

APPLICATION NO: 17/01210/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 24th June 2017		DATE OF EXPIRY : 19th August 2017	
WARD: Charlton Kings		PARISH: CHARLK	
APPLICANT:	Mr Berry		
LOCATION:	Golden View, 11 Bradley Road, Charlton Kings		
PROPOSAL:	Erection of a new single dwelling		

REPRESENTATIONS

Number of contributors	9
Number of objections	2
Number of representations	1
Number of supporting	5

Kimberly
Bradley Road
Charlton Kings
Cheltenham

Comments: 5th July 2017
Letter attached.

7 Croft Parade
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LE

Comments: 25th July 2017
Letter attached.

27 Glynrosa Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QS

Comments: 18th July 2017
I am writing to offer my support for this application.

I have looked carefully at the scheme and feel strongly that this is exactly what we should be promoting in the village, infill one off family homes.

The site is in the housing area and fills an untidy bit of wasteland that will put the area to good use.

Promoting these types of plots is what is needed to prevent encroaching into areas of A.O.N.B., so I am therefore giving my full support to this proposal.

2 Vineyards Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NH

Comments: 18th July 2017

I would like to offer my support for this proposed dwelling.

It is refreshing to see people thoughtfully planning new builds with ideas which offer a great use of space and we should be these plots encouraging to keep up with local housing demands.

Surely applicants such as this should be supported as they are individually designed and built and don't cross into AONB or damage the character of the village.

Building over areas which are not AONB is also nice to see. Unlike the proposed development on Timbercombe Lane which the whole village is completely against.

30 Croft Gardens
Cheltenham
Gloucestershire
GL53 8LG

Comments: 17th July 2017

I am opposed to this application for the same reasons as Mr [name supplied] at number 28 Croft gardens. My back garden is very important to me and my family and I have worked very hard on it during the 23 years I have lived here.

Whilst I don't know a great deal about the planning and construction processes, I cannot see how a new building could be constructed without great damage to the gardens either side of the site, namely mine and Mr [name supplied]'s.

It seems rather silly to me for Mr Berry to apply for planning on this rather awkward, narrow site when it would seem common sense to use some of his own, quite sizeable back garden, which would avoid the need to mess around with public footpaths and other people's gardens. Perhaps this application has not been thought through properly.

28 Croft Gardens
Cheltenham
Gloucestershire
GL53 8LG

Comments: 12th July 2017

Letter attached.

Rosemont
10 Bradley Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DX

Comments: 11th July 2017

Letter attached.

12 Royal Crescent
Cheltenham
Gloucestershire
GL50 3DA

Comments: 17th July 2017

I write regarding the above application for a single dwelling at 11 Bradley Road. This letter is to clarify the situation following an objection made by No.28 Croft Gardens ('No.28') dated 6th July 2017.

Many of the issues raised by them have already been addressed in the application and we do not repeat those matters here. However, the applicant notes a number of inaccuracies within this objection and we have been asked to bring these to your attention.

The issues and the applicant's response are as follows:

1. No.28 state that Bradley Road is characterised by large spacing between houses.

The majority of houses have a spacing between them of around 2.5m. The retained space between the new dwelling and 11 Bradley road would actually be greater than this at approximately 3m.

2. No.28 claims that the concrete walls will be over 25feet.

This is incorrect; they will be brick or render and around 18.5feet. With regards to overshadowing, the distance from No.28 bathroom window to the fence is around 40feet.

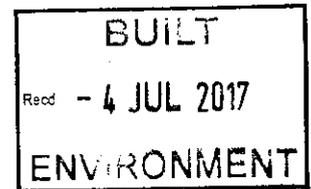
3. No.28 have concerns about loss of privacy

The east facing windows have been designed not to overlook however, we can also agree screening or obscure glazing where this is considered to be necessary to make the development acceptable. The photographs show that the existing hedgerow at No.28 is already high.

In addition, Photo No.4 provided by No.28 is misleading, this in fact shows where a single storey section will be located near to a two storey section. Also it is worth pointing out that the applicant disagrees with No.28's assessment of the 'identical' houses in the street as many of them were built in different periods ranging from 1930s to 1980s.

Please let me know if you require any additional information.

Kimberly
Bradley Road
Charlton Kings
Cheltenham



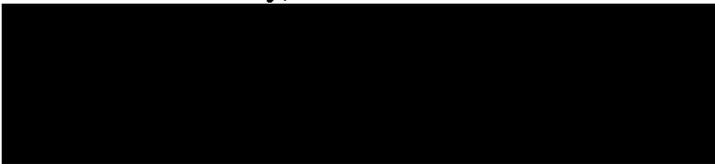
To whom it may concern.

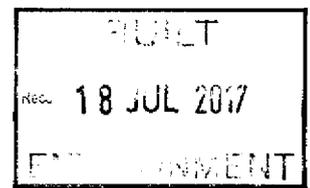
1st July 2017

Planning application ref:- 17/01210/FUL

Regarding the above planning application for a new dwelling next to 11 Bradley Road
I wish to confirm I have no objections and offer my support.

Yours sincerely,





FAO Lucy White Ref:17/01210/fUL.

[REDACTED]
7 Croft Parade,
Charltonkings,
Cheltenham,
GL53 8LE.
[REDACTED]

Dear Madam,

Further to the application for planning of a dwelling next to Eleven Bradley Road in Charlton Kings. I feel as a local resident and long standing member of the community in Charltonkings that this development should not only be allowed to go ahead but should indeed be encouraged. Too much development in the village is being considered and approved for large expensive housing by large developers which I feel is not in line with the county structure plan which has a remit to provide affordable housing. The dwelling being considered is a relatively affordable family home with minimal impact on the local area with no real detriment and impact on local services and infrastructure. An excellent example of this is the house built on Horsefair Street at the junction of Little Herbert's Close which is almost directly behind my property. This development has blended seamlessly into the character and feel of the local area with minimal impact as a whole. I would much prefer to see a development such as this than the slow encroachment onto AONB which ruins the countryside and unique feel of the village such as the proposal on Timbercombe lane. Having lived on Croft Parade for nearly twenty years I know from experience that the lane which runs adjoining the development behind Croft Gardens is unkempt and rarely used . Perhaps if the development were to go ahead this may change as the entrance would be more user friendly encouraging locals to use it more encouraging the residents who back on to the lane to take more pride in what is considered locally an bit of a neglected eyesore. I therefore offer my wholehearted support for this application.

Yours faithfully
[REDACTED]


28 Croft Gardens
Cheltenham
Glos
GL53 8LG
6/07/2017

Cheltenham Borough Council
Municipal Offices
Cheltenham

Dear Mrs Lucy White,

RE: Planning Application 17/01210/FUL : Golden View, 11 Bradley Road, Charlton Kings

We wish to make you aware of a number of strong **objections** that we have with regard to the proposed development of an additional property on open space to the side of 11 Bradley Road, Charlton Kings, Cheltenham, application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific **objections** are as follows:

Visual Impact

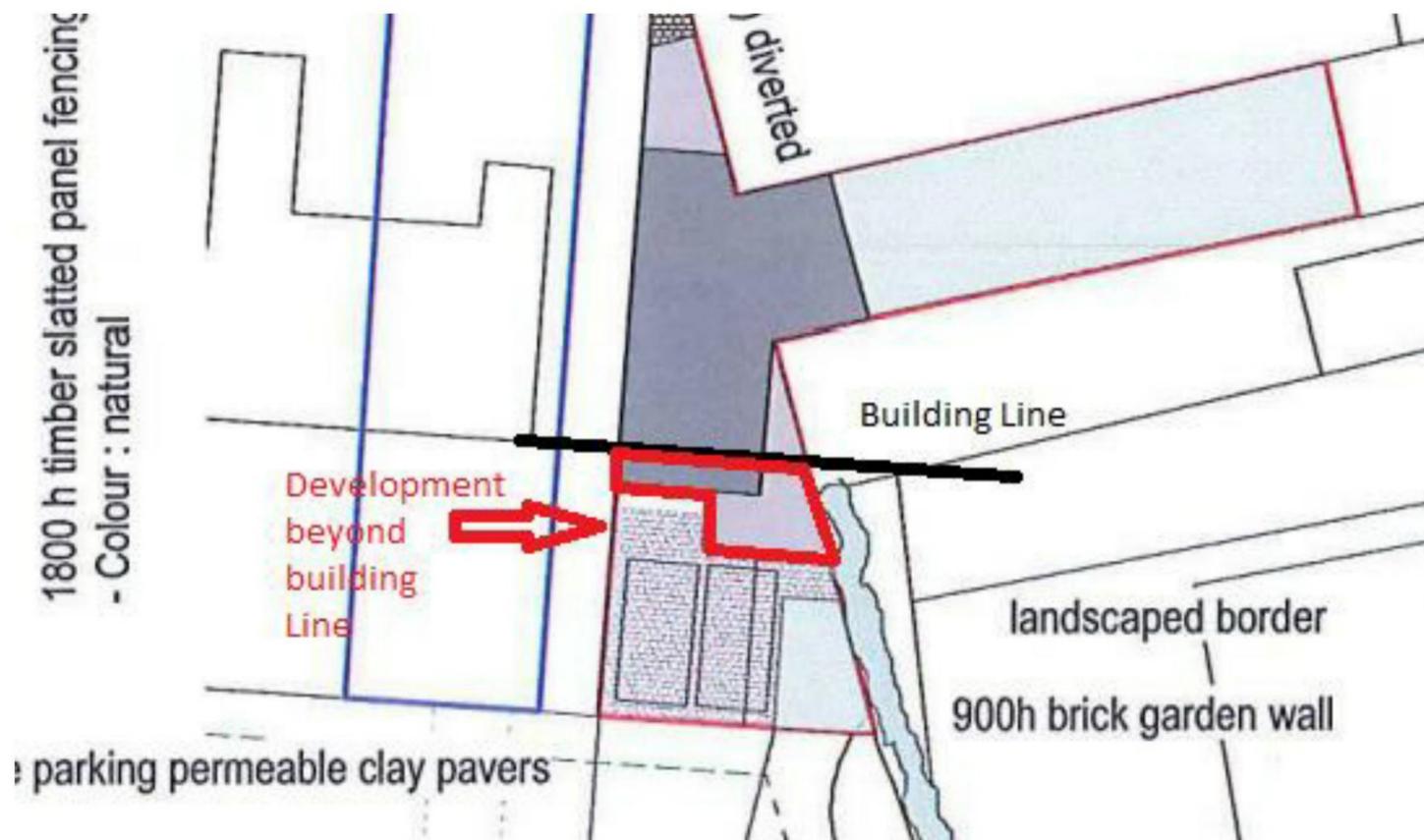
We believe that the proposed development is a direct contravention of current CBC and NPPF policies. It does not respect local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be entirely out of the character of the area, to the detriment of the local environment. The properties along Bradley Road are typically characterised by large plots with large spacing between. The proposed dwelling would be just 3m from 11 Bradley Road and just 10cm from the West and North boundaries of my garden at 28 Croft Gardens. Access to the rear of the new proposed property would be extremely limited. The proposed dwelling is a two storey detached house, yet its proportions are smaller than the neighbouring semi-detached properties. The proposed dwelling incorporates design features that are entirely unlike any other neighbouring property, so the scale and design of the development will be entirely out of keeping.

I attach a number of photographs that show all properties along the Bradley Road that are on the same side of the street and adjacent to the proposed development clearly showing that each is identical to the next.

Bradley Road – from Cirencester Road up to the proposed development



In addition, the application states that the development will respect the existing building line. A quick look at the plans indicates that this is not the case. Such is the contrived nature of this proposal that they have been unable to get anywhere near achieving this ambition. You can see that the proposed development significantly exceeds the existing building line.



Loss of Privacy and Overlooking

The proposed site of development is at such an angle that the primary amenity areas of our garden, a raised terrace with seating, and a summer house with double width glass patio doors, would be severely overlooked from the expansive, east facing, windows of the new development, resulting in a serious and unacceptable invasion of our privacy.

We believe that the proposed development is a direct contravention of current planning guidance in that the design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties. Particularly with regard to their right and ours to the quiet enjoyment of garden amenities.

We would urge you to consider the responsibilities of the council under the **Human Rights Act** in particular **Protocol 1, Article 1** which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property and garden.

Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

I attach some pictures that show the west facing aspect of our garden and in particular the decked terrace that we enjoy using in the early evening of the summer months as the sun moves round to the west and streams down our garden.



Below is a photograph of our summer house that would be directly overlooked from the east facing windows.



I also attach a photograph of the view from our bathroom. The proposed development would have all of its east facing windows looking directly into our bathroom. Such is the nature of our current dwelling that this is the only view we have out of the back of our house and is a valuable source of natural light.



Loss of Amenity - Overshadowing

We feel that the amenity of our garden would be significantly compromised if the development were to proceed. As well as the issue of overlooking we would also suffer from having two sides of our garden, (in particular those directly adjacent to our decked seating area), entombed by unsightly and overbearing two story concrete walls. The two directly adjacent walls would block the sun and cast a black shadow down our garden from about 5pm each day. This is the time when, in the summer months, we like to sit out and enjoy the last rays of summer sunshine.

Summary

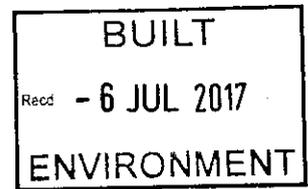
It is clear to me that this proposal is incredibly contrived. It is attempting to locate a dwelling where there is clearly not the room. This clear overdevelopment would materially affect the feel of the area and bring misery to those of us who would have 25 feet of oppressive concrete wall looming up directly next to our garden perimeter.

As mentioned the proposed development is incongruous with existing form and is at direct odds with the existing urban rhythm.

I urge you to make a visit to my property before any decisions are made so that you can assess the situation in person. My contact details are below.



**Rosemont
10 Bradley Road,
Charlton Kings,
Cheltenham
GL53 8DX**



29th June 2017

For the attention of Lucy White, Cheltenham Borough Council Planning Dept.

Your ref:- 17/1210/ful

Dear Ms White,

We would like to say we have no objections to a new house being built next to 11 Bradley Road.

Yours sincerely

