

APPLICATION NO: 16/01994/FUL		OFFICER: Mr Ben Hawkes	
DATE REGISTERED: 8th November 2016		DATE OF EXPIRY : 3rd January 2017	
WARD: St Peters		PARISH:	
APPLICANT:	Mrs Carol Gilbert		
LOCATION:	53 St Georges Drive, Cheltenham		
PROPOSAL:	Drop kerb to provide access with gravel hardstanding		

REPRESENTATIONS

Number of contributors	14
Number of objections	14
Number of representations	0
Number of supporting	0

58 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 4th December 2016

I am against this as it will reduce parking in an already overcrowded street. This could encourage more people to follow suit making parking for the upper maisonettes problematic and spoiling a pleasant green street.

I think that a planning officer should come and look at the street, sometime plans don't tell the whole story.

36 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 30th November 2016

I have the same concerns as stated in the other comments, with the already cramped parking situation losing more spaces is just not acceptable for the residents of the upper maisonettes. Others in the street are converting their front gardens into parking without the correct planning if this continues those needing to park will be forced to block other cars in or to park on main roads if they can actually find a legal place to park

17 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 14th November 2016

Case officer Gary Dickens comments on case 16/01332/FUL that first floor residents will eventually struggle to find parking spaces if applications similar to this one continue to be granted. This application is the continuation of that process, so I strongly object. It is the third

such application, and already parking is difficult in the street (Try parking here after normal working hours when residents return home. My guess is case officers only make assessments during the working day).

It does nothing but provide the owner with a private parking slot to the detriment of other residents. Granting this does not have a neutral effect, as residents are then forced to park in other streets around the area.

I'm also of the opinion that the Council don't care what the local residents have to say on the matter. The previous application received lots of objections - all of which seem to have been interpreted as irrelevant.

I feel the visual impact is significant. Residents caught between No 53 and 59 will effectively have their gardens surrounded by parking slots if this goes ahead, and I think that will significantly reduce any enjoyment they may get from their garden.

56 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 14th November 2016

I live in this cul-de-sac and I recently bought here because it is an attractive, quiet road with beautiful gardens in the front of the properties.

Parking is already incredibly challenging in this street and the surrounding streets. As I live in a first floor maisonette the impact that allowing this or other ground floor flats to use the entire breadth of the properties for access to their own parking space will have an extremely detrimental impact on, in particular, me and other first floor owners or occupiers to park near their own property or in the street that they live.

If more drop curbs are granted in this street it will also have a negative impact on surrounding streets as residents of St Georges Drive will have no option but to park in nearby streets (if that is possible with the already challenging options to park in this area).

In addition to the initial impact of parking becoming a more problematic affair, I believe that this will also negatively impact the option of selling or renting out first floor properties in future if there is no option to park near their own first floor property.

I would strongly ask that the Council listen to the valid objections of residents in this street and stop this and future drop curb building/parking in front gardens. Not only because it will make parking has more difficult if not impossible but also because this street has gardens that visually make the street more attractive. Please do not let it become a parking lot.

51 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 28th November 2016

The plan has an detrimental effect on parking for other residents in the street. There is only limited parking space available and this has already dwindled following previous conversions of front gardens into parking bays. I believe further development of this kind in the street can only have negative impact for neighbours and therefore hope the council will reject these plans.

54 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 27th November 2016

I object to the following proposal: 16/01994/FUL - Drop kerb to provide access with gravel hardstanding at 53 St Georges Drive Cheltenham Gloucestershire GL51 8NX.

St Georges Drive is comprised of 67 small 2 bed maisonettes (with the exception of number 15 and 15A). The properties are popular with the young, including first time buyers and new families and the the older, living on their own without dependents. In general residents on St Georges Drive have on average one car per household.

All ground floor maisonettes have a front garden and rear garden; top floor maisonettes have an adjoining rear garden. All the ground floor maisonettes' front gardens face the road of St Georges Drive. Currently the majority of parking is on road, with the exception of some of the properties on the roundabout and number 47, who converted their drive after seeking planning permission.

I am concerned about the decision to grant planning for a hardstanding on another property on our road (16/01332/FUL) where the report states "Consideration has been given as to whether any inequality and community impact will be created by the transport and highway impacts of the proposed development. It is considered that no inequality is caused to those people who had previously utilised those sections of the existing transport network that are likely to be impacted on by the proposed development". However there is inequality as only ground floor maisonettes have the opportunity to convert their front gardens into hardstanding, meaning top floor maisonettes lose the opportunity to park near their properties. The officer also commented in the report that "It appears that the impact on the on street parking availability will be neutral (i.e. the lost spaces will be replaced by that provided on the hardstanding". As already mentioned people on the street have an average of one car per property. Therefore the impact is not neutral, the street is in fact losing two spaces.

However the lower floor is gaining those spaces. As mentioned in number 17's comment, the owner has made approaches to try and rent out one of the two spaces. It may turn out that this space is rented to someone who is not a St George's Drive resident thus reducing residents' parking still further. The officer then added "It is acknowledged that if all the ground floor maisonettes in the area created off street parking in this way then the first floor maisonettes would struggle to park.

However that is not yet the situation and this application must be assessed on its own merits". There is already a big parking problem hence the council implementing the upcoming parking permit restrictions on all roads except for St Georges Drive. However our parking problems are currently not related to commuters, just the number of residents on the small road. I am very concerned with the effect of the new local parking permit restrictions; will nearby residents not buy permits and use our road instead? All eight comments raised objections, yet they do not appear to have been taken into consideration which is disheartening.

The removal of front gardens to make way for hardstanding will not only spoil the appearance of the street but will also affect wildlife attracted to it. As well as butterflies, frogs are in abundance (presumably due to the proximity of the River Chelt) which often take refuge in leaf litter and twigs around the area.

If planning permission for hardstanding with space for two cars is granted, top floor residents will not be able to park on their street. If the hard standing was only a single car, then there would be enough space for top floor residents to park in between the hardstanding. If planning permission

is granted to number 53, this will take two parking spaces from the street. The property is currently rented, where the previous tenant had no car and the current has one. This proposal is not neutral.

(Photographs attached.)

30 Benhall Avenue
Cheltenham
Gloucestershire
GL51 6AE

Comments: 17th November 2016

I would like to support objections regarding this proposed drop kerb and parking application.

I visit my daughter, who lives in this street, regularly and as an older person, it is vital that I can park in this street when I visit. With the continuing reduction of on street parking it will become harder to park and will affect my quality of life if I can no longer visit because I cannot park. I would urge that Council think about all the people who live on this cul-de-sac and stop permitting this type of building with this and ALL future applications. Not only will it make parking harder for people who live on this street (in particular the first floor residents who will not have an option to build a drive way on their property) but also for family and friends who wish to visit residents.

If this type of building work continues on this street it will also destroy the gardens that work to keep this a visually attractive street.

11 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 28th November 2016

I totally agree with all comments made by others objecting to this application. It is almost impossible to get a parking space when returning to the road in the evenings and weekends and it will be come even more difficult if this is permitted as it will set a precedence for others.

Also with permit parking coming to Queens Retreat and NOT St Georges Drive it is likely residence will try to park in the Drive causing further difficulties.

However I feel this is just an exercise of being seen to do the right thing as when the original planning application was presented several residents objected but not listened to..

16 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 29th November 2016

I object to this proposal and any like it. If more people are allowed to convert the front gardens of ground-floor maisonettes to parking places with a dropped kerb, it will reduce the parking spaces available in the street for people living in the first-floor properties. This if not fair and it will also reduce the value of the first-floor maisonettes.

There are likely to be many more applications to do this now that we will need parking permits for anyone to park in the street.

Please do not allow any further applications of this kind.

24 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 30th November 2016

I find the fact that you are even considering this a complete farce. If a planning officer decided to visit ST GEORGES DRIVE they would realise that IF all downstairs properties were allowed this what actually would happen to the residents that live upstairs with a car. I am sure they would object if they lived down this road. I feel this should not be allowed and anymore applications rightfully refused. I was under the understanding that the only reason one resident was granted this was due to health reasons - I had made the comment at that time this would open the floodgates - only to be told NO - well that was not true. Please do not allow this as all the residents that own upstairs will now be living in a property that soon will become worthless. I will be contacting my local councillor to see if they may be able to help - I feel that the council who say YES or NO should come to St GEORGES DRIVE and not make the decision from behind closed doors.

4 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 1st December 2016

Letter attached.

34 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 30th November 2016

The net effect of this hardstanding will be that 2 spaces in the road are lost in order to park 1 car. There is always space to park in the road, but it may not be immediately in front of your home - that is living in a town or city.

There is national concern about the hard landscaping of front gardens and the loss of green space. The work is already being carried out at this address, but I and many of the other residents hope that you will call a halt to this. We like the front gardens as gardens! If carried out, this work will contribute to changing the character of the road at a time when 'greening the grey' is seen as important.

Please do not allow this proposal.

Comments: 6th December 2016

Further to my previous comments, I would like to highlight that the work for the parking space is going ahead; is this consultation just window-dressing or does he know something we don't?

Also, I understand that one half of this area has been offered for rent!? This person not only wants to alter the look of the road but now wants to open a car park.

Even if the change goes ahead, I do not believe that a tenant would want to incur the costs of carrying out this work correctly- around £5,000. This person will move on in a few years having changed the road for all the owners who enjoy living here.
Again, please don't grant this permission.

49 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 2nd December 2016
Letter attached.

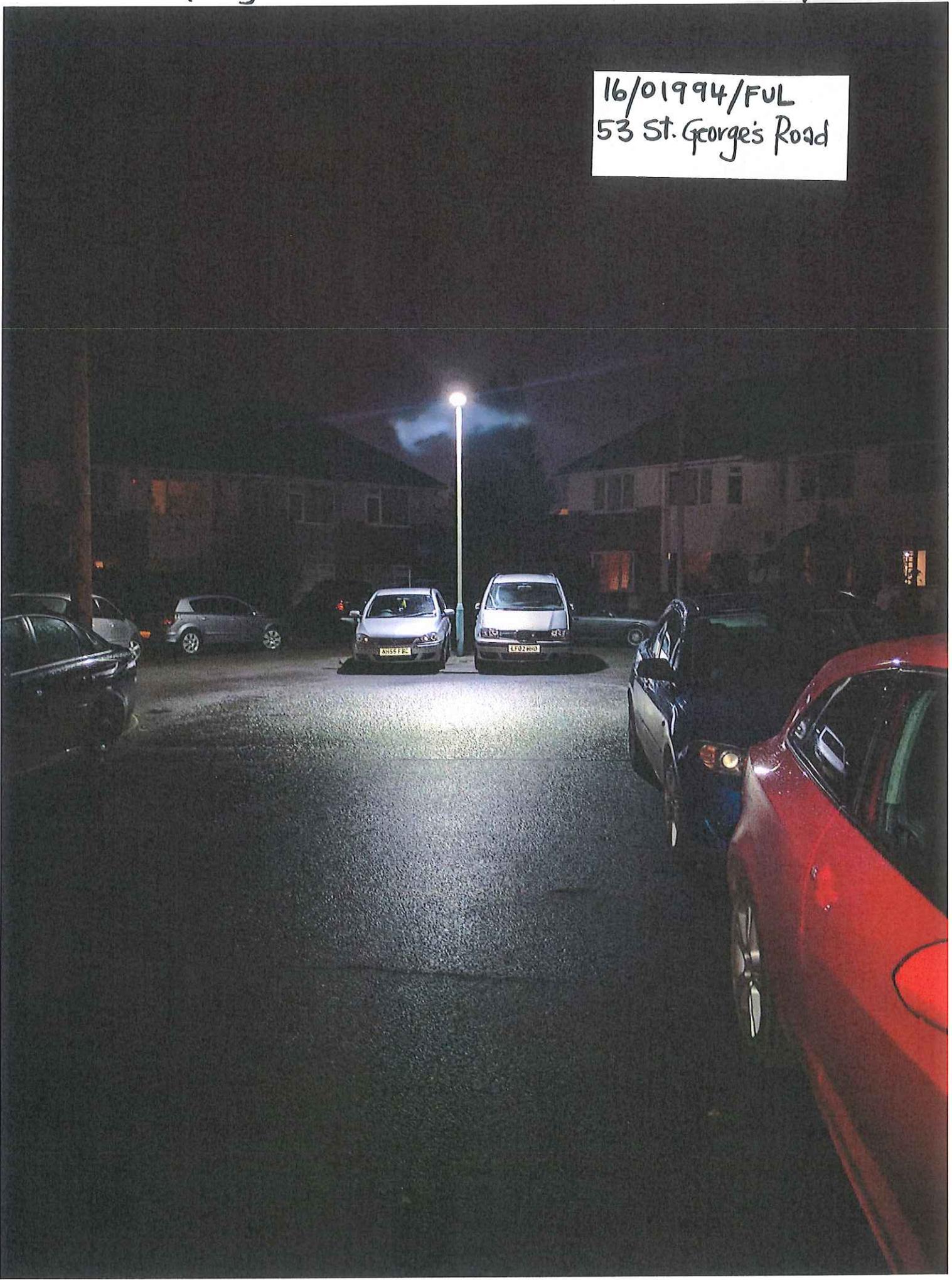
57 St Georges Drive
Cheltenham
Gloucestershire
GL51 8NX

Comments: 7th December 2016
Letter attached.

54 St. George's Rd.

1/3

16/01994/FUL
53 St. George's Road



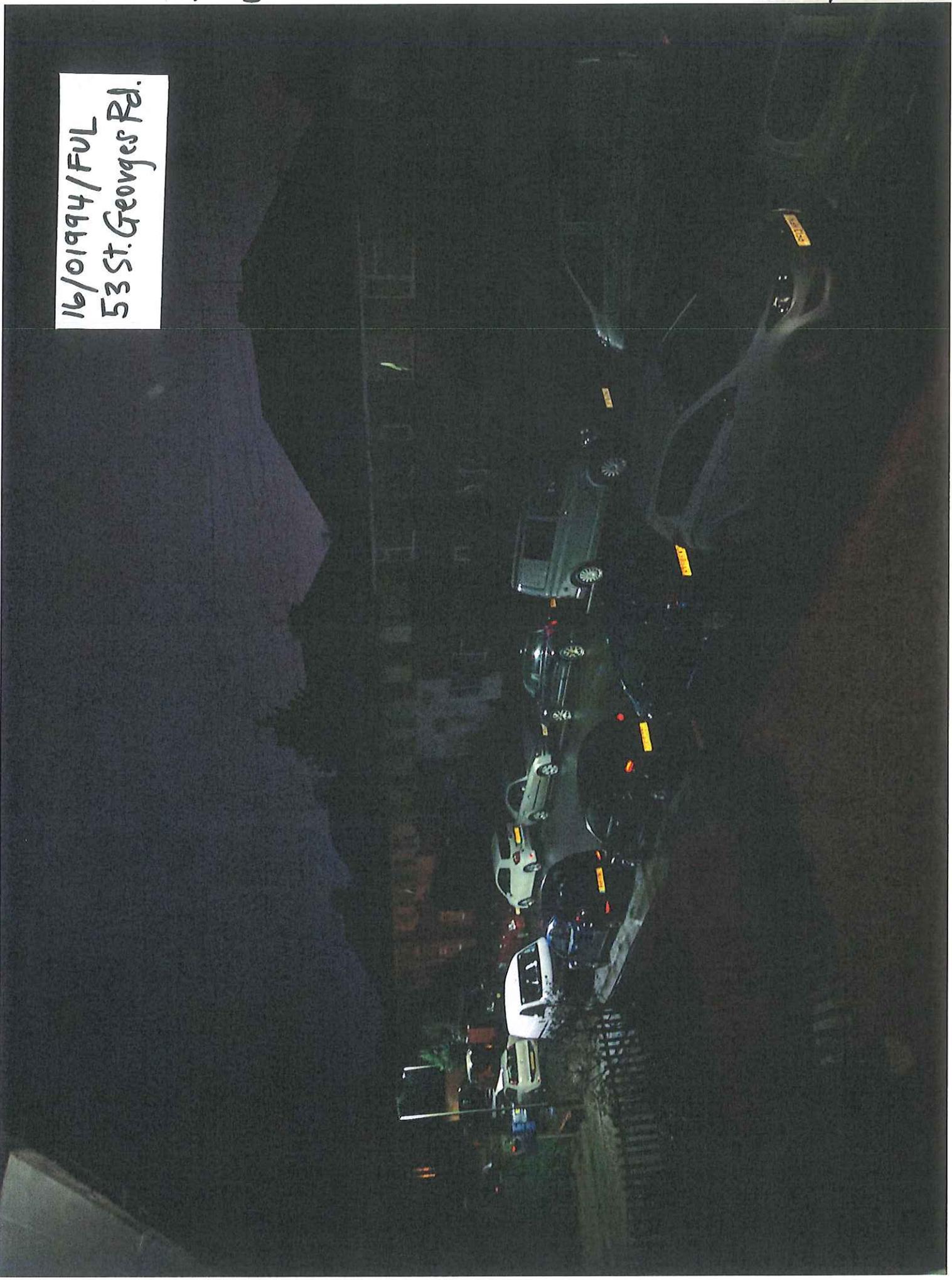
54 St. George's Road

2/3

16/01994/FVL
53 St. George's Road



16/01994/FUL
53 St. Georges Rd.



BUILT
1 DEC 2016
ENVIRONMENT

4 St. Georges Drive
Cheltenham
GL51 8NX

Supporting
British Red Cross



30.11.16

Dear Sus

Ref: 53 St Georges Drive

I wish to object to the proposal for drop kerb
access to the above property.

all properties in St. Georges Drive are maisonettes and
therefore two owners need parking spaces. If ground
floor properties are allowed to have off road parking this
will make parking in this road even more difficult than
it already is.

I would not be objecting to this application if this were
a road with normal houses but with maisonettes lots of things
including access are shared and I suggest you look
into whether off street parking is therefore permissible
under the words of the deeds.

Yours faithfully

BUILT
2 DEC 2013
ENVIRONMENT

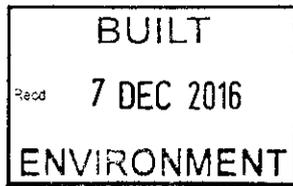
49 ST GEORGES DRIVE
CHELTENHAM
GLOUC.
GL51 8NX

REF NO 16/01994 / Ful.
FOR OFF ROAD PARKING 53 ST GEORGES DRIVE.

MR BEN HAWKES,

I am TOTALLY against
this application, Parking now is a
problem, if granted it would be
chaos, Also no thought what so
ever has been given to the
upstairs occupants,

Why should
the down stairs Masmette have
off road parking for 2 cars plus
1 one pavement / kerb parking for
3 cars surely is unacceptable. I hope
a visit here from the planning
office would see what chaos this
application would cause.



57.5⁺ Georges
Drive.
Cheltenham.
2/12/16

Blannin Application
Ref 16/01994 / Ful

Sirs,

I wish to state my objections
to the above.

We have already lost 4
kerbside places to Nos 47 + 59.
As we are no longer including
in the Residents Permit Scheme.
it also be made more idifficulties
by the further overflow from
this scheme.

Yours

