

70 Sandy Lane
Charlton Kings
Cheltenham
23rd May

Dear Councillor,

With regards to the site visits scheduled for today, in relation to the proposal at 68 Sandy Lane members of the committee are asked to carefully consider the visuals that were submitted on Monday 22.05.17. The visual provided from street level (Sandy Lane) provides the most accurate image of the scheme.



It was not clear from the plans submitted how this would visually relate to the parent building and surroundings so further details have been requested. One of the respondents had assumed this was a single storey structure. This is re-enforced by the report's proposal description, also referring to a single storey front extension, not two-storey.

The revised plans do address the issues relating to our loss of privacy and subservience relating to the side extension, however, the revisions now propose a significant forward projecting two storey box extension, not included previously.

The visualisation shows a very prominent extension to the front of the house. We are concerned that the proportions of this box extension and its relationship with the existing property will cause visual harm to the surroundings.

The report does not clearly explain how this proposal will look in the street scene and how it aligns with the Local Plan policy CR7 and the adopted design guidance for extensions. Proper consideration should be given to this now that the additional visual information is available.

Only the directly adjacent properties have been consulted for a period of 10 days regarding this scheme. The consultation letter is not clear that this is now a two storey forward projecting extension. The wider visual impact has not been considered.

Members of the committee may wish to view the scheme referred to in the report at Albemarle Gate. In this case the box is a more subservient side extension. In the case of the application scheme the box element will be built in isolation projecting forwards.

We have no objection in principle to a well-designed two storey forward extension to the centre of the existing house, however we feel the current design is incongruent. It is proposed that possibly an architects' panel is asked to assist in reviewing the design and possibly find a way forward for this attractive and prominent site.

