

APPLICATION NO: 16/01672/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 17th September 2016		DATE OF EXPIRY : 12th November 2016
WARD: Pittville		PARISH:
APPLICANT:	Mr C Hill	
LOCATION:	Rear of 178 Prestbury Road, Cheltenham	
PROPOSAL:	Proposed new dwelling	

REPRESENTATIONS

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

7 Oakland Avenue
Cheltenham
Gloucestershire
GL52 3EP

Comments: 10th October 2016

As a resident of Oakland Avenue for 28 years we have experienced a vast increase in vehicle parking in this road. A residence of this size is likely to require at least 1 or 2 additional parking spaces which cannot be accommodated in the road. The plans do not appear to provide any off road parking and in any case manoeuvring would be albeit impossible given the fact that there are cars on each side.

44 Oakland Avenue
Cheltenham
Gloucestershire
GL52 3EP

Comments: 23rd October 2016

After reviewing the plans and associated documents I do not believe there is sufficient space for off street parking. With Oakland avenue already over its limit for parking this new build would only accentuate the problem hence the objection to the proposed development.

3 Oakland Avenue
Cheltenham
Gloucestershire
GL52 3EP

Comments: 5th October 2016

Letter attached.

Comments: 24th October 2016

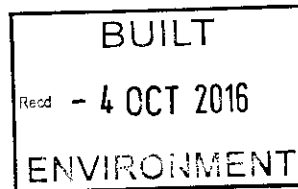
Letter attached.

14 Oakland Avenue
Cheltenham
Gloucestershire
GL52 3EP

Comments: 2nd October 2016

The parking on Oakland Avenue is already at its limits, any extra housing will only increase the problems. Not only will the house need parking but building it will reduce the amount of parking available.

Mr Ben Hawkes
Cheltenham Borough Council
Planning Offices, PO Box 12,
Municipal Offices, Promenade,
Cheltenham, Glos,
GL50 1PP.



3, Oakland Avenue,
Cheltenham,
Glos, GL52 3EP.

4th October 2016

RE: Planning Proposal 16/01672/FUL New dwelling at rear of 178 Prestbury Road

Dear Mr Hawkes,

My property adjoins the proposed development and I am writing to put forward my views and concerns regarding the above. I have looked at the proposed planning application on line and feel I must make my concerns heard for consideration by the planning committee.

The application itself has a number of points of inconsistency and raise some concerns on my part. These concerns include the lack of provision of parking for this new build in what tends to be a busy road at the best of times during the day and totally congested with parked vehicles for the rest of the time. I have enclosed photographs showing the parking situation along this piece of road at 16:05 on a typical weekday (30th Sep). The section in the application on parking says that there will be a total of one parking space allocated (described as Cotswold chippings/Cobble set) but the site layout does not show any parking spaces. Further, there appears to be insufficient depth at the front of the property to manoeuvre a vehicle via existing access adjacent to the frontage. Other parts of the application describe parking as "on street". This all seems a bit ad hoc and ambiguous, I believe that a new build three bedroom detached property would be expected to have at least two off road parking spaces without loss to existing parking arrangements. As a resident who regularly has difficulty turning into my own drive due to the congestion caused by parked cars then I must press this position needs to be considered carefully.

A further concern I have is about the likely impact of loss of daylight caused by the proximity of the build profile in front of my kitchen window on the south side of my property. Looking at the site layout and making some calculations of scale and position, it appears that the northern face of the new property will be in front of my south facing kitchen window and this will impact the daylight into that living space. I have made some initial calculations based on the BRE guide which indicate that the site layout and height of the new build will not meet the BRE recommendation. I therefore request that a thorough and detailed light assessment be completed and the results taken into consideration by the planning committee.

Finally, I note from the covering letter accompanying the application that it is hoped this will be considered under "Delegated Authority". As an impacted party with reasonable apprehensions about this build I would not want this application to by-pass the standard planning committee process.

Yours sincerely,

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A small black rectangular box redacting a portion of the sender's address.

16:05
30/9/16

BUILT

Recd - 4 OCT 2016

ENVIRONMENT



[REDACTED]

From: [REDACTED]
Sent: 24 October 2016 11:02
To: Internet - Planning Comments
Cc: [REDACTED]
Subject: 16/01672/FUL

Ben - as discussed I have viewed the latest drawings showing the position of my kitchen window and note two points;

1. My original calculations regarding the position/height of the new development wrt my window remain pretty much the same and clearly to not meet the BRE regs.
2. The relative position of my double doors and my property boundary as shown are most definitely inaccurate. Should this not be corrected then it could cause further issues.

I will be in touch again to follow up on these aspects. Many thanks.