

<b>APPLICATION NO: 17/00165/FUL</b>		<b>OFFICER: Miss Michelle Payne</b>
<b>DATE REGISTERED:</b> 26th January 2017		<b>DATE OF EXPIRY :</b> 23rd March 2017
<b>WARD:</b> St Marks		<b>PARISH:</b>
<b>APPLICANT:</b>	Homeward Properties Ltd	
<b>LOCATION:</b>	259 Gloucester Road, Cheltenham	
<b>PROPOSAL:</b>	Erection of 6no. one bedroom units within an apartment block and a pair of semi-detached two bed houses on land adjacent to 259 Gloucester Road	

## REPRESENTATIONS

Number of contributors	<b>8</b>
Number of objections	<b>8</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

18 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 3rd April 2017

We completely agree with the views of our neighbours and object to the proposed building plans. We feel that as well as infringing on our neighbours' privacy there is a strong likelihood that the menial number of car parking spaces being allocated will result in a dramatic increase in cars trying to park in Roman Road, a one way street that is already nearing full capacity. Furthermore, the amount of cars that currently park on the land behind 259 Gloucester Road will be forced to re-locate onto Roman Road, again adding to the extra traffic. As parents to very young children it is already a gamble to obtain a parking space outside or near to our property.

Safety is also a prime concern as cars already drive with considerable speed up the road and swing into the narrow lane adjacent to No.2. Visibility is poor when emerging onto Roman Road from the lane and should cars be forced to reverse it adds further risks to pedestrians.

24 Libertus Court  
Cheltenham  
Gloucestershire  
GL51 7HX

**Comments:** 7th February 2017

Letter attached.

10 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 6th March 2017

Letter attached.

8 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 22nd February 2017

I wrote a long objection to this application only to find that when it was submitted the session had "timed-out" and what I've written has been lost.

This time I will therefore keep it short and say that I whole heartedly agree with the objections of my neighbours and those of the surrounding area which I would like the council to deem as repeated for the purposes of my objection.

The design is poor, the parking and access issues have not been solved and the building will infringe residents right to privacy. The reconfiguration of the land so that more one bedroom units is available only increases the parking issues not diminishes them. I would object to any suggestion that such a reconfiguration would lead to less cars - especially as households often have two cars and one bedroom flats do not deter couples (it simply means they will sacrifice a guest bedroom).

I am also dubious of the applicant's decision to reconfigure this land to more one bedroom flats - this wasn't a requirement of the council's approval last time nor does it address any of the council's concerns. In the absence of any other explanation it can only be that applicant is seeking to further exploit the land for maximum financial gain without due consideration to the impact on the existing residents in this area.

4 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 20th February 2017

Whilst we are keen to see the land put to residential use in an appropriate way, we object this to speculative, poorly thought-out application, particularly when a previous proposal (16/00243/FUL) for the same site has already been (narrowly) approved.

We feel that, having been given permission for properties on the site, the applicant is seeking to increase the number and density with plans that are poor in design and layout, using basic materials, and with little or no consideration on the impact for existing residents.

This is the fifth application in less than three years that has been proposed and we have been asked to comment on. A first application was submitted and withdrawn before being amended and refused. A second application was then submitted and also withdrawn, before being resubmitted and approved. This latest application has now been submitted.

Residents with little or no knowledge of the planning process have been left confused and worn out by a barrage of applications. Some people have even suggested it has been a deliberate attempt to create 'consultation fatigue' amongst residents to minimise negative comments.

We would therefore ask that the legitimate, consistent concerns previously raised by residents on the previous proposals about privacy, amenity, traffic and road safety, and refuse collection are also taken into account here.

Our principal concerns are:

- Design

- Loss of privacy and amenity
- Parking and traffic safety

#### \* DESIGN

The slab-sided, flat roofed form of the two homes in particular is not in keeping with any surrounding property and would have an ugly, overbearing effect on Victorian properties in Roman Road.

In our opinion, the design is basic, bland and a step backwards from the more considerate pitched roofs previously proposed and permitted, which at least made some effort to incorporate the buildings into their surroundings.

#### LOSS OF PRIVACY AND AMENITY

The new proposals now include windows in the side of the properties looking broadly east and west. The previous approved design made efforts to only face towards Gloucester Road and into the Libertus Court car park, to avoid overlooking other properties.

There is nothing to prevent owners of the two houses replacing the proposed 'frosted' bedroom windows with plain glass, allowing them to directly look down into our home and those of our next door neighbours and in Libertus Court. This would result in substantial loss of our privacy and amenity of our property, in particular our rear bedrooms, kitchen and garden.

We believe that the design is therefore contrary to the National Planning Policy Framework that requires proposals to be designed such that they have an acceptable impact on the amenity of neighbours.

#### \* PARKING AND TRAFFIC SAFETY

We and many other residents continue to have serious genuine concerns about the issues of parking and traffic & pedestrian safety that such a scheme would seriously exacerbate.

I would urge the planning officer and committee to visit the site in person to see quite how narrow Roman Road and the access lane is.

A number of vehicles belonging to existing residents of 259 Gloucester Road already use the area to park at the moment, all of which would be permanently displaced onto Roman Road making existing issues much worse.

No parking beat survey has been submitted with this application.

Photos, taken randomly at approximately 11.40am on a Saturday (so not weekday commuters) and submitted with the previous application, show a total of seven cars are parked on the land.

Cars park outside No.2 Roman Road (yellow line restrictions for which were recently removed without explanation) and opposite the mouth of the narrow lane. This makes it extremely difficult to turn into and exit safely with cars parked either side, and causes real visibility problems for cars entering and exiting. Residents' cars frequently get damaged.

The lane is also the main front door access of No. 2 Roman Road. If you visit the lane, you can see multiple marks along the wall where vehicles have already struggled to turn in and struck their wall or that of Station Cottages on the left-hand side.

The layout of the parking spaces in the design seems to allow inadequate space for a turning circle. This is very likely to result in vehicles having to reverse out of an unlit narrow lane blind,

across a pavement and into a busy, narrow one-way road. This is a real and genuine risk to traffic and pedestrian safety.

We believe that the lack of adequate off-street parking provision that the development would create, and the lack of consideration of displacing existing parking, is contrary to the adopted local plan policies TP1 (development and highway safety) and TP six (parking provision in development) and the advice contained in the NPPF.

**Comments:** 24th February 2017

Additional comment and photographs attached.

2 Roman Road  
Cheltenham  
Gloucestershire  
GL51 8AA

**Comments:** 17th February 2017

As the owner of 2 Roman Road, I have enormous concerns relating to the increased application for 6 one bedroom units within an apartment block and a pair of semi-detached two bedroom houses. My concerns relate to traffic, parking, access and road safety as well as disturbance, noise and privacy. On the basis of these I object as I consider the application is unsuitable and must be refused. On previous occasions this application has been refused and I am shocked and disappointed in Cheltenham borough council that they have allowed various plans to be approved.

There is mention in the plan of the requirement for no cars of people residing in these proposed properties. I do not believe this is a basis to allow the building of properties to take place. If all properties were to be occupied there could be 20 cars accessing the property and requiring parking space. Where will the current volume of cars that are parked there be placed as well? Roman Road itself is a narrow one way high traffic road that provides parking for more than 80 properties as well as customers and employees of the shops. Roman Road is also used as daytime parking by train station commuters to avoid parking charges.

In the application it states the following:

The courtyard between the two blocks will be a shared surface and will provide parking for up to six vehicles. We would propose to allocate one space to each of the two bed houses with the remaining four spaces being available to residents and visitors on a first come first serve basis. So where would the other residents park? Presumably this would add to the load on Roman Road?

The entrance to my property is directly onto the lane that cars would use to access the proposed houses and flats. This would be a serious health and safety risk and a danger to those entering or leaving my property. It would also be a loss of amenity, noise and disturbance to my home. An increase of traffic turning off and onto the public highway to use the lane is likely to increase the risk of accidents with other vehicles and pedestrians. The proposal even affirms that the vehicular access to the site is off Roman Road. The access is narrow and sufficient space has been allowed within the site to ensure that vehicles can turn around to leave the site in a forward gear. However it does not mention the poor visibility turning into Roman Road and the main entrance to my property being blocked by additional 20 cars arriving and departing as well as any privacy being lost and the increased safety risk of those entering or leaving my property.

The proposal incorporates communal general waste and recycling storage on site within a gated area to the side of the building in a similar area to the extant approval. The gated access would be key coded to permit collection of waste and recycling by Local Authority operatives and prevent unwarranted access. However the council still need to access this area with their vehicles

with an extremely narrow lane or alternatively it is entirely reasonable to assume that the residents will place all of the waste and recycling storage at the entrance to the narrow lane on collection days.

This would equate to 8 more additional wheelie bins, 8 additional food caddies and up to 8 additional recycling boxes put out and collected on a fortnightly rotating basis. This reduces the amount of space for access as well as causing a nuisance and health and safety hazard to my property with the entrance being directly onto the lane.

With the proposed increase in height of the properties this will once again mean that all privacy for my property will be lost. In the proposal it mentions that all units will have large format windows will be used to ensure plenty of natural light enters the living and bedroom accommodation. These will overlook our properties on Roman Road and Libertus Court and in another regard lead to all privacy being lost. I also believe strongly that the new design of these properties is not in keeping with the local area at all. Flat, metal roofs are a poor and basic design that will not be in keeping with the pointed roofs that are predominant along Roman Road. In previous years we have had extremely serious problems with drainage on Roman Road, affecting a number of properties. Would the addition of more flats and more pipes add more problems to the drainage?

I believe strongly that this application should be refused. This is the 5th application that has been submitted for this land in 3 years and the residents have repeatedly expressed their views and opinions both on the website as well as verbally to the council. Despite having previous planning approved, the applicant is once again proposing more changes to the same small space. The applicant has deliberately worn the local residents down and therefore residents are less likely to comment on this occasion due to the repeated proposals that have been submitted, refused and then more recently approved. If this application is approved I believe it would have a detrimental effect on Roman Road.

18 Libertus Court  
Cheltenham  
Gloucestershire  
GL51 7HX

**Comments:** 19th February 2017

I object to the proposal on numerous grounds.

Firstly, I consider the existing approved planning is more than sufficient given the limited space.

Secondly, I have concerns regarding privacy and believe we may lose privacy given the proposed side windows and height of the building. The proposed height is inconsistent with surrounding buildings namely those in Libertus Court which will result in them being overlooked and potentially amount to a contravention of Article 8 of Human Rights Act 1998.

Thirdly, I have concerns about the impact this increased footprint would have on the drainage system. Historically there have been issues with overflowing storm drainage tanks causing harm to the nearby environment and properties.

Lastly I believe there will be a detrimental impact on parking for residents. Parking in this area is already scarce and dangerous given the narrow width of nearby roads. The plans shown do not allow for sufficient parking meaning new residents will likely encroach on existing problematic roads.

20 Libertus Court  
Cheltenham  
Gloucestershire  
GL51 7HX

**Comments:** 16th February 2017

We think the new planning application 17/00165/FUL is overbearing to Libertus Court and the developer should revert back to his original planning permission 16/00243FUL.

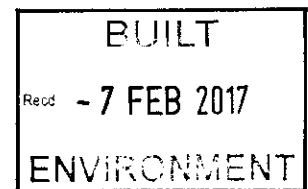
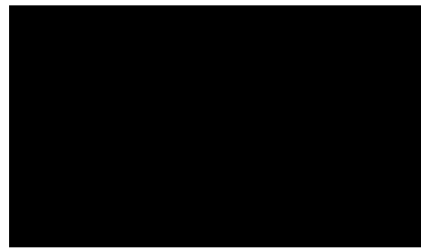
We consider the flat roofs are not in keeping with the surrounding properties and the side windows remove any privacy to the houses in Roman Road and Libertus Court.

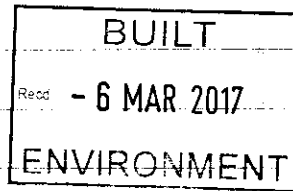
There are already a number of flats existing within 249 Gloucester Road. The proposal is for another 6 1-bedroom flats and 2 semi-detached houses, therefore we think 14/16 parking spaces may be adequate for all the flats including existing flats and houses but the proposal shows room for only 6 parking spaces.

17/00165/FUL

[REDACTED]  
24 LIBER TOS COURT,  
CHELTEN HAA 6LS17HX

There is too much building in too small  
a space.





10 ROMAN ROAD.  
CHELTENHAM.  
GLOS.  
Ref 17/00165/FUL

Just Like to say I can't believe this  
as been put forward.

There are ten cars parked in the car park  
which shouldn't be there anyway skate on  
the deeds.

The road to our back entrance is in  
bad Repair. Someone blocked off our back  
Entrance with rubbish and a mattress.

6 units & two Semidetached buildings so  
at least another 10 cars. plus the ten already  
in the car park so that's 20 cars extra  
on our road which is over crowded anyway  
I know what it like to park because  
I have to park 10 mins away from my house  
everyday.



2.

I'm sure people who want to do this  
would not like to do this themselves  
So please tell me where 20 cars. are  
going in Roman Rd & Elms Rd  
Thiers. an old saying you can't  
get 2 pints in a pint pot.

[REDACTED]

0

[REDACTED]

3.3.17-

Please see the enclosed photos as an example of parking at the junction of Roman Road and the narrow lane leading to the applicant's site.

These photos were taken today, Friday 24 February at approximately 08:40. As vehicles are coming from right of photo, they are physically unable to turn right into the lane. Equally it is problematic for a vehicle of any size to exit the lane.

This illustrates the pressure on parking in the road, as well as the likely highway safety issues the development would severely exacerbate.







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