

<b>APPLICATION NO:</b> 17/00386/FUL		<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 24th February 2017		<b>DATE OF EXPIRY :</b> 21st April 2017
<b>WARD:</b> Charlton Park		<b>PARISH:</b>
<b>APPLICANT:</b>	Mr L Turbifield	
<b>LOCATION:</b>	8 Hartley Close Cheltenham Gloucestershire	
<b>PROPOSAL:</b>	Two storey side and rear extension and external remodelling	

### REPRESENTATIONS

Number of contributors	<b>18</b>
Number of objections	<b>17</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

4 Hartley Close  
Charlton Kings  
Cheltenham  
GL53 9DN

**Comments:** 17th March 2017  
Letter attached.

17 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 17th March 2017  
Letter attached.

2 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 19th March 2017  
I strongly oppose the above application.

It is not in keeping with the rest of the Close and its position will be an eyesore. Very overpowering to properties nearby and looks unattractive.

20 Hartley Close  
Cheltenham  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 19th March 2017

Scale of proposal relative to site

The proposed double-storey extension makes the overall mass of the resulting property much too large for the small plot that it sits on. The resulting extension will be out of scale with the surrounding properties and the original house. The house extension is too dominant for this position on the road and the overall layout of the Close.

Loss of amenity

It is unfair to neighbours at No6, No10 and No 12 as its monolithic rear elevation will overlook, reduce light and views from these properties in an unacceptable manner.

Design

We are not averse to the remodelling of the property as render does exist in some shape, form and extent on most of the houses in the Close, however, not to this degree.

The design would be better to demolish the existing garage, move the double-storey extension further forward to the side of the house, reducing its scale and height, thereby not encroaching on the rear garden at all. However, this would then compromise current available parking spaces.

7 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 20th March 2017

Letter attached.

7B Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 19th March 2017

The comments of my other neighbours sum it up really well and I'm sure that any planning officer review of this application against planning policy and indeed best practice would lead to a recommendation that consent be declined. The application as it currently stands is for an extension which is too large for the plot, will impact severely and unacceptably on direct neighbours, ignores the fact that every other house in the street is brick not rendered (apart from a bungalow which is totally out of sight and so no precedent has been set) and what with the proposed grey windows the architect is apparently attempting eclecticism that would be infinitely more appropriate in somewhere like Sandy Lane. The proposal would also lead to a property which is too large for the street, especially given the central and prominent position that no. 8 has. On a positive note, a much smaller brick finished and well thought through extension would I'm sure receive fewer objections.

**Comments:** 6th June 2017

Whilst the use of a brick finish within the revised application is to be welcomed, my concerns about scale, especially given the position of the property within the Close, remain.

6 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 14th March 2017

It is probably right to say at the outset that we are not opposed to the development of this property in principle as it has been let go somewhat as the previous owner fell into ill health. However, the proposal is very challenging in its scale and style and we raise the following objections in respect of this:

**Overshadowing and consequent loss of light**

The proposed re-development of the site would significantly overshadow No 6 causing a major loss of light to the house and garden, currently of sunny aspect. This is due to a combination of factors:

- The proposed double-storey extension is a good 4m beyond the existing build line
- The building is situated on higher ground than the adjacent properties
- In rotating the axis of the roof extension by 90 degrees, a full height wall to the ridge of the roof is put hard up against No 6.

These factors would collectively ensure that the kitchen/dayroom and nearest bedroom of No 6 are in heavy shadow for a significant part of the day and particularly so in the winter months. My partner, who is a gardener, artist and designer will be particularly affected by this. Beds currently given over to flowers will have insufficient sun.

**Loss of amenity**

Nobody has a right to a view but a significant reason for living in the close is the the enjoyment of the views of the surrounding country and Leckhampton Hill in particular. For No 6 this view will be replaced to a significant extent by a blank, high wall if this development is permitted in its current form.

**Mass of proposed development**

This is not a considerate development. The sheer mass and over-bearing bulk of the proposal looms over all the adjacent properties (particularly 6 and 10) in an unsympathetic way that is out of keeping with the character of the neighbourhood.

**Character of neighbourhood**

Having originally been built as a "scheme of development" Hartley Close has been maintained (and enforced) as a coherent neighbourhood, partly through the use of restrictive covenants. It is characterised by its leafy green spaces, secluded nature coherence in design. This proposal is quite out of keeping with this and as such sets a precedent in style, use of materials and scale.

**Scale of proposal relative to site**

The proposal appears to be too big for the site. In a road characterised by open spaces this proposes the largest property be built on the smallest plot. As such it would set a precedent for further over-development which would change the character of the neighbourhood. The already small garden is almost entirely sacrificed to the redeveloped building. The occupants of a 5 bedroom property tend to come with a proportionate number of cars, bikes, vans etc. It is hard to see this working in practice.

**Services**

The proposal appears to be constructed directly over the shared drainage from properties 6, 8, 10 and 12. I believe theses drains would need to be re-engineered in such a way as to ensure they

remain functional and accessible as the area is already at risk of flooding and I would seek assurance that this is undertaken in such a way as to minimally disrupt the lives of the sharing users.

I look forward to hearing from you.

**Comments:** 30th May 2017

The revised drawings address some of the concerns raised regarding the earlier set but the overall reduction in scale is not sufficient to address the fundamental nature of the proposal.

The proposal as a whole continues to be over-large for the plot on which it sits so that it crowds and looms over the adjacent properties and almost entirely uses the garden.

I believe light will be poor in the family room as it has no roof lights and faces directly on to the border with the adjacent property.

The proposed property would be quite out of keeping with the rest of the development around which covenants were originally constructed to preserve the overall character of the road, particularly in relation to the positioning and spacing of the properties.

It is still not clear how the issue of drainage from the other properties will be addressed.

12 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 15th March 2017

We would like to object to the planning application for 8 Hartley Close.

We concur with the comments submitted by other objectors, in particular with regard to the overlarge extension which is in a design and of a rendering completely out of keeping with other properties in the road, impacting closely upon neighbouring properties and overwhelming its already small garden. The central and slightly elevated position of No 8 and its prominence when moving up or down the road exacerbate this, as has been pointed out. The original covenant (third schedule) for the properties in Hartley Close also stipulates uniformity of their siting, character, size, colour and mode of construction. The proposed development is clearly at variance to this.

From the point of view of our property, the change in main axis of the proposed development to present a large pale rendered aspect will significantly impact on the sightlines from our property.

The foul water drainage and surface water drainage from our property and those of our neighbours converge under the proposed development. We share the concerns raised by other objectors about the potential for worsening of flooding risk and of maintenance of access for service to these sewers and drains.

**Comments:** 29th May 2017

Having reviewed the revised plans for this application we retain our objections to the planning application for 8 Hartley Close. Although modified, the plans continue to cause concern.

We concur with the comments submitted by other objectors, in particular with regard to the overlarge extension which is completely out of keeping with other properties in the road, and which would impact closely upon neighbouring properties and overwhelm the property's already small garden. The central and slightly elevated position of No 8 and its prominence when moving up or down the road exacerbate this, as has been pointed out, particularly with the two storey

extension close towards the road. The original covenant (third schedule) for the properties in Hartley Close also stipulates uniformity of their siting, character, size, colour and mode of construction. The proposed development is clearly at variance to this.

From the point of view of our property, the main axis of the proposed extension presenting a large facing aspect will significantly impact on the sightlines from our property.

The foul water drainage and surface water drainage from our property and those of our neighbours converge under or very close to the proposed development. We continue to share the concerns raised by other objectors about the potential for worsening of flooding risk and of maintenance of access for service to these sewers and drains.

10 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 14th March 2017

Letter attached.

**Comments:** 6th June 2017

The proposed redevelopment of No8 threatens to impose a dominant property of conflicting character, on an otherwise well spread blend of houses & bungalows within a green spacious environment.

The site sits at the heart of the Close both at it's narrowest section & on one of the smallest plots within Hartley Close.

Whilst now the revised proposal presumably prescribes a matching brick finish, alien feature windows accentuate it's contrast to established properties & overall the scheme surrenders very little in scale to the previous plan.

The proposal will double the property width towards the carriageway narrowing further the visual corridor to the upper Close.

This will have an undoubted impact on the general character of the environment however viewed; from No10 it will substantially redefine the skyline outlook.

In my original comments (14th March '17) I referenced the Boro's own planning guidelines with respect to extensions/development & I would suggest very little has been altered to ameliorate the thrust of this application to comply with the adopted policy.

The now proposed 1st floor overhang of the drive introduces yet another feature out of kilter with the established nature of the properties further emphasizing it's departure from the heritage of it's surroundings.

I believe the majority of my original comments remain relevant & I urge the committee to withhold approval until a more modest proposal that respects the space & complexion of the Close is submitted.

14 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 10th March 2017

Letter attached.

9 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 7th March 2017

I would like to object to the proposed plans on the basis that three rendered elevations will be too imposing for their neighbours. I believe that the plans should be carefully reworked to present a more sympathetic façade. It seems that there is a lot of circulation space on the first floor which with some alteration could allow for the North West corner of the house to step back from its neighbours.

18 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 15th March 2017

I would like to object to the planning application for 8 Hartley Close for the following reasons:

- The submitted drawings show a building that is out of keeping with the rest of the street.
- All the properties in Hartley Close are of a similar style and, to an extent, size. The predominant material is brick and the street scene has coherence, harmony and scale.
- This plan fits none of these characteristics of the street scene; the use of render will spoil the overall appearance and harmony of the setting as will the overbearing size.
- Certain aspects also appear to show large blank walls, again, completely out of keeping with the rest of the neighbourhood.
- The windows seem to be overly large and the mass of glazing is out of keeping with the character of all the other properties in the close.
- The size of the proposed extension is out of proportion to the size of the original house, is therefore not subservient to the original building and again, offends the overall planning of this estate.
- Given the particular position of number 8, a development of this nature would totally dominate the views into and the approach to the estate.

**Comments:** 30th May 2017

I have reviewed the revised plans for 8 Hartley Close and, at first glance, it is difficult to see what has changed apart from render being replaced by brick, which is welcome. Earlier points are therefore unchanged.

Objections to the first draft of these plans focussed on the overbearing size of the proposed dwelling and the massing of glazing.

The glazing is unaltered and, looking at the drawings, still appears to be somewhat unsightly.

The size of the building, in the new proposals, is even larger than in the first draft; there is now an extension at the back of the house and garage, making the garden even smaller, and at the front, the first floor has been extended forward so that it now overhangs the front door. It bears repeating that this proposal would create a dwelling excessively large for both the plot and the street as a whole and its' position would overly dominate the entry to the road.

5 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 21st March 2017

I support the objection arguments relating to the proposed further building on the existing garage on Number 8 Hartley Close. This new proposed extension blocks out the large portions views of Numbers 10, 12, 14 and the rest of this side of Hartley Close. A further point appears to be the materials on any extension which may not go with the original property. Altogether, several residents would wish to say that Number 8 is likely to diminish the original spatial aspects if the plans are not substantially amended.

16 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 14th March 2017

We object to the proposed extension and external remodelling proposed by 8 Hartley Close.

The basis of this objection is twofold.

Firstly the size and design of the extension and remodelling is not in keeping with the current character of other properties in the Close, and is of a size and height that will be visually overbearing creating a negative impact for the neighbourhood.

Secondly, the extension will be built over the current drainage system, with a potential to limit access in the future. As we occupy a property which is sited much lower than other houses on the street we would want assurance that there would be no increased risk of either flooding or the ability to access the surface water drainage system following periods of heavy rain.

I therefore ask that careful consideration is given prior to granting any planning permission for this property.

**Comments:** 28th May 2017

I have reviewed the revised plans and note the change to the exterior of the extension from rendering to brick which is more in keeping with the style of properties on the street. However I was disappointed that the size of the extension has not reduced to any significant proportion, which will result in a property out of scale to the others on the Close. It will also create an overbearing presence, as this property is on the right hand bend of the road coming into the Close. This extension will also create an oppressive and unsightly wall very near to the edge of the footpath and road.

Lastly I have previously noted concerns with drainage and access to the drains, which I can not determine how this has been addressed in the revised plans.

21 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 20th March 2017

I can only agree with and re-iterate other people's comments in our own objections to this proposed extension.

- The plans are unsympathetic to the adjacent properties. The plans as they are will seriously impede and therefore degrade the view of at least three, if not more, adjacent neighbours.
- The scale of the planned extension against the property's plot size is too great. Hartley close is characterised by its open space and sympathetic mix of bungalows and two storey houses, all on appropriately sized plots. Extending the size of number 8 so drastically would create a property out of character with the rest of the close.
- The overall view up and down Hartley Close would be changed forever. Number 8 sits at the very centre of Hartley Close, enjoying a prominent position at the inside of a slight curve in the road. For such a large extension to be built at that location would be a considerable and unwelcome change to the views up and down the road.
- The materials chosen for construction are out of keeping with the surrounding properties. The proposal of large facades of cream painted render is not in keeping with the predominantly open brick construction of almost all the houses in Hartley Close.

While we would not object to anybody improving their home in a way that did not adversely affect the lives of their neighbours or impact the look and feel of the immediate area, then this proposal seems to be at odds with both of those ideals.

6 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 14th March 2017

I am writing to object to the above planning application.

1. As an artist and designer I rely on good natural light and this proposal would cast a heavy shadow over the area in which I work! Particularly in the winter months the light would be unacceptably reduced.
2. As a keen gardener I have invested in laying out flower beds in the area most overshadowed by the proposal. The dramatic loss of light would make it impossible for such planting to grow well.
3. Our property is not currently overlooked but the drawing proposal appears to show a new 'velux-type' window which would overlook our entire property and garden.
4. The scale of the proposed build is out of proportion to the rest of the neighbourhood and has been inconsiderately planned.

I look forward to hearing from you.



14 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 27th May 2017

We object to this planning proposal for the following reasons:

- Our objections regarding the surface water drainage problem are still relevant and are not being addressed.
- The drawing of the proposed remodelling is not clear and contains inconsistencies making it difficult to determine what is being proposed. These errors should be corrected.
- The South Elevation shows large windows on the ground and first floors but the East Elevation appears to show only a large window on the first floor.
- The Block Plan shows a door on the north wall but the North Elevation does not show a door.

As the drawing contains errors can the Block Plan be taken as being correct? If it is correct then the two storey extension does not extend past the existing south wall of the garage but if it is incorrect then could the two storey extension extend to the edge of the pavement?

This modified proposal is an improvement on the original proposal but it is still overly large for the plot and its position in Hartley Close. The other properties that have been extended within the Close have not changed the overall character of the Close as the extensions are not intrusive but this proposed extension will be very conspicuous and dominate the entrance to the Close.

13th March 2017

4 HARTLEY CLOSE

CHARLTON KINGS

Your Ref: 17/00386/FUL

CHILTENHAM. GL53 9DN

Dear Sirs

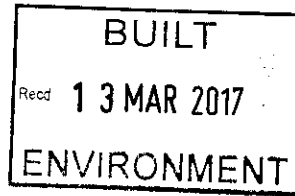
Re - 8 HARTLEY CLOSE, CHARLTON KINGS.

I would like to object to the proposed alteration of the above property, it is the first house you notice as you enter Hartley Close and to extend it would stick out and spoil the look of the road and not in keeping with the rest of the Hartley Close houses.

Yours Sincerely

[Redacted Signature]





17, Hartley Close,  
Charlton Kings,  
Cheltenham,  
Glos.,  
GL53 9DN,  
12. 03. 17.

Dear Ms. Claire Donnelly,

Comments regarding proposed planning application at No 8 Hartley Close.

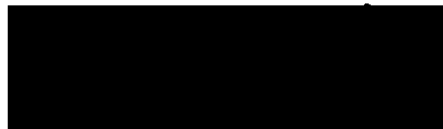
As one enters Hartley Close the road starts to curve to the left and the first house that you will see, straight ahead, will be No 8. If this application is agreed and the property rendering painted cream, the building would become even more prominent than it is today.

The building plan shows a proposal for 5 double bedrooms. I believe that sooner or later the number of people living in this property would require a maximum of possibly 4-5 cars. The current space available would only be suitable for 2 cars if the garage is not used. One must ask where would additional cars be parked overnight? The answer would be in the road. This situation could cause difficulties for cars trying to exit the Close due to the narrowness of the road at this point.

The object of any house improvement should be to include the retention of the existing character in the area; and not to create possible difficulties for other home owners in the Close.

The acceptance of this proposed plan would not accomplish these objectives.

Yours Sincerely,



7 HARTLEY CLOSE  
SANDY LANE  
CHARLTON KINGS  
CL 539DN

20 3 2017

Dear Miss Donnelly

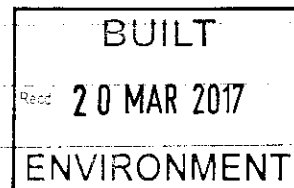
Your REF 17/00386/EUL

Regarding the proposal in respect of No. 3, my objection is that the extension and the re-modelling of the building is out of context with the style of our close which has remained unaltered for over forty years.

I am, therefore, concerned as to the visual impact of what is being put forward.

Yours Sincerely

[Redacted Signature]



Claire Donnelly  
Planning Officer  
Cheltenham Borough Council  
Promenade  
Cheltenham

**Two storey extension to side and rear of 8 Hartley Close Ref: 17/00386/FUL.**

We write to register our objection to the above planning application validated on 24<sup>th</sup> February 2017.

In referencing Cheltenham Borough Council's own Supplementary Planning Document – Residential Alterations and Extensions, Adopted February 2008, we have serious reservations regarding design, impact and neighbourhood concerns.

**Impact.**

The design Guide suggests that as a rule, if there is an established pattern of acceptable design features in the street, one should aim to use them in a project, something which this scheme appears to ignore?

The development proposed is within one of the smallest yet most visible plots in the Hartley Close development. Hartley Close is characterised by its green spaces between buildings carrying through the reputation Cheltenham enjoys as a spacious town. This spaciousness derives from the spaces at the front, back and at the sides of buildings. Glimpses of trees, gardens and surrounding hills are essential if that character of an area is to be maintained. This proposed extension is out of scale with immediately surrounding properties, extremely overbearing on the street scene & even when entering the Close would produce a significant visual departure from the long established intrinsic components.

We believe it compromises the original space around dwellings & is simply too large for its site.

**Design.**

As we understand it, rear and side extensions in Cheltenham are usually required to be subservient to the original building in height and width, generally with the extension set back and the ridge line lower than the existing. The scale of this dominant extension appears to breach this principle while seeking to entirely change the aspect and design of the original dwelling? The windows proposed are contemporary, over imposing and completely out of sympathy with the established pattern of design features in the Close.

Equally we thought materials should either match those existing, or adopt a darker tone to help the extension stand back and let the shape of the original building dominate? The proposed scheme conspicuously seeks to completely change the shape and size of the existing building and does not complement or respect neighbouring development or the character of the locality and landscape.

The two storey rear wall of the proposed extension, projects circa 4m from the rear of the existing property and is possibly less than 9.5m from the joint intermediate rear boundary with our property. It will present an enormous 13.7m wide by 4.6m high to eaves, cream painted rendered wall;

entirely out of keeping for the Close! This rendered finish extends on 3 sides of the proposed scheme. Our own property is 12m from the joint rear boundary & finished to blend with those around it.

The scheme proposes an overlarge 5m wide bi-fold glazed wall to face towards us(West) and 3 No. bedroom windows no more than 9.5m from our boundary such that, if permitted, would seriously invade our privacy.

The submitted drawings show apparent errors in that the side kitchen door is not indicated on the north elevation and a velux roof window has been omitted from the same elevation.

Assuming materials proposed should match the colour and texture of the existing building, surely the proposal significantly ignores this aspect?

### **Neighbour concerns.**

The government transferred ownership of private drains to STWA on the 1<sup>st</sup> October 2011 to provide greater clarity of ownership and responsibility with the cost of maintenance of the transferred sewers now the responsibility of the water authority.

Both storm water and foul sewers serving our own and neighbours properties flow through the rear garden of No 8 Hartley Close and in fact, from available records are located immediately under the site of the proposed extension. The construction of a two storey building over the existing transferred sewers is questionable at the very least and without proper precautions could aggravate existing flooding issues?

We suggest that any boundary treatment or planting along the line of the joint rear boundary, (where specimen beech trees were planted in the week preceding validation), should to maintained at a height not exceeding 2.4m to prevent loss of daylight, the submitted scheme does not reflect this.

The local plan Policy CP7 requires development to be of a high architectural design and standard to complement and respect neighbouring development & we would request you give these elements close scrutiny please?

The proposed extension, in our view, causes harm to the architectural integrity of the property grouping within the Close, our own suffering particularly, producing an unacceptable erosion of open space around the existing dwellings. The original character of the immediate area consists of similar proportioned detached houses set in spacious green plots, which this proposal contravenes both in scale and design!

We strongly urge that these proposals be reduced to a scale and form that properly reflects the unique principles of design established & to date preserved within Hartley Close since it's early 1970's completion.

Yours sincerely

  
10, Hartley Close, GL53 9DN

Nb. Photographic impression/projection of the comparative outcome below:-



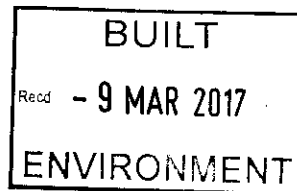
VIEW FROM 1st FLOOR WINDOW



VIEW FROM GR'D FLOOR WINDOWS







Miss Claire Donnelly  
Planning Officer  
Planning Department  
Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

14 Hartley Close  
Charlton Kings  
Cheltenham  
Glos.  
GL53 9DN  
7<sup>th</sup> March 2017

**17/00386/FUL | Two storey side and rear extension and external remodelling | 8 Hartley Close Cheltenham Gloucestershire GL53 9DN**

Dear Miss Donnelly,

We am writing to express a concern we have with the above planning application for the extension to number 8 Hartley Close. Our concerns are with the surface water drain capacity and its route under the proposed extension.

On the 12<sup>th</sup> June 2016 Cheltenham had a very severe rain storm and the drain and manhole in our drive was not able to cope with the water and it flooded into our garage to a depth of just over one inch. When the rain stopped the water drained away. The drain is sited on the boundary between numbers 14 and 16 and takes the surface water from both drives. The manhole takes the surface water from both numbers 14 and 16 which includes both the garages, the rear garden patios and some of the bungalow roofs water.

This surface water drain flows along the front of number 14 behind numbers 12 and 10 and down the side of number 8. At the front of number 8 it is joined by the surface water drains from numbers 4 and 6. The drain then joins the main surface water drain in Hartley Close.

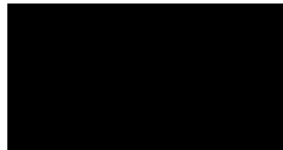
A heavy rain storm on the 27<sup>th</sup> August 2016 caused the manhole in the front drive to fill right to the top with water but it did not flood out as the rain eased and the water was able to flow away. Following this rain storm I contacted Severn Trent as these surface water drains are their responsibility. On the 7<sup>th</sup> September 2016 Severn Trent visited our property and put a camera along the surface water drain pipe all the way to number 12. This confirmed that this pipe is clear. The two Severn Trent personnel gave me a phone number to call if / when this problem occurs again so they can visit the property and see the problem for themselves. Hopefully they would then investigate the problem further by examining the surface water drain from Hartley Close.

Our concern is that the extension to number 8 will increase by admittedly a relatively small percentage the volume of water flowing in the surface water drain that cannot cope at present. According to the drawing of Hartley Close that we have the proposed extension will also cover the surface water drain pipe making any rectification of a problem more difficult. (The drawing does not correctly show the surface water drains for numbers 14 and 16 so it may well be incorrect for number 8).

Due to the elevation of numbers 12, 10 and 8 relative to numbers 14 and 16 a complete blockage of the surface water pipe would cause all the rain water from the roofs to flow back into the gardens of 14 and 16.

In our opinion Severn Trent should investigate the surface water drain before any building work starts and make any relevant changes to alleviate the flooding problem we have. Also any planning consent should specifically require agreement by Severn Trent of the surface water drain pipe installation.

Yours sincerely,

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