

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

ADDITIONAL REPRESENTATION

70 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DH

Comments: 12th April 2017

We previously made representations regarding two matters 1) a potential loss of privacy and 2) potential visual impact of the first floor rear project part of the extension in relation to the existing screening. We are pleased to see that amended plans have been received in relation to point 1) that addresses this - swapping the location of the bedroom and ensuite bathroom, so the rear first floor window would be obscure. We would like to thank the applicant for taking this on board.

In relation to point 2, we raised concern regarding the potential visual impact of the first floor rear projecting element of the proposed extension. This would project closer to our property than any part of the existing first floor area, resulting in a minimum gap of only 15m between the rear of both properties (using measurements from application location plan). There are currently two large mature evergreen trees, that are neatly shaped, which form a very effective screen between the proposed location of the two storey extension and the private amenity area and windows serving habitable rooms to the rear of our house. These mature and attractive trees significantly reduce the visual impact of the proposed extension, that would otherwise appear rather dominant and overbearing when viewed from the rear of No. 70 Sandy Lane. This would be in conflict with the council's design guidance and Local Plan Policy CP7 requiring proposals to respect neighbouring amenity and space between properties.

Unfortunately, these mature trees that create the visual screen are not either in our garden or the application site. They are in the garden of the adjacent property No.68 Sandy Lane. Thus, there is no control over their retention, maintenance or future replacement. If the long term retention of these trees cannot be secured by condition and no adequate additional mature screening be provided (similar to the visual protection afforded by the screening in No. 68's garden) within the application site, we would ask that a further amendment be made to reduce the potential visual impact.

We suggest that this could be achieved by removing the rear projecting first floor element and pushing the two storey element forward to be in line with the main building line of the front and rear of the existing house; resulting in a two storey side extension with no set

back. This would result in a similar internal floorspace for the bedroom and en-suite facilities. It would also result in a more cost effective design, with no need for additional supporting beams and small single storey pitches. It would be compliant with the council's adopted design guidance for two storey extensions as there is a considerable open space to the east of the application site, there is no established building line or potential terracing effect. It would also significantly reduce the potential impact on our property without reducing the floor space proposed, so a full two storey side and rear single storey extension can be achieved.

We hope this is taken as a positive representation as we are not objecting to the proposal to extend the house, just hoping to find a sensible compromise with regards to the design, when the shape of the site makes it difficult to provide additional screening. We would be happy to discuss further with the applicant to find an agreeable solution.