

<b>APPLICATION NO: 16/01414/FUL</b>		<b>OFFICER: Miss Claire Donnelly</b>
<b>DATE REGISTERED:</b> 8th August 2016		<b>DATE OF EXPIRY :</b> 3rd October 2016
<b>WARD:</b> Prestbury		<b>PARISH:</b> PREST
<b>APPLICANT:</b>	Mr & Mrs J & S Trotter	
<b>LOCATION:</b>	30 Glebe Road, Prestbury, Cheltenham	
<b>PROPOSAL:</b>	Single storey rear extension	

## REPRESENTATIONS

Number of contributors	<b>1</b>
Number of objections	<b>1</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

29 Glebe Road  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3DG

### **Comments:** 13th August 2016

The proposed extension is an extension to an existing large extension (which is already the largest extension in the vicinity) to the rear of the property (Planning ref: 92/01055/PF).

The original 1930s build gave a property depth of approximately 8 meters, which at the time was deemed adequate for a 3 bedrooomed house, the proposed additional extension would give c125% increase in ground floor space to that of the original build.

Whilst there are no exact measurements contained within the proposal we are led to believe that the proposed further extension would extend the property in excess of 5 m beyond the rear of our house. This would make the total extension to 30 Glebe Road to c10 meters. This is completely out of scale with any of the current properties in the surrounding area and completely out of character of the 1930s styling of the neighbouring properties.

Within the "Existing & proposed elevations & floor plans" it is evident from "Existing Left Front Elevation" drawing that the current extension height currently overshadows our extension by 1 meter and is approximately 3 meters 60 cm in height, even with the proposed reduction on 475mm of the proposed additional extension this would still have a height in excess of 3 meters and will overbear our property. This height seems unnecessary in both the original extension and the proposed addition where we believe 2.2m in height would be sufficient.

We believe that the enormity of the proposed extension in addition to the existing large extension will lead to a loss of light to our downstairs rooms at the back of property; especially in winter as the extension will overshadow the westerly aspect where the sun sets from the rear of our property. We also believe that the proposed extension will have a negative visual impact and will be completely overbearing over our property.

We are also concerned about the vast expanse of flat roofing that will be visible from our first floor bedroom and the lack of privacy from the glazed lantern which will be level to the upstairs windows. The glazed lantern also introduces a further increase in overall height (to the already

3m 60cm height indicated above). We also have concerns regarding drainage from the large flat roof and would welcome a drains report to confirm that any soak away from rainwater is connected to the main drainage system.

It is noted that there will be bi folding doors and French doors to the rear of the property, we have concerns over the noise aspect of having a large dining room/entertaining area and playroom which will lead out onto an open space and would request that these spaces are enclosed and soundproofed with a single opening door and/or fixed windows with trickle vents; or restricted opening to the outside area.

We have already discussed with the applicants the possibly of reducing the height and length of the additional extension to a compromised level, however these have not been included within this planning submission.