

APPLICATION NO: 17/00149/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 3rd February 2017		DATE OF EXPIRY : 31st March 2017	
WARD: Park		PARISH:	
APPLICANT:	Mrs C Baglow		
LOCATION:	22 Dagmar Road, Cheltenham		
PROPOSAL:	Two storey rear extension (revised scheme following recently approved application ref: 16/02141/FUL)		

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

20 Dagmar Road
Cheltenham
Gloucestershire
GL50 2UG

Comments: 23rd February 2017

Thank you for your correspondence, dated 3rd February 2017.

I would like to make you aware of a number of strong objections that I have with regard to the proposed development of 22 Dagmar Road, application number referenced above. As an immediate neighbour to the site, I am of the view that the proposed development will have a serious impact on my standard of living. My specific objections are as follows:

Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users

The proposed size and proximity of the 2-storey development is such that it would have an oppressive and visually overbearing impact and lead to an impression of enclosure. It would, therefore, have an adverse impact on the primary amenity area of my garden, a terrace with seating, and because of its size and siting it would cut out natural sunlight to an unacceptable degree. Furthermore, the level of natural daylight would be substantially reduced, resulting in the habitable rooms of my property to have a reduced right to light.

Policy CP7 requires development to be of a high standard of architectural design to complement and respect neighbouring development

The proposed development does not respect local context and street pattern and particularly, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment.

Party wall survey and environmental considerations

I can see no evidence that a party wall surveyor has been appointed to carry out a full survey into the environmental considerations of this proposed development, including drainage and structural changes.

I would also like to request that, should the application be approved, firstly, that the council consider using its powers to enforce controlled hours of operation and other restrictions that might make the duration of the works more bearable. The proposed site of development is very small and contained, with no side access, so I would ask that consideration be made about how and where construction vehicles and staff would gain access to the site for unloading and parking without causing a highway hazard or inconveniencing neighbours. Secondly, that I be kept informed of any developments throughout the application process.

I do hope that you take my objections into consideration when deciding this planning application. I would also welcome the opportunity for you, or one of your representatives, to visit my property in person to allow me to illustrate my objections first hand.