

APPLICATION NO: 16/00849/FUL		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 11th May 2016		DATE OF EXPIRY : 6th July 2016
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Mr Lee Bales	
LOCATION:	267 London Road, Charlton Kings, Cheltenham	
PROPOSAL:	Development of a new dwelling	

REPRESENTATIONS

Number of contributors	4
Number of objections	4
Number of representations	0
Number of supporting	0

267A London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YG

Comments: 1st June 2016

It would appear that two of the drawings have been incorrectly labelled. I believe that the NW elevation should be SE and the SE should be NW!

I also understand that planning approval already exists for a 2-storey house on this site. The new 3-storey proposal would mean that the structure would be well above the boundary walls of number 267 and thus highly visible from all aspects. Apart from the visual impact compromising the existing street scene on London Road -the simplistic and severe design contrasting unfavourably with the road's traditional housing stock, the windows (of which there are many) at the rear would have direct line of sight to the fronts of adjacent properties 267a,b and c (especially the upstairs bedrooms when the trees are without leaves, thus significantly reducing privacy for existing residents.

For these reasons, I am opposed to the proposed application as it stands.

Comments: 23rd July 2016

The small revisions to the window designs to the front upper storey are so minimal as to have no real improvement to the building's appearance within the existing street scene. The addition of a third storey to the original, approved plan is totally out of keeping with the locality. Also, and more importantly, the increased window area of the top floor on the rear elevation is even more of an intrusion on the privacy of residents in properties 267a,b and c whose front bedrooms, in particular, are overlooked. In conclusion, therefore, the proposed revised plan is even less acceptable.

267C London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YG

Comments: 27th May 2016

We are writing to express our objection of the addition of the 3rd storey to the above planning application.

With the ground floor and first floor foot print being increased passed the existing rear building lines of the adjacent properties, to have a 3rd storey is extremely over imposing. The windows, some of which are almost flooring to ceiling will look directly in to our bedroom windows to which we strongly object as it impinges on our privacy.

As you may be aware the trees are deciduous and in the winter will give no privacy.

With the lower ground floor being extended to come within approximately 5 meters of the river i.e. closer to our property was just acceptable with the knowledge that it would only be two storeys, but to increase this to a three storey building by a further floor we feel is deemed to be unacceptable.

We appreciate that this land would inevitable be developed at some point, but do not welcome a three storey property that is projecting further backwards than that of the properties either side, with large windows that are an intrusion of our privacy especially that of our bedroom windows.

Comments: 7th June 2016

Letter attached.

Comments: 19th July 2016

We strongly object to the amended planning application. The windows to the rear elevation are not acceptable, no reduction in glazing has been made whatsoever from that of the previous application. There is no need for so many floor to ceiling windows which dominate the rear elevation of this new dwelling, it is a complete intrusion of our privacy and i would like to hear your justification in allowing such a resubmission without this being addressed. The large number of windows are in direct sight of our bedroom windows and with the trees being deciduous offer no protection.

The 3rd storey plans have reduced in floor area but the glazing has not been reduced to reflect this.

255 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YG

Comments: 31st May 2016

I would like to object firstly on the grounds of the street scene that is applied, in any type of planning application when there are adjoining properties. I believe that the previous planning application was centred around the property being single storey, which was hidden behind the existing 6ft wall. Thus having no real impact on what was there before, neatly hidden away. I believe the reason for this was solely because the house wasn't in keeping with the street scene, so hiding it behind the wall was very clever and I like the design and whole aspect around it.

As a developer myself, I understand this process and materials used to make new properties blend in. With the addition of another storey, the house will stand out like a sore thumb, and is a typical way of increasing the footprint of an existing application. So if this is granted, we will have a street scene of rendered terraced houses, with hipped roofs, and a two storey, flat roof house slap bang in the middle of it all.

I also currently have planning permission to build a house next to mine, which is terraced, hipped roofed, etc., blending in with the row. If this gets passed, does this give me the opportunity to develop a detached flat roofed ultra modern designed house based on this precedent if this is given permission? I'm pretty sure that the low level aspect of the current design is what helped to gain permission on this property. I would rather it stay ground floor or a house of two storey design and matching in with the others around it on the London Road.

Secondly I'd like to question how the council have dealt with the highways aspect in relation to this property. Like my house, it will have a drive and entrance way to it. Currently the existing houses, numbers 265, 263, 261, 259, and 257 all park their cars outside on the road/footpath. These houses are also opposite Glenfall Way, which is a very busy junction. The reason for dragging this issue up is that any new development has to be viewed from the highways aspect, such as visibility, etc., but after living here some 8 years the parking has become worse and worse. Given the fact that currently people have been parking outside this new site, and now this parking space has gone, it will increase the parking problems and visibility dramatically. This will force people to park on top of my entrance as well as 267c. I myself have had many near misses given people parking on top of my drive, on both sides, restricting my sight so badly that I have to get half my car in the road before I can see.

This road is also 40 mph outside our houses on this section, and given on a school day the access to Glenfall Way is really busy due to school traffic and also towards the other end of Charlton Kings, plus the foot traffic of children walking this busy road. I've seen too many accidents on this junction, it's too fast, it's a main route in from the A40 with lorries, school traffic etc., and someone is going to be seriously hurt, because of all the cars parked on this road, added to that people pulling out of 267c have restricted visibility due to parking. Maybe the highways will give some thought into traffic calming, double yellow lines to stop the speed and parking issues along here.

There is also the added pressure of the construction workers parking here to carry out works, last Friday a van parked right on top of my entrance yet again restricting me access to my drive. I'm solely up for new development which is why I thought the current decided application was great, but there has been no thought into the highways and parking issues that have been here for years, hopefully you will see this just by visiting the road on a school day and seeing there is NO visibility when cars are parked all along this stretch and the speed in which traffic does flow, and to be sure, they all don't stick to the 40 mph, if a traffic survey was done, you'd find the traffic approaching Cheltenham from the A40, would be far greater than that of 40 mph.

Comments: 25th July 2016

This planning application is a joke! My previous email objection was relating to the two storey house which I find on this application for a third storey. NO evidence of following a street scene at all on this application which makes a total mockery of the planning system.

This clear evidence of a developer working the system trying to get more each time on every planning application, otherwise they would have submitted this application in the first place and avoided the other two previously.

Can Emma Pickering show evidence or justification in her decision when granting permission based on a house that falls directly in between a street scene that is totally different in design.

This house stands out like a sore thumb, and doesn't meet planning policy when considering its surrounding area/street scene.

[REDACTED]

From: Emma Pickernell
Sent: 07 June 2016 09:53
To: Internet - Planning Comments
Subject: FW: 16/00849/ful
Attachments: IMG_3635.JPG; ATT00001.txt

Emma Pickernell
Senior Planning Officer
Cheltenham Borough Council
emma.pickernell@cheltenham.gov.uk
Tel: 01242 264248
Working Days: Tuesday, Wednesday & Thursday

-----Original Message-----

From: [REDACTED]
Sent: 06 June 2016 09:47
To: Emma Pickernell
Subject: 16/00849/ful

Hi Emma

Please see attached photo of London rd, relating to 267c, erection of a new dwelling. I made one objection over highways, and I'd just like to show you the problem it's causing as residents. Not only has the parking become an issue on the right of the photo, but you can see on the left, a tractor and trailer, plus a car parked on the slip rd to glenfall way, waiting to access the building plot. All this congestion because of the new building works, surely there should be some planning condition to allow and ease this problem with this kind of works? I have no vision from my driveway which is the house in the photo if I want to exit, not to mention tractors and trailers blocking the slip rd to a busy junction directly opposite my entrance.

In Friday last week, there was the same car and trailer parked all day on the exit of glenfall ways slip rd. This area is a 40 mph zone, with excess school traffic in cars and on foot.

Regards
[REDACTED]

