

APPLICATION NO: 16/01909/FUL		OFFICER: Miss Chloe Smart
DATE REGISTERED: 25th October 2016		DATE OF EXPIRY : 20th December 2016
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Mr A Cresswell	
LOCATION:	53 Beeches Road, Charlton Kings, Cheltenham	
PROPOSAL:	Single storey side and rear extension - (Revised Scheme - part retrospective)	

ADDITIONAL REPRESENTATION

The applicants have asked that the attached letter is circulated to Members. It is a response to the key points of complaint raised in relation to their revised planning application.

72 Bafford Approach
Charlton Kings
Cheltenham
GL53 9JB

Comments: 12th December 2016
Letter attached.

13th December 2016

72 Bafford Approach
Charlton Kings
Cheltenham
Gloucestershire
GL53 9JB

Ms Chloe Smart
Planning Officer
Environmental & Regulatory Services
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 1PP

1 December 2016

Dear Chloe,

Planning Application 16/01909/FUL (53 Beeches Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8NJ)

I am writing with regards to our revised planning application for a side and rear extension to 53 Beeches Road and in particular to the objections raised by [REDACTED] in his letter dated 15 November 2016.

We are concerned to see the objections raised by [REDACTED] and wish to address the concerns raised as follows:

1. Objection 1 - The structure already built is higher than shown on the approved drawings.

We have received assurance from our builders that the walls of the extension have been built in line with the current approved planning application (15/01385/FUL), to the appropriate height, which is in line with the wallplate of the existing bungalow structure. Our architect has not in my understanding altered the height of the wall structure in the revised drawings. The perceived height difference [REDACTED] is referring to is in our understanding due to the overhang and soffit/facia that exists on a pitch roof design, which partly obscures the top of the wall and makes it appear lower.

2. Objection 2 - There are very few flat roof extensions and little coloured render on the whole of Beeches Road.... There are no flat roof extensions nor coloured render near to 53 Beeches Road on that side and street scene is all the better for it.

There are many flat roof extensions in the area, together with rendered properties. Indeed the property opposite 53 Beeches Road has a single storey side extension with a flat roof. Also, one of the most recent planning applications approved in the area in fact relates to a single storey flat roof side and rear extension with painted rendered walls at 73 Beeches Road, which is on the same side of the road as our property.

3. Objection 3 - That the wrong facing material has been used..... the applicant has used the wrong facing materials

Our understanding from advice gained in advance of commencing the build was that the walls could be rendered under Permitted Development. At the time of resubmitting this application, we gained advice that for clarity the use of render should be included in the revised application. There is already a section of render to the front of the bungalow (to the right side of the front door) and we feel that it will be in keeping to have another section of render to the left side of the property.

4. Objection 4 - That the structure is not in keeping with the local vernacular

There are many differing styles used in the design of properties along Beeches Road, including where properties have been built in gardens, such as number 55a owned by [REDACTED]. There is also a precedent set at number 73 Beeches Road to have a modern rendered flat roof side extension to an existing bungalow. On this basis, we hope that the revised scheme we have put forward is looked upon favourably.

Finally, I would like to say that it has never been our intention to undermine the planning process in any way. We have very much genuinely followed a path which we understood not to be in contravention with planning laws - with the understanding that a rendered finish would not require planning and therefore it would be acceptable to use this build method (although as already said including it in the revised planning application for completeness) and submitting a request for permission to alter the design of the roof, with work having ceased on the external extension build while this is being sought.

If you have any queries in relation to the points outlined in this letter, or would like to discuss further, then please do not hesitate to contact us.

Yours sincerely,

[REDACTED] [REDACTED]

[REDACTED]