

<b>APPLICATION NO: 17/00218/FUL</b>		<b>OFFICER: Miss Chloe Smart</b>	
<b>DATE REGISTERED:</b> 2nd February 2017		<b>DATE OF EXPIRY :</b> 30th March 2017	
<b>WARD:</b> Charlton Park		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr & Mrs R & A Phillips		
<b>LOCATION:</b>	1 Hartley Close, Cheltenham		
<b>PROPOSAL:</b>	Proposed two storey side, single storey rear & single storey front extensions		

## 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>

70 Sandy Lane  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 9DH

**Comments:** 10th March 2017

We live in the property to the rear No.70 Sandy Lane, that the bedroom of the new proposed extension would look towards. As the extension projects to the east of the existing building, this increases the number of windows that overlook our property and brings view from the first floor windows closer to our rear garden and outdoor private amenity space to the rear of the property. As the first floor element of the extension also projects to the rear - it would also bring it closer to our property, increasing this impact.

There is currently a mature evergreen hedge between the two that provides screening - which will significantly mitigate any overlooking. However, this hedge / shrub is in the garden of No. 68 Sandy Lane, not the application site. It would therefore not be possible to control the future of this natural screen. If it were to be removed / die or lopped the overlooking when then become significantly worse and neither us or the applicant would have any control over this.

There appears to be a simply solution that would overcome our objection - that would be by reversing the first floor room layout and therefore having the bedroom window looking towards the street and the bathroom window (that would be obscure glass) facing the rear and towards our garden, private outdoor living area and ground floor windows.

We would also propose a landscaping / screening proposal along the boundary, that would increase the screen between the properties - as this would soften the appearance of the development and further mitigate any sense of overlooking and domination. If this could be agreed for some semi-mature trees / shrubs it would be highly desirable. This could possibly controlled by condition to avoid delay to the scheme progressing.

If these amendments were made we would be happy to support the application. This would hopefully not cause any loss of enjoyment / value to the applicant in undertaking the scheme.