessibility for pedestrians

The street is already near-impassable on bin day (particularly for those with mobility issues or prams - both of which there are many on Roman Road), and outside station cottages there nearly always appears to be huge accumulations of rubbish and massive bins which I assume come from the businesses and shops on Gloucester road; this will worsen.

Comments: 7th March 2016

I am writing to object to the proposed development of four new homes on land off Gloucester Rd. Reference 16/00243/FUL.

I am very concerned that the proposal will generate much more traffic on Roman Rd, a narrow, one way street which is well known to have traffic issues already. Access to the development is via a narrow lane off Roman Rd. This seems totally inappropriate, it is already known as a hazardous location for vehicles pulling out into Roman Rd. I have seen many near miss accidents and some damage to nearby properties from vehicles squeezing out. Also the passage can be accidentally blocked by drivers parking adjacent to it and not realising they have not left enough space for cars to enter the lane. This will only get worse.

The increased traffic will have a negative impact on air quality on Roman Rd, it is already poor (in our living room that fronts the road we can often get traffic fumes leaking in).

Have you considered that the increased numbers of wheelie bins, food waste bins and recycle boxes blocking the pavement on Roman Rd will make the existing problems in that area worse? It would be very difficult for those with prams or in a wheelchair to get down the pavement when all the bins are there. There are many elderly residents on Roman Rd who would be negatively affected as well. The pavement is very narrow so any bins etc. blocking have a big effect.

Of course the impact on parking is the biggest issue. Already a major problem on Roman Rd and surrounding areas (a council consultation exercise is already underway on the problems). Immediately the cars currently parking in the space planned for development would be displaced and don't seem to have been considered in the proposals. And as for the vehicles of the new residents, the proposal seems to be suggesting they would use the restricted parking bays on Gloucester Rd outside of restricted hours (8am-6pm, Mon to Sat), and during restricted hours they would find space on nearby roads if necessary. But the laughably amateur "survey" of parking that they carried out to justify that latter point is flawed. Yes, you can find the odd space on nearby roads on a weekday afternoon, but if the survey had been carried out on a Saturday afternoon, or a weekday between 8am-10am or 4pm-6pm it would have been a very different result. The applicants have not demonstrated there is an adequate parking solution at all, unless their residents will be out at work with their car(s) between 8am and 6pm, six days a week!

The other suggestion that the residents would be willing to pay to park in the train station car park every weekend is naive at best.

Comments: 25th June 2016

These revisions have NOT addressed my previous comments. I repeat that there are not enough parking spaces to accommodate these new residences, which WILL result in spill-over to Roman Road. If you intend to listen to "the applicant's" claims about commuters parking there please provide some evidence. This is an easy scapegoat.

Likewise, as previously stated the bins are already hazardous and this would only worsen. I personally have witnessed a car drive into the side of station cottages when trying to turn down the alleyway, and have also witnessed several near misses with cars turning in and out of this alleyway, several involving pedestrians. None of this is addressed.

Please address these points if you must come back with another proposal.

42 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 8th March 2016

Parking is already a major problem in Roman Rd for its current residents, the impact on the parking situation by building more properties is only going to further increase this.

Access to the new site via Roman road is also going to cause major issues, the road is very narrow and turning in and out of the new site, with cars parking very close to the entrance is a hazard for both other road users and pedestrians. The road is already a rat run used to cut out queueing traffic in Libertus Road, having extra vehicles pulling in and out of the new site is potentially going to cause an accident.

10 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 9th March 2016

Letter attached.

8 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 27th February 2016

While the overall proposed plans for the buildings appear to be much improved for such a small site in an already populated area, I'm struggling to understand how the Right of Way is appropriate access from Roman Road. It is already a known hazard for cars pulling out and into such a narrow space, often resulting in vehicles either blocking the entrance accidentally or vehicles parked opposite the entrance providing little room for manoeuvre.

There is also an issue around how many cars that currently park at the rear of the building are going to be displaced onto the surrounding roads - I think I read 16 - with provision for only two parking spaces next to the new dwellings. In an area that is already renowned for parking issues,

a lack of residential parking and question marks of the councils plans for Station parking, it doesn't seem appropriate for this to go ahead.

In addition, the plans incorrectly show the passageway at the rear of No's. 2-10 Roman Road. It is far narrower than shown and access to one of the new dwellings would appear difficult given the lack of space. I would also have question marks around refuse collection and available space on Roman Road for wheelie bins, recycling bins and food waste bins.

4 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 5th March 2016

Letter attached.

Comments: 29th June 2016

Following our conversation last week, please find below our supplementary comments on the amended application for four dwellings off 259 Gloucester Road to the rear of Roman Road.

The applicant makes a number of presumptive or inaccurate statements in their covering letter regarding traffic and parking, which should be set straight.

The letter states that, "the traffic issue appears to be caused by people parking in Roman Road to use the railway station" and that "none of the residents in the existing buildings have cars" - this is wholly inaccurate.

As local residents able to observe vehicle movements and parking, there would appear to typically be four or more resident vehicles parked at the rear accessed by the narrow lane to the side of No 2 Roman Road. This is in addition to any cars from train station commuters or elsewhere. All of these vehicles have to access the space via Roman Road.

Our original comments included photos of the space taken on a Saturday afternoon, outside of the typical Mon-Fri commuter period. This showed around nine cars parked there, and many of these belong to residents. These will be displaced and have to park elsewhere.

I know that our neighbour in No2 Roman Road, whose entrance doorway opens directly into the narrow lane, would also wholeheartedly disagree.

We would invite the planning committee to observe the marks made by vehicles on the walls of the properties either side of the lane as cars enter and exit. Recycling boxes left in the lane have also been crushed by vehicles, and it is the scene of regular near-misses between cars and pedestrians.

Our view remains that such a narrow lane makes the land unsuitable for such development, and that the resulting traffic and parking issues will have an unacceptable impact on local residents.

2 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 5th March 2016

As the owner of 2 Roman Road, I have serious concerns relating to the application for two houses and two flats to the rear of Roman Road. My concerns relate to traffic, parking, access and road safety as well as disturbance, noise and privacy. On the basis of these I object as I consider the application is unsuitable and must be refused as it was before for these reasons in 2014.

There is mention in the plan of two parking spaces for 4-8 people which would lead to more pressure of parking on Roman Road. Where will the current volume of cars that are parked there be placed as well? Roman Road itself is a narrow one way high traffic road that provides parking for more than 80 properties as well as customers and employees of the shops. Roman Road is also used as daytime parking by train station commuters to avoid parking charges.

The entrance to my property is directly onto the lane that cars would use to access the proposed houses and flats. This would be a serious health and safety risk and a danger to those entering or leaving my property. It would also be a loss of amenity, noise and disturbance to my home.

The co-operative supermarket does not access the lane with delivery vehicles due to the size but does use its rear yard for temporary storage. Increased traffic down this lane would also mean to a danger to co-op staff that are manoeuvring trolleys between the yard and the shop. An increase of traffic turning off and onto the public highway to use the lane is likely to increase the risk of accidents with other vehicles and pedestrians. Any vehicles exiting from the lane onto Roman Road have poor visibility of oncoming traffic.

Bin storage and recycling storage is also placed on the entrance of this lane which would also increase the risk to those entering or exiting the lane. It is entirely reasonable to assume that residents will put out heavy bins for collection on Roman Road. This would equate to 4 more additional wheelie bins, four additional food caddies and up to 8 additional recycling boxes put out and collected on a fortnightly rotating basis. This reduces the amount of space for access as well as causing a nuisance to my property which the entrance being directly onto the lane.

I also believe that this proposed building would mean that I would lose privacy due to continuous entering and exiting right by my front door.

I believe strongly that this application should be refused. Previous applications have also been refused with the same reasons involving traffic, parking, access and road safety being the same existing reasons why this application should be refused.

20 Libertus Court
Cheltenham
Gloucestershire
GL51 7HX

Comments: 23rd February 2016

The erection of four dwellings on land adjacent to 259 Gloucester Road will remove parking for existing residents to the flats above shops and not allow for any parking for owners or visitors to proposed dwelling. One photograph submitted with the application shows 4 spaces available on Gloucester Road. The spaces are for restricted parking of only half an hour. Parking is already a major problem around the railway station area and there are ongoing discussions on how to deal with this by Cheltenham Borough Council. It is suggested to eliminate the parking problem the proposed maisonettes could be built with the remainder of the land tarmaced to allow for residents and visitor parking for the existing flats and proposed maisonettes. Access to the site is narrow and there are concerns about emergency vehicles reaching the site if required.

251 Gloucester Road
Cheltenham
Gloucestershire
GL51 8NW

Comments: 18th June 2016

If access to these four properties is via the service road which is at the rear of the five business's on Gloucester Road (No's 249 - 257); which means that the only point of entry is via Roman Road, then I must add to the objections already received, on the following areas of concern:

1. Access to the properties.
2. Refuse collections - currently bins are being left in the service road as placing them on Roman Road would cause obstruction to pedestrians and road users.
3. Increase in pedestrian safety.
4. Increase in parking difficulties for residents on Roman Road when visitors arrive at the properties.
5. The front door of No 2 Roman Road exits onto this service road.
6. If vehicles park too close to the entrance of the service road it is difficult to negotiate (I have many photographs that I can supply to back up this comment, a situation which has got worse since the sewerage/drainage system was replaced in Roman Road and the double yellow lines never replaced)).

36 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 9th March 2016

Letter attached.

22 Roman Road
Cheltenham
Gloucestershire
GL51 8AA

Comments: 25th June 2016

I'm writing to object to the revised proposal 16/00243/FUL.

Architectural concerns aside, in their revised proposal the applicants have not adequately addressed any of the concerns of nearby residents on Roman, Rowanfield and Gloucester Rd.

Let's take the parking issue: it is caused *in part* by commuter parking, but *predominantly* by existing residents' vehicles in houses and flats on Roman Rd and adjacent roads. The applicants say "none of the residents in the existing buildings have cars", but surely that is irrelevant since they (or future residents) could get a car in future. The fundamental issue that up to eight people could be living in the proposed site, with space for only three cars, therefore increasing pressure on Roman Rd, has not been addressed.

I note that they have made no attempt to carry out a more thorough parking survey to address the criticisms of their previous approach; instead they have come up with spurious reasons to dismiss the parking concerns.

"I am advised by the applicant that presently eight or nine cars use the site by people regularly catching the train. This does not generate a nuisance in Roman Road and of course the number of traffic movements would reduce significantly should the development be build". Wow, did you not read the comments from residents? It **does** already cause a nuisance in Roman Rd in terms of accidents, near misses, congestion, privacy etc. on the access off Roman Road. It is disappointing that our concerns have been dismissed so lightly. It will not decrease (at least not permanently) if the development is built if that comes with up to eight residents' vehicles and space for only three.

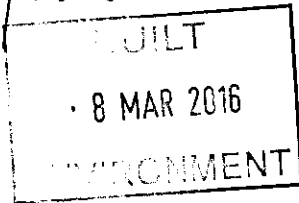
Furthermore, I hope the council will investigate the claim that 8-9 commuter vehicles regularly use the site. Obviously the applicant has a vested interest in making that claim and it shouldn't be taken at face value. If the council do not corroborate this claim (or the applicants do not produce proof) then it should not be taken into consideration.

"[commuter parking] really should not be a consideration in this application but rather an issue of providing resident parking in Roman Road to control it." Well, sure, but if your proposal is going to make matters worse, you cannot just wash your hands of it, since there is no plan to provide further resident parking in Roman Rd!

Beyond parking, a number of concerns were voiced by the residents of Roman, Rowanfield and Gloucester Rd: privacy, refuse collections, blocked pavements affecting elderly and disabled residents, safety issues for pets and children, traffic fumes and air quality, health and safety for co-op staff etc. NONE of these have been addressed at all in the revised proposals which is very disappointing and so I hope the council will side with residents and reject this proposal again.

Ref. 16/00243/FUL

Paged



10. ROMAN ROAD;
CHELTENHAM,
GLOS.

Dear Sir

I think it's Complete Madness to allow
4 dwellings adjacent to 259 Gloucester Rd.
NO.1. Noise and disturbance while these
places are being built.

NO.2. Access to the Properties.

NO.3. It will mean they will have to go around
the back Lane which is access to our
Properties where people come round the back
a dumping. Rubbish - we have about 1 ton Rubbish
been dumped round the back of our property now.

NO.4.

4 dwellings mean another 8 Cars.
where will they Park - I work nights and I
have to park - 10 minutes away - because -
by ~~Six~~ 0 clock it's Full and I'm in my 60s

NO.5. There already parking round the back. upto 9 cars which. They shouldn't be. on our deeds it's a right of way. to a garage - years ago. not a free way for cars. to park.

To finish - we have been here 50 years and the area is getting dirtier with Litter the Cars & Vans are parking on the paths now. the person, who wants the dwellings built he should come and live here.

My Mother who is in her 80s as said for the first time ever if she was younger she would move.

Oh by the Way. the back lane is in a right mess. pathholes. I don't know who owns it. Someone should have a good look. at the area. because it's overcrowded. now.
yours faithfully.

[Redacted signature]

5 March 2016

Dear Mr. Craig Hemphill, Planning Officer, CBC,

Re. proposal 16/00243/FUL for homes on land off 259 Gloucester Road

We wish to comment on the latest proposal for new properties on land behind 259 Gloucester Road.

We are keen to see the vacant land put to residential use in an appropriate way. Whilst the proposals are something of an improvement on the most recent application that was rejected, we believe a number of the concerns previously expressed by ourselves and other residents about access, parking, amenity, refuse collection and design also apply to this current proposal.

Therefore, we reluctantly object on this basis.

Access

The application proposes that access for vehicles in via the narrow lane off Roman Road. This lane exists primarily as access for the rear of the shops on Gloucester Road, not as a regular thoroughfare for residents.

We believe allowing vehicles to use this lane is hazardous to pedestrians and vehicles on Roman Road, and particularly for the residents of No. 2 Roman Road, whose front door and garden gate open directly into the lane (see images below):



Right of Way

The publically available Land Registry plans for 259 Gloucester Road (section below) show what was a garage where the lane meets the redline boundary of 259 Gloucester Road (circled in green) which has at some point been removed.

This would have prevented vehicular access for 259 Gloucester Road via Roman Road, and shows that 259 Gloucester Road has no historical or established Right of Way access to the lane.



Furthermore, the Land Registry Title Register charges for the property would indicate that there is a covenant in the deeds of 259 Gloucester Road that explicitly requires the owner:

"Not to erect any dwellinghouse on the portion of the land hereby conveyed where indicated by the colour blue on the said plan other than a motor garage or outbuilding"

This area is tinted yellow on the LR map above - see point (c) and Note 1 in the Register below.

C: Charges Register continued

hereby conveyed and to erect and ever afterwards maintain at his own expense a wooden fence of six feet in height along the line between the points marked "A" and "B" on the said plan such fence to be approved of by the Vendor or his successors (b) To observe and perform the restrictive building and other covenants referred to in an Indenture called the Libertus Estate Regulation Deed dated the Nineteenth day of July One thousand eight hundred and fifty five and made between Thomas William Septimus Pruett and Henry Dangerfield of the one part and the several persons whose signatures were thereunto affixed and executing the same (c) Not to erect any dwellinghouse on that portion of the land hereby conveyed where indicated by the colour blue on the said plan other than a motor garage or outbuilding

NOTE 1: The north western boundary of the land in this title forms part of the boundary between the points "A" and "B" referred to. The land coloured blue referred to is tinted yellow on the filed plan so far as it affects the land in this title

NOTE 2: No further particulars of the Indenture referred to were supplied on first registration.

Parking

Gloucestershire County Council is currently undergoing a parking review in the 'Railway' area (which incorporates the proposed development and the area around) because it, "...has received many complaints from local residents about parking in Cheltenham West..." and "...a parking survey has confirmed severe parking congestion in the area".

At the time of the application, a resident parking scheme is not in place.

As one of the nearest roads to the station, Roman Road is heavily used by commuters, train station workers and shoppers, largely from the early hours to late evening, but also overnight and at weekends.

Displacement of existing parking on the land

The design and access statement states that the proposal makes provision for two parking spaces for all four properties. It also acknowledges that this would result in a net loss of 16 parking spaces.

The existing properties at 259 Gloucester Road and occupants of other dwellings, regardless of any formal permission or right of access, use the lane and park on the land. Currently between four and eight vehicles park on the land at any one time. All of these cars would have to go somewhere.

As an example, please see the images below taken together randomly at approximately 11.40am on a Saturday. A total of seven cars are parked on the land:



All of these vehicles would be displaced elsewhere, primarily onto Roman Road as their entry/exit point, exacerbating existing parking and highway safety issues.

We believe that the lack of adequate off-street parking provision that the development would create, and the lack of consideration of displacing existing parking, is contrary to the adopted local plan policies TP1 (development and highway safety) and TP six (parking provision in development) and the advice contained in the National Planning Policy Framework.

Highway hazard

Cars parking directly outside No.2 Roman Road severely restrict access and visibility into and out of the lane. This makes turning into the lane in anything other than a small car difficult, and sometimes impossible, and severely restricts visibility of other cars and pedestrians on exit. We have personally witnessed many near-miss accidents here.

Please see below an example below of a car parking at the entrance/exit of the lane taken during the day and at night:



Applicant parking beat survey

The parking beat survey included in the design and access statement (taken from its previous application (13/02180/FUL)) is inaccurate on a number of points.

It states that were future occupants of its proposed properties to own a car to commute to work, then the 8am-6pm Mon-Sat restrictions, "would mean that parking would not be an issue". This of course makes the inaccurate assumption that all residents would only be working these regular weekday hours.

The suggestion that residents with cars of this "low cost start housing" would use the railway station car park on the far side of the station when they could simply park for free on a surrounding road is totally unrealistic. Parking at the train station currently costs £4.80 a day on weekdays, and £2.80 on weekends. Before any "negotiation for long-term use", this would equate to £1539.20 a year.

The statement includes an image of "Gloucester Road fronting application site 4 spaces available". However these spaces have a 30 minutes parking restriction 8am-6pm Monday to Saturday, and are therefore not available as residents parking.

Amenity and privacy

The positioning of the two houses on the site is unusual within the plot and unnecessarily close to the boundaries of Nos. 2 and 4 Roman Road, with the potential to cause noise and disruption.

The plans are inaccurate and depict the access path to the rear of Roman Road properties as much wider than it is.

The proposals include removing The plans propose removing the existing boundary fence which extends the full width of No.2 Roman Road and includes a L-shaped return along a small portion of the side fence, and replacing it with a shorter fence that stops short of the end boundary of No.2.

The existing boundary fence supports dense natural screening up to approximately 4 feet high above back garden fences for some length which provides welcome privacy for residents (see right of image below). This would necessarily be removed under the proposal.



This screening has been deliberately allowed in agreement by current residents to grow to discourage access by others to the path at the rear of gardens for numbers 2, 4, 6 and 8 Roman Road. We believe the removal of this, and removal of the side return (see image below), would open the path up to reduce our privacy and amenity, as well as be an increased security risk.



Design

We feel that the design, form and materials, which could charitably best be described as basic and functional, are not in keeping in any way with the surrounding properties.

Whilst being described as broadly the same height as the eaves of the properties in Libertus Court, the proposed buildings are square and flat rooved and so would have a much greater visual impact on surrounding properties.

Although the windows of the proposed semi-detached homes have been positioned (somewhat awkwardly) not to face directly onto surrounding properties, they will nevertheless overlook many of the windows and gardens of nearby properties in both Libertus Court and Roman Road.

The designated parking for the properties itself is poorly thought out. Whilst one of the houses proposed has a designated parking space (for what appears to be only a very small vehicle), the design requires the residents of the second property to park in an informal area to one side. This has the high potential to block the lane and/or the existing access to the rear of properties on Roman Road.

We believe that the design is therefore contrary to the NPPF which requires proposals to be designed such that they have an acceptable impact on the amenity of neighbours.

Refuse collection

The application form acknowledges that the proposal makes no provision to store or aid the collection of waste, nor makes arrangements for the separate storage and collection of recyclable waste. This would also need to be done via Roman Road.

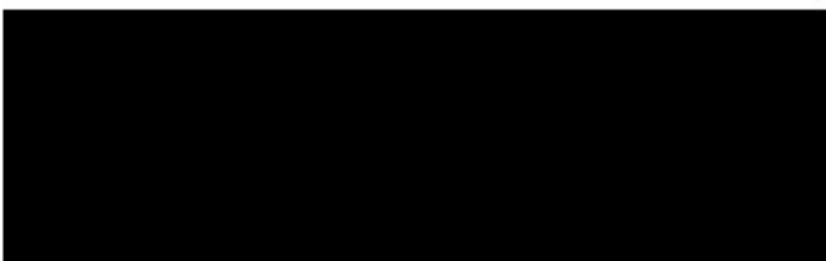
The existing properties of 259 Gloucester Road currently put their wheelie bins and recycling boxes either in the lane and/or on the pavement in Roman Road, in both cases restricting access and visibility further on these days. This often forces pedestrians to walk into the road.

Conditions

For the reasons stated above, we believe that this application should be rejected.

Should however permission be granted, we would ask that the following conditions are attached:

- That mature screening of a comparable height and density to the existing screening is put in place and maintained in perpetuity to the rear of the gardens of the same properties on Roman Road
- The construction be carried out between 8am-6pm Monday-Friday only
- That a pre-construction visual and structural survey of surrounding properties is undertaken in the event of a dispute regarding damage
- That the boundary fence along the east side be extended and replaced to the same length as the existing fence, including the short return along the lane beside No.2 Roman Road
- That the lane be resurfaced to a good standard following construction
- That mud and other debris on the road during construction is removed immediately



Planning Application. Land Adjacent 259 Gloucester Road.
REF NO.16/00243/ FULh

05/03/2016

I Write regarding the above Planning Application, My Objection is based on the lack of Safe Access to the Site..Traffic.

Residents are concerned that an attempt will be made to use the Access to the Site at the rear of Gloucester Road Shops, this Access is very Dangerous for Pedestrians, there have been occasions when Cars Exiting the Site have nearly come into contact with Pedestrians. Ladies with Pushchairs, Elderly and Disabled People of which I am one, are most at risk, It will impact on everyone using the pathway.

Residents feel if this Access is used it will have a great impact on all of us. Roman Road being a one way Street, we already suffer damage to Cars, Wing Mirrors in particular, very often the result of large Delivery Lorries attempting to negotiate the Street to make deliveries.

Heavy Plant and Builders Merchants Lorries will have great difficulty attempting to Access the Site travelling up Roman Road the right way. Residents fear instead large lorries will attempt to turn into Roman Road from Gloucester Road to gain Access to the Site, which would be very Dangerous and against the Law,

Considering the imminent Dangers that Pedestrians will be exposed to, and the disruption this Development will have on all of our Lives. I respectfully request all the above points raised be taken into consideration.

Yours sincerely

[REDACTED] 36 Roman Road Cheltenham GL51 8AA

