

APPLICATION NO: 17/00484/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 8th March 2017	DATE OF EXPIRY : 3rd May 2017
WARD: College	PARISH:
APPLICANT: Mr & Mrs Flooks	
LOCATION: 41 Asquith Road, Cheltenham	
PROPOSAL:	Alterations and extensions to provide first floor accommodation

REPRESENTATIONS

Number of contributors	14
Number of objections	14
Number of representations	0
Number of supporting	0

7 Mead Road
Cheltenham
Gloucestershire
GL53 7DU

Comments: 28th March 2017

As a Mead Road resident I am concerned about the over development of our local neighbourhood. Our properties were built in the 1930's and the two bungalows were built which allowed for privacy for the residents of Mead Road. The proposed dormer windows at the back of the property will make it appear to be a two storey dwelling with a flat roof. Would not Velux Windows suffice to allow light and an airy feel and have no impact on neighbours? I feel this is not in keeping with the style of the houses of Mead Road. The doubling in size of said property, if passed, may have an impact on other similar properties which would also have a detrimental impact on the privacy of the residents of Mead Road. In this partial green residential area dormer windows can be very intrusive and not aesthetically pleasing to this particularly attractive part of Leckhampton.

33 Mead Road
Cheltenham
Gloucestershire
GL53 7DY

Comments: 31st March 2017

I object as it is a lack of privacy and light, not only to myself but also to my neighbours and it begs the question why buy a Bungalow if you want to convert it to a House

Comments: 7th July 2017

Re 41 Asquith Road

Having viewed the new plans for Asquith Rd for the extension to the property I still object and do not agree to the work being carried out

35 Mead Road
Cheltenham
Gloucestershire
GL53 7DY

Comments: 1st April 2017

I strongly object to the proposed extension to 41 Asquith Rd

In the Cheltenham Local Development Framework Supplementary Planning Document - Residential Alterations and Extensions Adopted in 2008, Section 2.1 mentions Five Basic Design Principles. Paragraph 2.1.2 mentions Subservience which states "an extension should not dominate or detract from the original building, but play a supporting role." Using the CBC Planning Application Measuring Tool I estimate the height of the proposed building will be approximately 7m. This is an increase in height of around 2.5m which is nearly 60% above the original 4.4m. This will dominate everything around it. The visual impact on local residents will be enormous and detrimental. As far as I can judge, the height of the proposed roof ridge will be the height of their existing tv aerial. The top of the windows will be above the top of the existing chimney. I consider this totally unacceptable.

With windows in an extension of this height there will be an obvious loss of privacy. My rear windows and garden will be overlooked.

When the bungalow was built there was a covenant in place which stated the building should have no impact on the privacy and visual aspects of the houses in Mead Road. This extension will seriously impact on both aspects.

I strongly urge this planning application is turned down.

Comments: 7th July 2017

I strongly object to the proposed extension to 41 Asquith Rd.

The revised extension will still dominate all around it and in no way play a subservient role as mentioned in the Cheltenham Local Development Framework Supplementary Planning Document. It is also way out of character with the local area.

The CBC letter of 26th June states in highlighted text "Please note the revised scheme proposes only a 500mm increase in ridge height, the eaves height will remain as existing". This suggests that the pitched roof will be starting at the existing eaves all around the building. As far as I can see only about 30% of the rear and none of the front walls will have pitched roofs so for this small part the eaves height seems to be as existing. The letter fails to state that there will be a vertical wall of approx 2.7m above the eaves level along the other 70% of the rear and the entire front roughly doubling the height of the existing walls. The original proposals are no longer available on the CBC website but from memory the recently proposed walls will be of a similar height as the previous proposal. It will look like a squash court wall rising approximately to the height of the existing chimney but will be around 4m nearer to the rear boundary than the chimney. I believe this is visually totally unacceptable to me and my neighbours.

When the bungalow was built there was a covenant in place which stated the building should have no impact on the privacy and visual aspects of the houses in Mead Road. If this proposal goes ahead, both will be compromised as the proposed extension will dominate all around it.

I urge the council to reject this proposal.

37 Mead Road
Cheltenham
Gloucestershire
GL53 7DY

Comments: 25th March 2017

I strongly object to the proposed extension to 41 Asquith road

When the original planning permission to build two bungalows was submitted by the owner of 41 Asquith road it was granted on the grounds that it would have to effect on the privacy of Mead road residents this was because of the proximity to the back of our gardens

As the bungalow is only about 3-4 metres from the hedge at the bottom of my garden the propose extension would mean that the three windows at the rear of the property would be directly overlooking my garden

As the proposal is that two of these windows would be bathrooms I find it totally offensive to be expected to have that view if I am sitting in my garden in the evening

This bungalow was purchased recently as a 3 bedroom bungalow and not as a 4 bedroom, 3 bathroom house

I would strongly urge that you consider that it remains that way

If the owners feel that they need more space I would suggest that a ground floor extension where their conservatory is would be more appropriate

Comments: 6th July 2017

After reviewing the revised plans my objection still stands as any first floor extension to a property that was intended as a bungalow would be an invasion into the privacy of my garden.

This bungalow is only a short distance from the end of my garden & planning permission was granted as a bungalow not a two storey house & this application should be rejected.

39 Mead Road
Cheltenham
Gloucestershire
GL53 7DY

Comments: 25th March 2017

We are deeply concerned and strongly object to the planned extension of 41 Asquith Road and the potential over development of the site.

We live directly behind 41 Asquith Road and our back garden looks out onto the roof of their bungalow, this has been the case since the bungalows were built in approximately 1975. Currently we feel that the site offers an appropriate level of privacy from our ground floor living space and garden. Our house on Mead Road was built along with most other properties in 1930; the bungalows were permitted to be built when 37 Asquith Road put in an application and 2 bungalows were approved, bungalows were most likely built so that they were not detrimental to the visual impact or privacy of those living in Mead Rd. This was potentially in part due to the positioning of the bungalow on an atypical site - the rear of the bungalow sits extremely close to the boundary fence at the end of our garden (digital measure = 2.3 metres from the boundary fence). Their garden unusually lies to the side of their property. Interestingly there is also a covenant in place on 37 Asquith Road ensuring the property remains as a house.

The current application will mean a doubling of the floor space of the property, making it totally out of scale and out of character for this type of dwelling. The current plans show an increase to 4 bedrooms and includes and an incredible three full bathrooms. The master bedroom is designed to have triple aspect. The owners have also planned to include a garden room, study, family room and guest bedroom on the ground floor alongside a kitchen, dining room and bathroom. This is an ambitious design, maximising space and taking a humble 3 bedroom bungalow and turning it into a large 4 bedroom, 3 bathroom house - whilst taking no account of its impact on the large number of houses on Mead Road and their privacy. We request that the application come to planning so that they can see the huge impact that a dormer will have on us, in particular but also our close neighbours. Our reasonable request is that a dormer is not permitted on this side of the property in any form.

The owners have not sought pre-application advice on the draft plans from the planning office. Our concerns are focused on privacy in the first instance but also visual impact, noise and disturbance. Our home will be overwhelmed by the imposing dormer. There will be a significant loss of amenity for us in our home and garden.

NOISE OR DISTURBANCE

The proposed dormer which will look immediately into our garden and that of our neighbours will include 3 additional rooms that are very close to the boundary hedge. Currently the hedge buffers noise from the living spaces of the bungalow when we are in our garden. The house sits a mere 2.3 metres from the boundary (we are not fortunate enough to have their main garden separating us from their actual home) and so noise could have a serious impact if the 8ft hedge wasn't present. By adding a huge dormer, the length of the property and three sets of windows, noise from those rooms will be heard easily from our garden and possibly house as there will not be a natural barrier as presented by the hedge on the ground floor.

VISUAL IMPACT

The current sloped roof, whilst noticeable is not offensive or obtrusive. A full length dormer that will be built to the pitch to enable headroom (this is not illustrated on the plans as not drawn to scale and could be perceived to be misleading; after discussion with the owner she agreed that the dormer will need to be taken to approximately the top of the roof pitch to accommodate standing height) and is not designed to 'respect the character and scale of the existing building....The most important consideration is that an extension should not detract from the original' as advised by Cheltenham Borough Local Plan (para 4.18). It will over dominate the existing dwelling and surrounding properties and gardens. The owners have planned for a full length dormer on the back of the property and three pitched dormers on the front - this is to allow the over generous plan for three bedrooms, two bathrooms (1 en-suite) and a storage area. The dormer will make the property look like a flat roofed two storey house. This will have a significant visual impact from our garden, kitchen, dining room, two bedrooms, and a bathroom window. We will be looking directly onto their property and will feel intimidated by the striking impact this will have which will be significantly different from the view of their pitched roof that we currently see. The use of white windows, white guttering and wood cladding is totally removed from the brown slate tiles that we look at currently. Any form of dormer whatsoever will have a significant visual impact upon our property. The proposed dormer is neither complementary nor modest in scale and in our opinion regardless of materials used will look unsightly. In our opinion it will be visually overbearing for us and our neighbours. We will be constantly aware of its presence both in our garden and within our home, it will overshadow every view from the rear of our property, there will be no escape from it - its mere presence will dominate our lives.

LOSS OF AMENITY

Our garden is north facing, this means that during late afternoon and early evening the sun shines from the front of our property into the far end of our garden. As a result we spend a great deal of time at the bottom of our garden during the warmer months in the early evening - this will

be compromised. We feel that we will be unable to spend time in our garden as we will be overlooked. There is also a large chance that the sun will shine onto the glass in their planned dormer windows and reflect sunlight towards our home due to glare, potentially causing blind spots and discomfort.

PRIVACY

The extension of any form of dormer window will cause significant loss of privacy for us and our neighbour's properties, we will be completely over-looked by the house which so close to the boundary. The Cheltenham Borough Council Supplementary Planning Guidance states that in order to maintain privacy for neighbouring properties, due to overlooking from new windows....should be a minimum of 21m apart, with 10.5 metres from window to boundary. Thus size and location and distance from existing boundaries has to be controlled by the council (section 2.1). This applies to our property.

The proposed dormer will mean that our living space is totally compromised, the windows will look directly into habitable spaces: our kitchen and dining space (an area that we spend most of our time) and into our 8 year old daughter's bedroom. We enjoy our garden and will have no privacy as with a dormer in place we will be totally overlooked. The owners have suggested that the bathrooms will have privacy glass in place; however recent experiences tell us that our children will potentially be able to see a silhouette of the family in the bathroom and adults in the en-suite and bedroom and when windows are open they will be able to see into our space. The bedroom window (one of three due to the triple aspect planned) will look directly into our home and even though the owner has suggested they will keep their blinds shut at all windows this is not acceptable to us or our neighbours, such comments do not secure privacy, particularly if they then move. The use of a full width, flat roofed dormer is not acceptable in our opinion for ensuring privacy in any way and with any adaption. Even with privacy glass, silhouettes can be seen, blinds can be drawn and windows can be opened.

We are also concerned about light pollution - currently we do not look out onto lights from windows in close proximity, however, with a dormer (even with opaque glass) we will not be able to sit in our family dining space without the glare of their lights looking down on us and the feeling of being watched.

Our lives and that of our neighbours will be seriously impinged and may cause a huge amount of stress and anxiety - it already has had a detrimental impact. One of our greatest worries is that we will be unable to use our garden in the way in which we do now, this adverse effect is unacceptable to us. This type of development could then be applied to the bungalow next door, which is also a worry of local residents, thus having a detrimental effect on the character of the neighbourhood.

Our thoughts are that with a huge amount of extra space created; perhaps the owners should consider reducing the number of bathrooms and bedrooms in the attic so that a dormer facing directly into our garden is not needed and they can create a full length dormer instead looking out onto the Asquith Road Allotments - a loss of privacy for no one .

Comments: 3rd April 2017

After discussing the proposed planning with our local neighbours, we would like to add to our initial objection. The planned extension will mean that the height of the building will be raised, this will have a considerable impact on our property, our immediate privacy and have an enormous impact on our daily lives. It will no longer be subservient to the original bungalow and will be completely overbearing. By raising the roof height the bungalow that is currently unobtrusive will dominate our view and completely rid us of privacy. The Cheltenham Local Development Framework Supplementary Planning Document - Residential Alterations and Extensions Adopted in 2008, paragraph 2.1.2 mentions Subservience which states "an extension should not dominate or detract from the original building, but play a supporting role.' Any increase in the roof height at all will dominate everything around it, it will not be subservient to the original building. The visual

impact on local residents will be enormous and detrimental. There appears to have been no regard to the impact that it will have upon the many immediate neighbours, this is further supported by the owners complete lack of communication with anyone.

Comments: 9th July 2017

We continue to be deeply concerned and strongly object to the planned extension of 41 Asquith Road and the potential over development of the site.

The alteration to the plans makes no difference to the positioning of the bungalow on an atypical site - the rear of the bungalow sits extremely close to the boundary fence at the end of our garden. This means that the development will look and feel like it is in our garden, it is that close to the boundary.

The renewed application will still mean a virtual doubling of the floor space of the property, making it totally out of scale and out of character for this type of dwelling. This remains an over ambitious design, maximising space and taking no account of its impact on the large number of houses on Mead Road and their privacy. We still request that the application be reviewed by the planning committee so that they can see the huge impact that a dormer which is the full depth of the roof will have on us and that they visit our gardens to see how overbearing raising the roof height will be.

NOISE OR DISTURBANCE

The proposed dormer continues to look immediately into our garden despite a change in window size and shape. Our concerns regarding noise remain.

VISUAL IMPACT

The planned dormer and an increase in head height is not designed to 'respect the character and scale of the existing building' (Cheltenham Borough Local Plan para 4.18). It will still over dominate the existing dwelling and surrounding properties and gardens. The owners, whilst down-scaling the dormer in length slightly will still be making the property look like a flat roofed two storey house - this is partly due to the depth of the dormer, which does not appear to have changed. It will have a significant visual impact from our garden and home. The striking impact this will have will be significantly different from the view of their pitched roof that we currently see. In our opinion it continues to be visually overbearing for us and our neighbours.

LOSS OF AMENITY

We still feel that we will be unable to spend time in our garden as we will be overlooked, the increase in roof height by 500mm will make this more of an issue.

PRIVACY

The extension of any form of dormer window will cause significant loss of privacy for us and our neighbour's properties, we will be completely overlooked by the house which so close to the boundary. The Cheltenham Borough Council Supplementary Planning Guidance states that in order to maintain privacy for neighbouring properties, due to overlooking from new windows....should be a minimum of 21m apart, with 10.5 metres from window to boundary. Thus size and location and distance from existing boundaries has to be controlled by the council (section 2.1). I request that the planning team consider that the windows may still be too close to the boundary and that this distance is measured and submitted. The smaller dormers on the front of the building have been set back from the front of the building; the large overbearing dormer at the rear comes straight out to the edge of the building, This remains unsightly and overbearing.

The proposed dormer will mean that our living space is totally compromised, the windows whilst smaller in size will still look directly into habitable spaces: our kitchen and dining space (an area that we spend most of our time) and into our 8 year old daughter's bedroom. We enjoy our garden and will have no privacy as with a dormer in place we will feel totally overlooked even if the windows are higher and smaller. The master bedroom still has three windows which seems

completely excessive. The use of a virtually full width, flat roofed dormer is not acceptable in our opinion for ensuring privacy in any way and with any adaption.

Perhaps the owners should consider reducing the number of bathrooms and bedrooms in the attic so that a dormer facing directly into our gardens is not needed. We still do not understand why Velux windows cannot be placed in the existing roof (within the existing envelope) at the rear of the property and that the huge dormer is placed at the front of the building which looks out over the allotments? It feels like there is no consideration yet for the aesthetics of the building from the neighbours view, rather ensuring that the front of the property is attractive? Cheltenham Planning when visiting our garden thought that the building should remain within the existing envelope; we agree.

39 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 31st March 2017

Letter attached (co-written with No. 37).

47 Mead Road
Cheltenham
Gloucestershire
GL53 7DY

Comments: 30th March 2017

Firstly, I was surprised to hear about this proposal from a neighbour, as I was not informed directly at all. Having looked at the proposal I felt that the proposal was completely out of character with the current row of bungalows and was in fact virtually the conversion from a bungalow to a substantial two storey house. In my opinion this will set a dangerous precedent, if approved and any of the other bungalow owners would feel entitled to do the same. This would cause issues of privacy for the neighbours in Mead Road, such as myself. I understand that the bungalows were only built in the first place on the understanding that they would not be substantially altered. I have also been told that there is a covenant limiting development in the immediate area.

As a result of the above factors I therefore object to the application.

Comments: 7th July 2017

Firstly, the documents containing the new elevations appear on the screen on their side and will not print out. So it took me some time to see them properly. Second the attempt to turn the bungalow into a two storey house seems to remain. The rear view is still aesthetically unpleasing. It is not clear whether all of the rear glass is obscured. Is it just one of the windows?

52 Mead Road
Cheltenham
Gloucestershire
GL53 7DT

Comments: 30th March 2017

Yet again it seems over ambitious plans are sought by people who are newly located to the area and do not wish to keep the integrity of the beautiful area we live in. All too often we see these over sized developments. I do not have any issues with residents wanting to make home improvements but these are akin to brand new homes.

As a resident of Mead Rd, I feel ill at ease with such vast plans which will impinge the properties directly adjacent to it, thus undervaluing properties of those that have lived here for many years. The Plans do not seem in keeping with the area and the doubling of the floor space seem excessive.

37 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 31st March 2017
Letter attached (co-written with No. 39).

Comments: 23rd May 2017
Letter attached.

31 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 6th July 2017
I do not feel that the proposed development is in keeping with the original pair of bungalows.

39 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 7th July 2017
We are concerned as next door neighbours the proposed development will have on us during construction.

The wear and tear on the drive with which we share maintenance, also noise and dust.

33 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 11th July 2017
Letter attached.

37 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 4th July 2017
We write as the owner occupiers of Naunton Bank, 37, Asquith Road. Cheltenham .

1) We are confused . We were told on 26th by Michelle Payne that the above matter would be dealt with by Martin Chandler on his return from holiday on July 3rd. Additional more detailed plans than those put on the web on July 21st, expected from the architect ,would be made available. In the absence of these plans additional comments should not have been requested as there is not sufficient new information other than a height decrease.

2) Originally these plans were designed and accepted by planning for a low visual impact on the neighbourhood. This is no longer the case. The increased size of the roof, to now include three extra bedrooms , an extra bathroom and an even larger en-suite and additional airing room. is an intrusion on the neighbourhood space. The plans do not clarify what the room next to the En`suite actually is but we assume this would be an extra fourth bedroom.

3) This increase with little roof remaining makes it in the mind of all the neighbourhood we have consulted a house rather than a bungalow. The rear windows still look down on Mead Road and the front windows are now in direct line with our own first floor bedrooms.

What is proposed is not a bungalow but a big house which is a development we do not want.

4) What is now the nature of the finish? The plans are not clear.

We believe strongly that if a council knows of the existence of a covenant then, as might be the case here, it must itself be breaking the law by encouraging the public to break such a well intentioned legal document, which in this case has the full support of the neighbours and still exists in the era when bungalows, such as we have at present, remain in short supply in Cheltenham. Apart from this, the good intention itself, in this case originally supported by the Council in 1975, needs to be honoured.

As always we welcome a visit from any of your officers if they wish to pursue any of the above points .

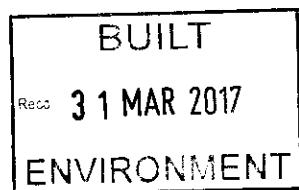
We look forward to hearing from you .

27 Asquith Road
Cheltenham
Gloucestershire
GL53 7EJ

Comments: 9th July 2017

I wish to object to an additional storey being added to the bungalow. As usual the goalposts are changing as to what is allowed in the local area. I understand the new residents want to add floor space, but given that they bought a bungalow this should be on the ground floor not adding a whole new floor. The impact of creating a new storey will make for a lot of disturbance in our quiet area.

Naunton Bank
37, Asquith Road
Cheltenham
GL537EJ
30/3/2017



Tel [REDACTED]
E-mail [REDACTED]

Dear Tracy Crews,

Your ref. 17/00484/FUL

Proposal: Alterations and Extensions to provide first floor accommodation at 41 Asquith Road Cheltenham, Gloucestershire

We write as the owner occupiers of Naunton Bank, 37, Asquith Road, Cheltenham and 39, Asquith Road.

1) **The proposed development is too ambitious** and is not respectful of the surrounding houses in Mead Road and Asquith road 37 and 39. Initial comments from those who have seen the plan include “monstrous” and “in conflict with 39 both in colour and design”.

2) **The Owners of 37 for some reason have not been consulted.** This is all the more strange, especially as they have in their possession a signed Land Registry Document covenant dated 15th January 1974 (p30408), which is clear on buildings restrictions (see 5 below)

3) **These Restrictions will be in the deeds of 41 and 39.** We know this to be so in the case of number 39 because previous occupants, Ian and Wendy Davies, had a similar, much smaller request, refused by us several years ago (see 5 below).

4) **Colin and Pauline Dellar (at 37) own the drive** but its upkeep is the responsibility of all three dwellings. Whatever the outcome of these negotiations we must insist that any damage caused as a result of building works is put right at no cost to 37 and 39. Some damage is inevitable.

5) **Our Covenant is clear that anything other than only bungalows and garages can be erected and these have to be approved in writing by the owners of 37 as is also the appearance.**

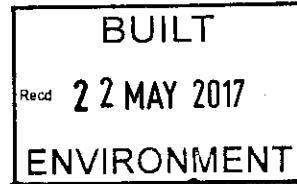
What is proposed is not a bungalow but a big house which is a development we do not want.

6) **The use of white windows, white guttering and wood cladding is totally out of keeping** with the present Cotswold stone bungalows which have a naturally aesthetically pleasing design. The bungalows were designed with a natural curve which took into account height and appearance. This is under threat in the proposed plan.

We welcome a visit from any of your officers if they wish to pursue any of the above points and look forward to hearing from you.

Tracy Crews, Head of Planning, CBC, PO Box 12, Municipal Offices, Cheltenham

Tracy Crews,
Head of Planning,
CBC.
P.O. Box 12,
Municipal offices . Cheltenham



Naunton Bank,
37, Asquith Road .
Cheltenham
GL53 7EJ

18 May 2017

Dear Tracy Crews,

- 1) Yours ref 17/00484/FUL My ref. dated 30/3/17 (e-mail)
Proposal : Alterations at 41, Asquith Rd, Chelt.

While I appreciate this matter might be still with planning, I am in particular expecting a personal reply to item 2 - ref. why we were not consulted, or have not been consulted as are covenant to which the letter / e-mail relates. The view of two solicitors consulted is that the said covenants / obligations are enforceable so any work on an extension "would be in breach." If the neighbour proceed we are advised to go down the injunction route. Please comment on this and tell us the present state of play re planning. We are available to clarify this from your web-site.

We await your reply,

Yours faithfully,

POSTAL

M 22 MAY 2017 O

SERVICES

Ref 17/00484/FUL
41 Asquith Road

BUILT
Recd - 7 JUL 2017
ENVIRONMENT

[REDACTED]
33 Asquith Road
Cheltenham

Tracy Crews
Director of Planning
Cheltenham borough council

6/7/2017

We were oblivious this proposed development until a chance conversation with a resident in Mead Road. We had not been informed despite living only 4 doors away unfortunately this is not the first time this has occurred. I have look but can find no posted planning notice in the area.

Having looked at the plans it's clearly is a conversion from a bungalow into a two story house. This property and the neighbouring bungalow were built in the 1970's on land sold by the late owner of Naunton Bank, 37 Asquith road. Permission was granted for only two bungalows due to the impact on the exciting homes in Mead Road. A covenant to that effect was also set up when the land was sold. I am aware of this as when the property was recently on the market we made enquires but did not proceed any further due to the constants in place. The current owner should also be well aware of the position relating to the covenant.

Access to the three properties at the top of Asquith Rd is by way of a narrow access lane that passes in front of our home. An increase in the size of this property and then likely the development of other bungalow will result in more traffic. The access drive joins the public part of Asquith Road next to the entrance to the playing field/allotment Car Park there has been a number of minor accidents over the years you only have to look at the regular damaged to the fences to see the problem. At school collection time it is a disaster waiting to happen. We ask that you please come and have a look around 3pm on a school day.

This is clearly a development not popular with our neighbours

Yours Sincerely

[REDACTED]