

APPLICATION NO: 17/01521/FUL		OFFICER: Mr Harry Du Bois-Jones	
DATE REGISTERED: 3rd August 2017		DATE OF EXPIRY : 28th September 2017	
WARD: Prestbury		PARISH: PREST	
APPLICANT:	Mr J Bridge		
LOCATION:	32 Noverton Lane Prestbury Cheltenham		
PROPOSAL:	Replacement of single storey side/rear sunroom and internal alterations (retrospective)		

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

34 Noverton Lane
Prestbury
Cheltenham
Gloucestershire
GL52 5DE

Comments: 2nd October 2017

In addition to my previous objections;

Revised plans still do not adequately portray the proximity and height of the extended wall and I urge the committee when making a decision to look at the photos I have submitted showing the true nature of the building in relation to my neighbouring property.

I am of the understanding that much of the extra height is due to insulation within the new roof. In contrast the new walls are all single skin walls with no cavity insulation. It appears that my light and sunshine can be compromised while the developed living space isn't being reduced by the inconvenience of suitable wall insulation.

Comments: 21st August 2017

Letter attached.

36 Noverton Lane
Prestbury
Cheltenham
Gloucestershire
GL52 5DE

Comments: 27th August 2017

As the owner of 36 Noverton Lane, I am concerned about the building work that has been completed at no.32 as I understand without planning permission or consultation with the adjoining neighbour at no.34.

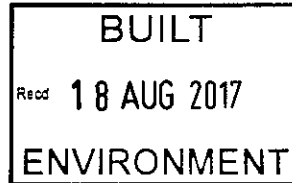
From my back garden, the building seems very high and obtrusive. It is also close to and looks to be overshadowing my neighbours' sun room.

I wonder whether this renovation complies with permitted building regulations, and worry that its approval could set a precedent for any future developments to my adjoining property, or others in the area.



34 Noverton Lane
Prestbury
Cheltenham

17th August 2017



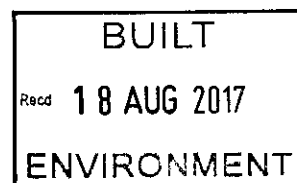
Dear Planning

Please find enclosed my objections to the renovation work carried out at 32 Noverton Lane your ref retrospective planning application 17/01521/FUL

Along with my objections I include photos of the structure as it stands along with the impact it has on my adjoining conservatory

Kind Regards





Ref retrospective planning application 17/01521/FUL at 32 Noverton Lane

I am the owner of the connecting semi-detached bungalow where I have lived for the past 13 years

The planning department have become involved in the renovations at no 32 Noverton Lane as I contacted them raising concerns that the building being constructed was not within permitted development and I hadn't been consulted or given the opportunity to object

The plans retrospectively submitted do not reflect what has been built /altered. In addition the written renovation changes do not match the graphical images.

The plans submitted do not show a view of the two properties only the one being renovated. There is no diagram to show the closeness of structure or height difference

The plans submitted show the new roof level to join at the eaves. Reality is the roof joins one third of the way up the main pitched roof -see attached photos showing actual build throughout the stages.

The sun rooms are adjacent separated by just over a foot / 35cm. At no 32 the wall is almost on the property boundary (3 inches / 9cm) on my side there is a gap of approx. 10 inches/ 27cm between my conservatory wall and the boundary line.

The original conservatories were built in similar styles giving a balanced building and in consideration of the suns rotation and reflection.

Originally both sun rooms had glass / Perspex roofs to reflect sunlight from one to another throughout the day and year.

The new structure at no 32 raises the wall adjoining my property and my sun room by over 4 foot / 1.2meters resulting in a wall that looms over my conservatory and will block any sun we may see in the spring, autumn and winter making my conservatory redundant for much of the year. I consider this unacceptable.

The 4ft / 1.2m plus high wall also includes a parapet of over 1ft /30cm above their actual flat roof which seems to serve no purpose.

A sun room or conservatory is designed to benefit from the sun, this is being denied and absolutely no consideration has been given for the resulting impact on my connecting property.

The plans submitted mention raising floor level. Assuming bungalows are like for like being the same design and semi-detached then floor level will need raising by approx 1foot /30cm to become level, this does not then equate to over 4ft / over 1.2m of additional roof height. In addition the external steps then increase to double previous height

Drainage information has not been advised and is a concern if only a soak away rather than

a functional drain

Both properties shared a central drain at the rear of the property. The guttering has been removed from no 32 to allow structure to be built into the roof, as a result my guttering has been reconfigured without consultation or a word to me

No 32 imply that the previous structure caused damp, this did not affect my property as claimed

When sitting in my garden and facing the sun from midday onwards I am now faced with a totally disproportionate building far from aesthetically pleasing or balanced.

Work has resumed on the disputed sun room on the 16th August after the builders holiday with the lantern roof light being added

This has the potential to set a precedent if considered acceptable development when so far removed from the permitted development regulations

I am not against development within reason but this is unnecessarily intrusive and has been constructed with no consideration of the adjoining property or any attempt to seek a fair resolution.

██████████ 17th August 2017

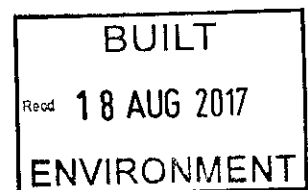




Photo taken mid afternoon in August when sun high in the sky showing shadow covering one third of the conservatory at no 34 Noverton Lane.



Lantern added 16th August

	BUILT
Recd	18 AUG 2017
	ENVIRONMENT





BUILT
Recd 18 AUG 2017
ENVIRONMENT



RECEIVED
18 AUG 2017
PLANNING DEPARTMENT