

APPLICATION NO: 17/01390/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 15th July 2017		DATE OF EXPIRY : 9th September 2017
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Mr Shaw	
LOCATION:	10 Greenway Lane, Charlton Kings, Cheltenham	
PROPOSAL:	The erection of one new four-bedroom house to the rear of No.10 Greenway Lane.	

REPRESENTATIONS

Number of contributors	12
Number of objections	11
Number of representations	1
Number of supporting	0

Wraxhall House
15 Brookway Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HF

Comments: 1st August 2017

As a resident of Charlton Kings I am familiar with the properties at Little Ashley Court. I feel that two 3 bedroom houses behind an already substantial property in this area is just too much development. It would impact greatly on the feeling of privacy for the residents at the back of Little Ashley Court whose gardens share the brick wall boundary.

Comments: 22nd November 2017

It seems a great shame to me that an additional house so close to those already existing is thought necessary. I am familiar with the area and object to our green spaces being used up like this with impact both on wildlife and light pollution as well as affecting the lives of those living nearby.

Glendouran
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 7th August 2017

This is the third application for two dwellings in the rear garden of No10 Greenway lane in two years.

The Parish council and various other bodies deemed it overdevelopment in the 2015 and 2016 applications. Even with the current amendments my comments have not altered.

Planning officer Chloe Smart made a site visit to Glendouran previously and has seen how close the proximity of any building next to the boundary fence would impact our property from the south

facing first floor. I note the Design and Aspect report drawings, pictures and elevations do not show the perspective next to Glendouran, not least the logistics of the cars accessing these homes on a single track road next to the boundary fence with no sound screening.

As commented previously in the 'public comments' in 15/01054/FUL application, Glendouran had an application refused for two houses by the Highways Dept as it would double the traffic to No8 Greenway Lane as it was too close to a 'blind corner'. Now there is a proposal for up to six extra cars, not including No10 main house vehicles only a few metres further on the highway.

The proposed buildings directly alongside the boundaries of neighbouring properties will result in a loss of privacy, extra traffic and have an overbearing impact, which is not in keeping with the Local planning Policy CP4.

12 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 6th August 2017

We object to the the building of two properties with all the loss of light, amenity, density, overlooking, etc. when the obvious solution would be to build a single storey larger dwelling.

Our concerns are:

a) Amenity

Our principal living space at the rear of our house and our patio area will be overlooked by four large bedroom windows and four small bedroom windows from the new houses.

b) Density

The new houses are only one metre apart - we fail to see how this reduces the density of the development compared to the previous planning submission.

c) Noise

Having between 3 and 6 cars plus visitors parking, opening and closing car doors, garages, offloading etc, in a space at the rear of our garden and adjacent to the garden and patio of the house behind us will be detrimental.

d) Lack of Light

We object to the planting of trees on the boundary between No 10 and No 12 Greenway Lane. This will further block the afternoon and setting sun in our garden. A more sensible option would be to increase the height of the boundary wall as the land at No 10 is lower than No 12 and our house is built off the ground. The wall itself is not the normal height.

e) Traffic Issues in Greenway Lane

Traffic has to wait 4-5 minutes at the Sixways lights and then accelerates fast out of frustration as they go around the corner in Greenway Lane. If traffic from the proposed development are trying to turn right up Greenway Lane they will need to be quick to avoid a collision.

The other issue will be an additional 2-4 cars trying to leave No 10 between 8-8.30AM - typically there is a queue of 4X4s from St Edwards School which queue from in front of No16 all the way to the traffic lights.

Comments: 25th September 2017

Why has no decision been made?

Comments: 3rd October 2017

The Determination Deadline was Sat 09 Sep 2017 - it is now three weeks since the deadline - Why has a decision not been made?

Comments: 6th November 2017

We would prefer NO planting on the east boundary of No 10 Greenway Lane as we have lost a lot of light from the main house extension and any more planting will reduce the light from the West even further.

Comments: 23rd November 2017

We do not object to the compromise of the single house proposed. We would prefer if no trees are planted against No 10's Eastern boundary wall with No 12 as this would reduce the light in our garden even more.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 5th August 2017

Please find below our comments on the planning proposal 17/01390/FUL.

We wish to strongly object to the proposal on the following grounds:

1. Sustainable environment & development (Policies CP1 & CP2) -

1a. We believe further infill development in this location, with the addition of two detached dwellings, would constitute unacceptable cramming. It would cause the location to feel cramped, and materially change the local housing density. The footprint of the proposed properties has not been noticeably reduced from the previous application. As such, the attempt to increase their distance from the southern boundary reduces the space between them and the expanded 10 Greenway Lane, actually resulting in a more crowded feel for the overall space than the previous design. We believe the plot is fundamentally not big enough to accommodate 3 detached properties (including the now considerably-sized 10 Greenway Lane). Shuffling the positioning around to alleviate one set of issues merely creates and exacerbates others.

1b. The two new properties would have grossly inadequate garden space. A detached 3-bed family house with 55m² garden space is not in keeping with the character of this area. [Q.A2]

1c. The existing garden is also a significant part of the locality's breathing space. Being situated so close to the busy London road Sixways junction it helps counterbalance the emissions from the traffic, contributes to the well-being of the local community by providing a calming and therapeutic view for a large number of properties, and helps support local wildlife including woodpeckers, heron and squirrels. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space.

1d. Drainage and flood risk: In recent years the immediately adjacent corner of Greenway Lane has flooded on at least two occasions. Some gardens are often prone to water-logging. The increased tarmac and loss of vegetation, with just soakaway drainage, will only make this problem worse, in contravention of our regional policy (F1) to "use development to reduce the risk of flooding". [Q.W1]

1e. Highway safety and inadequate parking:

The application claims there is provision for three parking spaces per property, however the dimensions of the spaces fall significantly short of the Manual for Gloucestershire Streets'

minimum recommended size. They provide spaces with 4m length (min. 5.5m recommended) and 2.4m width (min. 3m recommended, being adjacent to boundaries). We therefore do not believe the plans provide adequate parking provision. [Q.AP2]

And due to double-yellow line parking restrictions on the public road outside the site, the nearest place for visitors to park will be immediately opposite our house. Such parking fundamentally obstructs the flow of traffic on Greenway Lane, which whilst struggling already at peak times is soon to be significantly worsened due to the large number of new houses in the Persimmon Oakley Grange development. The road is also only paved on one side, and cars regularly speed away from the nearby blind bend. An increase in cars parked there will present a safety hazard to our young children crossing the road outside our house.

There is also insufficient manoeuvring space provided for practical parking of three vehicles per property. At full occupation there is no usable passing/turning space provided, in context of a long narrow access road exiting directly onto double yellow-lined highway close to a dangerous blind bend. [Q.AP4]

Lastly, we do not believe it is appropriate to relax the standards usually demanded for visibility by vehicles exiting the site. The applicant's speed survey summary incorrectly asserts the westbound visibility splay meets the required 29m standard; the same report states elsewhere that the calculated visibility splay is actually 2.4x28m. Indeed that theoretical measurement is overly optimistic, as the line of sight used to calculate it (bisecting the 8 Greenway Lane boundary) is in practice obstructed by mature trees situated outside that boundary. The speed survey also provides evidence that vehicles regularly round the blind bend eastbound at speeds significantly in excess of the speed limit. A 2m X distance will require many vehicles to protrude onto the highway to gain adequate exiting visibility, forcing westbound vehicles to manoeuvre over the centre line at a dangerous narrow blind bend.

We do not believe this is a reasonable relaxation and are concerned about the road safety implications. [Q.AP4]

2. Design (Policy CP7) -

2a. The proposal does not respect or complement the character of Greenway Lane, which consists of a line of houses with gardens that extend to the rear. The proposed development would disrupt this pattern by siting an access to the new houses to the side of number 10. [Q.AP1]

3. Residential amenity (Policy CP4) -

3a. The plan would result in a damaging loss of privacy for the immediately adjacent properties, in particular 12 Greenway Lane, 2 Whitefriars Court, Glencairn, Little Ashley Court and 10 Greenway Lane. The proposal would lead to previously private areas being overlooked, overheard and at times overshadowed. We would like to know whether the distance between the ground floor rear principal windows of the proposed properties and first floor principal windows at rear of Little Ashley Court should be subject to the minimum 21m separation policy? As proposed, particularly with removal of the existing trees plus the lower ground level of Little Ashley Court, I believe there will be clear line of sight and significant sense of overlooking between the rooms. [Q.A1]

3b. The inclusion of four large, clear glazed, full height windows in the front upper storey of the new properties will leave us feeling overlooked, with detrimental effect to the amenity of our only garden space and primary indoor living space to the rear of our property. [Q.A1]

3c. The introduction of road traffic to the rear of no.10 Greenway Lane, with little shielding offered, would bring unacceptable noise, smell and pollution to the currently tranquil garden areas of our property and other adjacent housing. Having young children, the enjoyment of this space is particularly important to our standard of living. [Q.AP3]

Other issues:

Fire safety: we believe that the plans do not offer the means to meet building regulation guidance for fire safety, specifically B5 11.2 - that vehicle access for a pump appliance should be provided to within 45m of all points within the dwellinghouse.

The recessed positioning of the properties, coupled with the very narrow space available (a fixed constraint) for the long access road, put over 60m's between parts of the houses and the closest accessible public highway or controlled private road. Whilst we appreciate this is a building regulations consideration we would like to note here, should planning permission be granted despite the many objections, that the need to mitigate with hydrant or sprinkler provision should be reviewed at the appropriate later stage.

In summary, we believe that the proposed development would have a detrimental effect on our standard of living, carries safety issues, and is at odds with a number of aspects of regional/local planning policy and intent on garden development and infill. As such we wish to object and would be grateful if the council would take our objections into account when deciding on this application.

Comments: 21st November 2017

Although we appreciate that the previous plans have been revised so there is less development, and attempts made to address issues present in those plans, we still feel that no further development on this plot would be the right outcome, and we object based on the following grounds.

1. Sustainable environment & development (Policies CP1 & CP2) -

1a. We believe further infill development in this location, with the addition of a new detached dwelling, would constitute unacceptable cramming. With the overbearing impact of the significantly extended 10 Greenway Lane now unavoidably evident, it would cause the location to feel cramped and materially change the local housing density.

1b. The existing garden is also a significant part of the locality's breathing space. Being situated so close to the busy London road Sixways junction it helps counterbalance the emissions from the traffic, contributes to the well-being of the local community by providing a calming and therapeutic view for a large number of properties, and helps support local wildlife including woodpeckers, jays, heron and squirrels. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space.

1c. Drainage and flood risk: In recent years the immediately adjacent corner of Greenway Lane has flooded on at least two occasions. Some gardens are often prone to water-logging. The increased tarmac and loss of vegetation will only make this problem worse, in contravention of our regional policy (F1) to "use development to reduce the risk of flooding". [Q.W1]

1d. Highway safety: We do not believe it is appropriate to relax the standards usually demanded for visibility by vehicles exiting the site. The applicant's speed survey summary incorrectly asserts the westbound visibility splay meets the required 29m standard; the same report states elsewhere that the calculated visibility splay is actually 2.4x28m. Indeed that theoretical measurement is overly optimistic, as the line of sight used to calculate it (bisecting the 8 Greenway Lane boundary) is in practice obstructed by mature trees situated outside that boundary. The speed survey also provides evidence that vehicles regularly round the blind bend eastbound at speeds significantly in excess of the speed limit. A 2m X distance will require many vehicles to protrude onto the highway to gain adequate exiting visibility, forcing westbound vehicles to manoeuvre over the centre line at a dangerous narrow blind bend.

We do not believe this is a reasonable relaxation and are concerned about the road safety implications. [Q.AP4]

2. Design (Policy CP7) -

2a. The proposal does not respect or complement the character of Greenway Lane, which consists of a line of houses with gardens that extend to the rear. The proposed development would disrupt this building line by siting an access to the new house to the side of number 10. [Q.AP1]

3. Residential amenity (Policy CP4) -

3a. The plan would result in a damaging loss of privacy for the immediately adjacent properties, in particular for Glencairn and Little Ashley Court, as well as future residents of 10 Greenway Lane. The proposal would lead to previously private areas being overlooked and overheard.

The window in Bedroom 4, a mere 4.95m to the boundary, will result in the garden space of 10 Greenway Lane being significantly overlooked

3c. The introduction of road traffic to the rear of 10 Greenway Lane, with little shielding offered, would bring unacceptable noise, smell and pollution to the currently tranquil garden areas of adjacent properties. In an area of many families with young children, the enjoyment of this space is particularly important to the standard of living. [Q.AP3]

Other issues:

Fire safety: we believe that the plans do not offer the means to meet building regulation guidance for fire safety, specifically B5 11.2 - that vehicle access for a pump appliance should be provided to within 45m of all points within the dwellinghouse.

The recessed positioning of the property, coupled with the very narrow space available (a fixed constraint) for the long access road, put over 60m's between parts of the houses and the closest accessible public highway or controlled private road. Whilst we appreciate this is a building regulations consideration we would like to note here, should planning permission be granted despite the many objections, that the need to mitigate with hydrant or sprinkler provision should be reviewed at the appropriate later stage.

In summary, we believe that the proposed development, whilst undoubtedly an improvement on previous applications, would have a detrimental effect on the standard of living for many neighbours, carries safety issues, and is at odds with a number of aspects of regional/local planning policy and intent on garden development and infill. As such we wish to object and would be grateful if the council would take our objections into account when deciding on this application.

2 Whitefriars Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LG

Comments: 5th August 2017

We are objecting to the planned proposals at 10 Greenway Lane for the following reasons:

Right of Light - We take objection as the new proposal impacts 2 Whitefriars Court as its now positioned even further forward on the plot. This has been proposed as the architect has tried to comply with distancing regulations from other impacted properties, namely those at 3,4 and 5 Little Ashley Court. What it means to us is that we will have a new in your face 25ft rendered, zinc and Glass vista from our garden. To make the situation worse all our living space is north facing

and at the rear of the property (kitchen and living room). These rooms are already dark enough throughout the day without a new building protruding beyond our property giving us even less light.

No consideration has been given also for the windows to the side of our property, the light will be completely lost here too which offers another reception room and bathroom to the downstairs bedroom.

The right of Privacy - We take objection to the proposal as it is positioned directly on our border. Once built we estimate the property being within 7-8 feet of ours. This is going to feel like the houses are practically on top of us and will make our garden feel very over looked. To make matters worse the scheme has been designed so that all windows in the new houses face north/east towards the main house and the houses themselves are all angled to the north/east on the plot. What this means to us is that all the windows in both houses are angled directly towards and into our garden. It should be noted that with the development of the main house at Greenway lane we are now significantly overlooked by this house with it's two new over bearing dormer windows. Anyone standing in these now has undisrupted sight directly into every window at the rear of our property, in particular, our living/kitchen and bedroom spaces. Effectively with the two new dwellings, we'll be getting over looked from all angles which are simply not acceptable. We would like to request the planning team assigned to this application visit our property in order that this can be understood further.

Visual Impact - We take objection to the proposed scheme because looking west from our garden we'll be afforded a new over bearing view consisting of zinc, glass, render and cladding which will start directly on the boundary extending the entire width of the plot. The outcome of this is it's going to make the area feel very dense and overcrowded meaning the whole character and appearance of the locality will look and feel radically different.

Noise and disturbance - The main issue for objection here is the fact that presently the proposed site is a good-sized family garden. Bring in the proposed scheme and most of the garden turns into hard standing areas for multiple cars (no doubt at least 2 cars per household plus guests). Sitting in our now peaceful small garden you hear nothing. Looking forward, because of the proposed size of the development and its proximity we will be disturbed by significant engine noise just feet away from our living and relaxation spaces.

Design - In our opinion, the development looks over designed. The same view is shared of the main house who's so called 'modest' development includes one of the largest attic conversions the Council has probably ever signed off. In our opinion, the scheme that is being proposed compromises the main house significantly as most of the garden will be taken up with the two new houses and hard standing areas.

In conclusion, taking everything listed above into consideration we feel the application poses a direct threat to the overall enjoyment of our property and feel the developer is simply trying to 'shoehorn' too much into what is a very tight space impacting not only neighbours' properties but also the main house on 10 Greenway lane.

5 Little Ashley Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JY

Comments: 5th August 2017

I am concerned about a third and fourth house now being put up against my boundaries. When I bought this house, it was surrounded by gardens. In my naivety, I thought "Good, I have nobody

overlooking me", as I was surrounded by orchards and gardens. I now have two houses, three metres from my boundary, one of which is very imposing and has great views into my bedroom and my lounge. I know you are new in the position, but your department confirmed to me that I would not be overlooked. During the building of these properties, I was disturbed several times, and on one occasion, my fence was knocked down and never repaired properly.

The two new houses that are being proposed to be built on Greenway Lane have already not followed the strict planning permission. The orchards and lovely trees that shaded Ashley Court are being taken down and now I have another house that views into my bedroom. It is unacceptable for you to allow another two houses. My privacy is important to me and is in fact, my right, and I do not think further encroachment should be further allowed. As you know, the junction and traffic lights is already overloaded with cars. How can it possibly be allowed for more vehicles to be added to an already dangerous situation?

I am writing in hope that no further destruction will be allowed, although it seems that the boundaries of the new houses are already marked out. I urge you to reconsider the construction of the houses on Greenway Lane

Comments: 21st November 2017

I object to the new house at the rear of 10 Greenway Lane, as 10 Greenway Lane itself has already had a detrimental affect on my quality of life. The house is very imposing , and it must be like living in a bird cage as I can see clearly into their bedrooms and Kitchen and I most certainly do not want another house being built closer. Since they have taken a large number of trees down I can now see clear into their neighbour's with clear views of their balcony patio and ground floor, before I could not see the House, it goes without saying the reverse must be true. I am very concerned about the bright lights at night , and that is even before any more trees are taken down . I believe over the last few years my quality of life has been reduced enough by planning ,please no more.

4 Little Ashley Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JY

Comments: 7th August 2017

This planning permission has arrived in a very disguised and deceitful manner. Unfortunately over two years ago I was informed by the current land owner that the (over) development of this land was always his intention. What the gentleman concerned didn't know when this conversation took place was I resided behind the property at 4 Little Ashley Court. It therefore came as a great surprise when the generic introduction letter was posted through my door explaining that they are a local family and will be living in the area for some time to come and want to take into consideration and accommodate all local views- This I believe was never his intention. Furthermore the timing of this submission allowed for the smallest amount of publicity.....In school holidays and sandwiched between council meetings - How convenient???

There are many reasons why this property shouldn't be built as mentioned in the previous planning submission however for completeness I have listed my views below:

1. Health

- a. Mental Health of local residents will suffer due to the over development of the site on top of the non-stop building work that's been going on over the last 6 years.
- b. Anxiety Issues over devalued properties
- c. Asthma - Many of the residents have suffered exacerbated symptoms due to the constant building in recent years including my 13 year old son.

2. Privacy

This is now a huge problem - Due to already over development to neighboring properties several houses can no longer look directly into our garden and 1st floor of the property. The cutting down of trees as soon as the site was taken over (to avoid T.P.O.'s being in place) exposed all properties to a number of houses surrounding the properties. This now includes No's 10 and 12 Greenway Lane.

Although the revised configuration puts the single story area closest to the wall and has minimal windows to the rear and in the roof, on the drawings these buildings appear closer to the boundary wall than our house (No 3), which itself is 10.3m at the narrowest point. Is it a rule that first floor windows must be 10.5m from the boundary? There is a window on the staircase of the new houses. If Little Ashley Court were being developed concurrently, we suggest our large windows looking directly on to the patios and into the new properties would not be allowed, for the sake of privacy for the new houses.

3. Noise

As per point 1. The increased noise will be totally unacceptable with no trees or planting at the back of the new properties there will be nothing to absorb noise reflected off the hard surfaces of the buildings and the boundary wall. All residents will be sitting feet away from each other. This is not socially acceptable for any household surrounding the site. Furthermore the arrival of up to 6 cars on the site will detract visually from all three dwellings on the site.

4. Visual impact and amenity

I don't believe 'the massing of the proposed houses is appropriate' despite the architects' statement on page 4 of the Design Statement. There will be a solid wall running across our property and our neighbors. This is not what I expected when purchasing this property 11 years ago.

There seems to be no space for landscaping around the houses to stop them being overlooked from Little Ashley Court and other houses, or to make them appealing homes to live in.

I cannot stress highly enough the threat to the enjoyment of our properties posed by building these houses close up to the boundary wall. If enjoying our homes and our time in them is not a legitimate planning consideration then it should not feature in the LDFP document.

5. Traffic issues

Six Ways traffic lights is already a bottle neck in Charlton Kings. Recent over development in the area has seen increased challenges around busy times and several near misses due to congestion coming from Greenway Lane. This leads to dangerous incidents as traffic flows from Greenway lane exiting to Ryeworth Road. Vehicles are often parked immediately as you enter Ryeworth Road, up-to the bus stop and beyond on both sides of the road. This is dangerous and totally unacceptable. The council need to extend double yellow lines on one side of the road past the temporary bus stop to prevent future incidents - Extra houses and multiple cars will only increase the risk

6. 'Family environment'

Building family homes is all good and well as long as the infrastructure is in place. Bursting school numbers, difficulty accessing GP services, limited or zero availability to access local clubs will lead to new arrivals having to travel out of the village. This planning does not build communities - it destroys them.

7. Run off.

The overdevelopment of the site will increase the already heightened run off risk during periods of heavy downfall. The recent overdevelopment in the area has left little green areas for downfall to be absorbed. This may expose neighboring properties especially those in 3, 4 and 5 Little Ashley Court due to properties being in a lower level not to mention the risk to the boundary wall (see below)

8. The boundary wall between the properties

At no point do the plans mention the poor state of the wall on the side of 10 Greenway Lane. It leans heavily into our garden and has had to be buttressed in two places. Ivy is not just growing over the top into our garden from No 10, but actually breaking through the brickwork mortar at several points. We had to rebuild part of it at our own expense in 2014 because this had made it dangerous. Whatever happens in the immediate future, we ask that the owner eradicates the ivy (without poisoning our garden) and does not simply cover up the wall with a fence or trellis.

9. Removal of trees - short and longer term effects

Aside from our concerns about loss of wildlife habitat and visual loss of trees and shrubs, the felling of several large conifers (and presumably stump grinding them out) is going to put further pressure on the already precarious wall. It appears to have little in the way of foundations and we are very concerned that it might collapse.

Conifers suck a lot of water out of the ground. Can we be sure that their removal would not result in heave or other issues that could affect the wall?

10. Materials to be used for the 'gardens' and driveways

The march of hard surfacing continues unabated. What materials are proposed for the 'gardens'/patios? Would they be paved terraces or could they be permeable gravel? Has thought been given to adequate management of surface water and drainage? Could the driveways be gravel, 'grasscrete' or something that will let water through? With all the new development around Sixways and people paving their driveways, the danger of localised flooding is increasing. Already after heavy rain there is far more standing water for longer periods than even three years ago.

11. Period for consultation and comment

The planning notification is dated 18 July 2017, the day after the last Parish Council Meeting (17 July). It gives us a deadline to comment of 8 August 2017. Since the next PC meeting is on 7 August, this allows only the minimum possible opportunity for residents to meet together with parish council members and discuss the application. This is unfortunate, especially given it is already in the holiday season.

Comments: 22nd November 2017

Once again I am writing to object to the over development of plot 10 Greenway lane. I was extremely surprised to see yet another submission for a very similar size build over two floors as per the previous submission. Even though the plans highlight just the one property the size and scale makes the proposition of living in close proximity to this as well as the newly refurbished and over developed property as nothing short of depressing.

It is now unfortunate that the height of the existing building and more so the size of the windows make a significant impact to the quality of life to all those on its boundary. It is my belief that the existing build let alone a further 4 bedroom house is not in keeping with the surrounding area.

There are a number of area's to explore why the latest planning submission should not go ahead in its current form. These are visible not only in the other comments, but in all the previous objections relating to recent planning submissions to 10 Greenway Lane. I believe anything other than one bungalow will be entirely inappropriate for the families surrounding the site.

Areas of high concern remain the screening of the site, everyone's quality of life, the noise levels, the traffic risk at peak times (and to those attempting to get to and from school safely), the disturbance of light to neighbouring properties (especially those built with a lower ground floor), the planting of trees to replace those ripped down when the site was immediately occupied etc... etc...

I would be more than happy to accommodate any member of the planning committee to visit my property (as well as those immediately next door) to see the impact the current build has made to

our daily lives. As you can imagine adding a further 4 bedroom, 2 levelled property will only exacerbate the issue.

3 Little Ashley Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JY

Comments: 25th July 2017
Letter attached.

Comments: 25th July 2017

Whilst the architects have given some thought to nearby residents' comments on the July 2016 application, we feel these revised plans are still not appropriate for the site in particular or the amenity in general. The two proposed houses have been nudged minimally back into the site and are far too close to the boundary wall with Little Ashley Court, with no provision for screening for noise and privacy.

The first application to build two additional properties at 10 Greenway Lane (15/01054/FUL, June 2015), was vehemently opposed by local residents, considered by the Parish Council to be overdevelopment and subsequently withdrawn. It actually set the new houses much farther back into the site from the boundary wall, allowing them space for back gardens and planting in front of the wall. Since then, the main house has been substantially enlarged and extended into the garden. This has dramatically reduced the space available for additional dwellings.

We understand that the Council needs to meet its housing targets, that it is acceptable to develop on back gardens where appropriate and that there is precedent in Ryeworth Road. However, in coming to a decision, we urge you to please take into account a) how much infill development this wedge shaped area between Ryeworth Road and Greenway Lane has already sustained, and b) how detrimental the impact of these houses would be on their immediate neighbours.

We have serious concerns about this latest proposal and object for the following reasons:

1. Visual impact and amenity

We do not believe 'the massing of the proposed houses is appropriate' despite the architects' statement on page 4 of the Design Statement. To all intents and purposes this is a solid block running along the backs of 3, 4 and 5 Little Ashley Court with no green screening or cooling relief.

There seems to be no space for landscaping around the houses to stop them being overlooked from Little Ashley Court and other houses, or to make them appealing homes to live in. Shoehorning in two more houses with up to six more cars will detract visually from all three dwellings on the site.

We disagree that 'green space is retained by providing a proportionate garden for each new home'. The 'gardens' for the new three bedroom dwellings seem too small to provide a desirable amenity even for their occupants, they are just patio areas. Should residents and children want to be or play outside or have a barbecue it will be very intrusive for immediate neighbours. As well as increased noise, we will suffer light pollution in the evenings and during the winter. With the trees gone we would no longer enjoy the birdlife - including robins, blue and great tits and many finches - that frequents and nests in the trees and shrubs on the boundary. These are significant negative changes to the amenity that will substantially diminish its quality.

We cannot stress highly enough the threat to the enjoyment of our properties posed by building these houses close up to the boundary wall. If enjoying our homes and our time in them is not a legitimate planning consideration then it should not feature in the LDFP document.

2. Noise

With no trees or planting at the back of the new properties there will be nothing to absorb noise reflected off the hard surfaces of the buildings and the boundary wall. We will be sitting six or seven feet away from each other with the wall in between us and will all be able to overhear each other's conversations, music etc. The attached photos illustrate this close proximity.

3. Privacy

We dread the prospect of living behind permanently closed blinds in our sitting room and main bedroom in order to feel private in our own home (despite what the application says about minimising windows) and also so that we don't feel we are 'snooping' into the new houses.

Although the revised configuration puts the single storey area closest to the wall and has minimal windows to the rear and in the roof, on the drawings these buildings appear closer to the boundary wall than our house (No 3), which itself is 10.3m at the narrowest point. Is it a rule that first floor windows must be 10.5m from the boundary? There is a window on the staircase of the new houses. If Little Ashley Court were being developed concurrently, we suggest our large windows looking directly on to the patios and into the new properties would not be allowed, for the sake of privacy for the new houses.

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4. Other issues

a) The boundary wall between the properties

At no point do the plans mention the poor state of the wall on the side of 10 Greenway Lane. It leans heavily into our garden and has had to be buttressed in two places. Ivy is not just growing over the top into our garden from No 10, but actually breaking through the brickwork mortar at several points. We had to rebuild part of it at our own expense in 2014 because this had made it dangerous. Whatever happens in the immediate future, we ask that the owner eradicates the ivy (without poisoning our garden) and does not simply cover up the wall with a fence or trellis.

b) Removal of trees - short and longer term effects

Aside from our concerns about loss of wildlife habitat and visual loss of trees and shrubs, the felling of several large conifers (and presumably stump grinding them out) is going to put further pressure on the already precarious wall. It appears to have little in the way of foundations and we are very concerned that it might collapse.

Conifers suck a lot of water out of the ground. Can we be sure that their removal would not result in heave or other issues that could affect the wall?

c) Materials to be used for the 'gardens' and driveways

The march of hard surfacing continues unabated. What materials are proposed for the 'gardens'/patios? Would they be paved terraces or could they be permeable gravel? Has thought been given to adequate management of surface water and drainage? Could the driveways be gravel, 'grasscrete' or something that will let water through? With all the new development around Sixways and people paving their driveways, the danger of localised flooding is increasing. Already after heavy rain there is far more standing water for longer periods than even three years ago.

d) Period for consultation and comment

The planning notification is dated 18 July 2017, the day after the last Parish Council Meeting (17 July). It gives us a deadline to comment of 8 August 2017. Since the next PC meeting is on 7 August, this allows only the minimum possible opportunity for residents to meet together with parish council members and discuss the application. This is unfortunate, especially given it is already in the holiday season.

e) Dimensions

The plans seem to be deficient in giving dimensions of the proposed buildings and gardens. They give 11.8m between Nos 3-5 LAC and the single storey living area projection, though where this measurement is from and to which of the two new houses is not specified. Our house (no 3) is 10.3m to the boundary wall at the narrowest point but, due to the angle of the boundary, numbers 4 and 5 Little Ashley Court may be far closer. That could mean as little as 1.5m, from the wall to the single storey (not allowing for the thickness of the wall). It would be helpful to have:

- the distance from the back boundary wall a) to the single storey living area projection and b) to where the two storey wall starts for both units One and Two (shortest and farthest points)
- the total width and depth of each property including the depth of the single storey living area
- the height (at each different point) of the rooflines.

We hope our concerns can be taken into account.

Comments: 27th September 2017

We have the same question as 12 Greenway Lane. The list of key dates shows the determination deadline as 9 September but there is no indication that the application has either been refused or withdrawn by the applicant. Presumably the plans are currently being revised with a view to resubmission before the expiry date of 27 October?

Over the past week the garden of No 10 has been divided up to reveal the new 'plot' on which the developer plans to build, showing just how close to all the neighbours any new buildings will be and how inadequate the space is to accommodate two houses, parking and turning areas and appropriate screening.

We still hope that any new development at all will be deemed too much for this site, but, if it is inevitable, we ask that everything will be done to mitigate its impact on all the immediate neighbours who will be badly affected by its proximity. One single storey property with substantial screening is surely the limit to what can possibly be feasible and tolerable. Even then it will still negatively impact on the amenity, our existing quality of life and enjoyment of our properties.

Comments: 17th November 2017

The architects must be commended for giving considerable emphasis to the siting and design of this proposed single house in the hope of minimising its impact on surrounding dwellings and making it as attractive as possible within the tight constraints of the plot.

We appreciate that (on paper) this development seems to fit much better than the previous three submissions. However, as neighbours who will bear the brunt of the effects of another house in such close proximity, we feel we must object. Rather than restate previous arguments, there is some fresh input we would like the council to take into account, in the hope that development of another house on this plot is not inevitable.

Now that No 10 Greenway Lane is occupied and refurbishment nearly complete, we can speak from experience about its impact on us as immediate neighbours. This informs our view of how the additional dwelling would affect us and other adjacent properties.

- The main house dominates our outlook far more than we envisaged and whilst impressive, is quite overbearing. The proposed new house will compound this feeling as there will be more built space and less garden relief.

- Because the developer felled the orchard and several mature trees we have a clear line of sight to the interior of No 10. Light pollution is an issue with the darker afternoons and evenings at this time of year. Often every inside light seems to be on (see photos). The multi-coloured LED display from the large picture and Velux windows on the left hand side of the roof is distractingly intrusive. The proposed house will be twice as close to us as No 10 so we will be even more affected by light emanating from inside.

- There are several new wall lights on the back of No 10 and around the wooden clad extension. Should the new house have external lighting it will add to the existing brightness of the site.

- The site has yet to be landscaped. However any garden lighting at both No 10 and the proposed new property will increase light intrusion at such close proximity.

- By day, and particularly in the evening, we can see everyone and everything being prepared in the glass/wood kitchen extension, to the extent that we now feel we have to close the blinds and curtains on the back so we aren't inadvertently 'snooping' on the neighbours. This is upsetting as we feel we shouldn't be the ones who now have to live behind blinds. This sense of privacy being compromised will inevitably worsen with the proposed house being so close. Our windows will directly overlook the new property's front lawn, breakfast terrace and dining room/kitchen and also have line of sight across the drive directly into the glass walled snug/study.

- We have previously expressed concern about screening, and the need for this is now more apparent than ever. The proposed property's ground floor plan says that shrubs and small conifer trees will be retained, but these are not specifically identified on the plans. There are six mature conifers along the length of the wall bordering Nos 3, 4 and 5 Little Ashley Court, currently affording us all some protection. Our property has two conifers as well as buddleia and a mature pyrocanthus (which is attractive in the autumn and popular with the birds). How many of these trees and shrubs does the developer intend to keep and if, not all, which? Looking at the plans there doesn't appear room to accommodate the design and the conifers. Can specific shrubs and trees be identified for retention and could it be made a condition of planning that they stay? What happens when the property changes hands? One cannot dictate what people do in their own gardens.

- The existing lawn and mature planting absorbs rainfall. With yet more development at this corner of Greenway Lane and Ryeworth Road retaining permeability and water take up in the landscaping is very important and we hope this would be addressed at the new property.

- Please refer back to our previous comments over the dilapidated state of the boundary wall and what impact felling and stump-grinding any of the conifers would have on its integrity as it leans towards our side (hence the buttressing). Can this wall be surveyed and will the developer undertake to ensure its integrity for the future?

- Care needs to be taken to prevent the glare of headlamps from vehicles arriving at night since the drive and parking area directly faces our house. The fencing/screen for the double parking area must be of sufficient height to ensure this is not a problem.

- On the occasions when the new football goal in the garden has been used (including after dark, lit by the external wall lights), the noise deflecting off No 10 towards us has been greater than expected. This indicates that an additional house in even closer proximity will add to the noise reflecting off hard surfaces and buildings outside.

In summary we ask that you view this new proposal in the context of:

1. The existing density of housing surrounding the proposed development. We recognise that precedent with an established building line is a problem here. We do not dislike the design of the proposed house, but, given the location, the negative impacts (loss of green space, building

density, light and noise pollution, loss of privacy, extra traffic, and reduced enjoyment for all) of this application outweigh its merits.

2. Is it essential to shoehorn another house here when:

- It will negatively affect the occupants' enjoyment of the nine immediately adjacent properties so severely? How many existing residents benefit compared with those who lose out?
- It will detract from No 10 as a high-end family house set in an appropriately scaled garden. Is the profit margin from the extra property worth this?

3. Our enjoyment of our home has already been measurably reduced by the major expansion of No 10. We cannot see how sandwiching in another house between Nos 3, 4 and 5 Little Ashley Court and No 10 will do anything other than reduce that enjoyment still further.

4. There does not appear to be one positive contribution to the amenity for residents that building the proposed house will make.

Comments: 20th November 2017
Supporting photographs attached.

Ashley Lodge
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LX

Comments: 22nd November 2017
Letter attached.

Comments: 3rd August 2017
Thank you for your letter of 18th July, 2017.

It is almost exactly 12 months since I wrote two letters to your Department as a serious objector to the plans to erect two new dwellings at the rear of 10 Greenway Lane.

Little or nothing has occurred in the meantime to ease or address the concerns my wife and I had - except one. In paragraph 6 of my letter of 30 July 2016 I wrote that I had less detailed comments on the main house but noted that the word "modest" in connection with its development was "questionable". That house is totally unrecognisable from that which existed before - it is of a radically different design as well as size proving that the word modest was wholly and definitely inappropriate and far removed from the truth which I believe has a bearing on the matter of the two proposed additional properties.

Turning to your examples of headings the planning authority may consider I comment as follows.

a) How can anyone realistically object to noise purely from a house being there - other than to indicate that by its proximity to other properties there must be some sound issues. Also whilst the noise from the building of a property should not be of particular concern in pure planning terms I contend that for builders to be working for months and years on end right beside other properties has an adverse effect on their quality of life.

b) Traffic on Greenway Lane increases month by month - clearly the proposed development shows signs of at least three other vehicles (and probably more) at the properties which can only

add to the problem - the main one being the very sharp corner at one side and the entrance to a school on the other.

c) The visual impact of the main house is most unattractive, adding two more oddly designed properties can only make a bad situation worse - certainly it does nothing for visual appearances especially when the neighbouring properties will be forced to face the back of them.

d) I note that the proposed new dwellings have been moved a very short distance from the wall separating the properties from those in Ashley Mews - describing the still small spaces between the properties as having "latent potential" is another example of the meaningless jargon I complained about in my earlier correspondence but what is to happen to the existing trees? The simple fact is that the two proposed dwellings are just too close to the back of Ashley Mews and much closer to my property than I would wish. Another comment that the designs are in keeping with other nearby properties may be true of one or two but are certainly not typical of those in the surrounding area.

e) It may be reasonable to assume that, given the size of the main house and then adding another two houses, at least three families will be living there - that will cause strain on the limited local amenities.

Finally whilst they weren't specifically listed in your letter I would like to make two additional points. The first is that density will be severely impacted by cramming two extra sizeable houses in to the space at the rear of 10 Greenway Lane. My second issue is that removing a large part of the garden, it having already been decimated by the development of the main house, can only have an adverse effect on the open aspect of the property as it now stands.

In conclusion my wife and I strongly object to the proposed development on the grounds that it will have a serious adverse impact on the immediate area, our property and our quality of life.

1 Whitefriars Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LG

Comments: 7th August 2017

I am writing to object to the requested planning permission for two houses to be built in the garden of 10 Greenway Lane, Charlton Kings.

Would it not be possible to have one lower level house to reduce the impact to neighbours and reduce the number of motor vehicles of which there could potentially be 6 extra cars turning out onto Greenway Lane which is already very busy.

71 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 7th August 2017

As residents in Charlton Kings, we object to the building of 2 new houses at the back of Greenway Lane as additional infill in what is already a very enclosed space. The so called "modest" extension to the house on Greenway Lane has more than impacted on the nearby houses and this new development will further affect them and increase traffic onto an already busy lane.

2 Little Ashley Court
Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JY

Comments: 1st August 2017

I wish to object to the erection of these two dwellings for the following reasons:

Over the last 10 years we have seen a significant increase in traffic along Greenway Lane: this is a direct result of several new housing projects that have happened along this road as well as nearby in Ryeworth Road and further up the other end of Greenway Lane where there are now some new, large estates. We feel the traffic has reached crisis point now with extremely long tails of standing cars waiting for slow changing lights at Sixways. This is very evident at rush hours.

As a result of this traffic the state of Greenway Lane is deteriorating rapidly and is now in a dreadful state with extremely dangerous pot holes and worn areas.

We believe the proposed buildings are also planned without due consideration to the privacy of the neighbours whose properties border this proposed development. Everybody is entitled to privacy in their own garden and we feel that this proposal will rob the residents of the privacy they now enjoy.

We also object to the destruction of trees and shrubs which increase privacy, lower noise pollution and encourage wildlife to our environment.

I sincerely hope that our objections will be taken into consideration at your next meeting.

Ben Hawkes
Planning Officer
Cheltenham Borough Council
Cheltenham GL50 1PP

25 July 2017

Dear Mr Hawkes

Ref 17/01390/FUL The erection of two new three-bedroom houses in the rear garden of No 10 Greenway Lane, Charlton Kings, Cheltenham.

Whilst the architects have given some thought to nearby residents' comments on the July 2016 application, we feel these revised plans are still not appropriate for the site in particular or the amenity in general. The two proposed houses have been nudged minimally back into the site and are far too close to the boundary wall with Little Ashley Court, with no provision for screening for noise and privacy.

The first application to build two additional properties at 10 Greenway Lane (15/01054/FUL, June 2015), was vehemently opposed by local residents, considered by the Parish Council to be overdevelopment and subsequently withdrawn. It actually set the new houses much farther back into the site from the boundary wall, allowing them space for back gardens and planting in front of the wall. **Since then, the main house has been substantially enlarged and extended into the garden.** This has dramatically reduced the space available for additional dwellings.

We understand that the Council needs to meet its housing targets, that it is acceptable to develop on back gardens where appropriate and that there is precedent in Ryeworth Road. However, in coming to a decision, we urge you to please take into account a) how much infill development this wedge shaped area between Ryeworth Road and Greenway Lane has already sustained, and b) how detrimental the impact of these houses would be on their immediate neighbours.

We have serious concerns about this latest proposal and object for the following reasons:

1. Visual impact and amenity

We do not believe *'the massing of the proposed houses is appropriate'* despite the architects' statement on page 4 of the Design Statement. To all intents and purposes this is a solid block running along the backs of 3, 4 and 5 Little Ashley Court with no green screening or cooling relief.

There seems to be no space for landscaping around the houses to stop them being overlooked from Little Ashley Court and other houses, or to make them appealing homes to live in. Shoehorning in two more houses with up to six more cars will detract visually from all three dwellings on the site.

We disagree that *'green space is retained by providing a proportionate garden for each new home'*. The 'gardens' for the new three bedroom dwellings seem too small to provide a desirable amenity even for their occupants, they are just patio areas. Should residents and children want to be or play outside or

have a barbecue it will be very intrusive for immediate neighbours. As well as increased noise, we will suffer light pollution in the evenings and during the winter. With the trees gone we would no longer enjoy the birdlife – including robins, blue and great tits and many finches - that frequents and nests in the trees and shrubs on the boundary. These are significant negative changes to the amenity that will substantially diminish its quality.

We cannot stress highly enough the threat to the enjoyment of our properties posed by building these houses close up to the boundary wall. If enjoying our homes and our time in them is not a legitimate planning consideration then it should not feature in the LDFP document.

2. Noise

With no trees or planting at the back of the new properties there will be nothing to absorb noise reflected off the hard surfaces of the buildings and the boundary wall. We will be sitting six or seven feet away from each other with the wall in between us and will all be able to overhear each other's conversations, music etc. The attached photos illustrate this close proximity.

3. Privacy

We dread the prospect of living behind permanently closed blinds in our sitting room and main bedroom in order to feel private in our own home (despite what the application says about minimising windows) and also so that we don't feel we are 'snooping' into the new houses.

Although the revised configuration puts the single storey area closest to the wall and has minimal windows to the rear and in the roof, on the drawings these buildings appear closer to the boundary wall than our house (No 3), which itself is 10.3m at the narrowest point. Is it a rule that first floor windows must be 10.5m from the boundary? There is a window on the staircase of the new houses. If Little Ashley Court were being developed concurrently, we suggest our large windows looking directly on to the patios and into the new properties would not be allowed, for the sake of privacy for the new houses.

Although we are not great lovers of large conifers, they do give us screening from the main property and others on Greenway Lane. These trees will be cut down (as have already many other perfectly healthy trees on the site). Since trees were felled last year we now see clearly across into Nos 10 and 12 Greenway Lane.

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a) The boundary wall between the properties

At no point do the plans mention the poor state of the wall on the side of 10 Greenway Lane. It leans heavily into our garden and has had to be buttressed in two places. Ivy is not just growing over the top into our garden from No 10, but actually breaking through the brickwork mortar at several points. We had to rebuild part of it at our own expense in 2014 because this had made it dangerous. Whatever happens in the immediate future, we ask that the owner eradicates the ivy (without poisoning our garden) and does not simply cover up the wall with a fence or trellis.

b) Removal of trees – short and longer term effects

Aside from our concerns about loss of wildlife habitat and visual loss of trees and shrubs, the felling of several large conifers (and presumably stump grinding them out) is going to put further pressure on the already precarious wall. It appears to have little in the way of foundations and we are very concerned that it might collapse.

Conifers suck a lot of water out of the ground. Can we be sure that their removal would not result in heave or other issues that could affect the wall?

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d) Period for consultation and comment

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e) Dimensions

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- the total width and depth of each property including the depth of the single storey living area
- the height (at each different point) of the rooflines.

We hope our concerns can be taken into account.

Kind regards

Yours sincerely



Copies to:

Ms Tracey Crews, Director of Planning, Cheltenham Borough Council
Councillor M Babbage, 57 Hewlett Road, Cheltenham
Councillor L Savage, 68 Hewlett Road, Cheltenham
Alex Chalk, MP
Charlton Kings Parish Council
Little Ashley Court Management Committee



Left: July 2015, from sitting room of No 3 Little Ashley Court before several fruit trees, the variegated sycamore and other mature trees were felled.

Right: July 2017. The remaining trees behind the wall will be cut down and 3,4 & 5 LAC will just look at the new buildings.

Below: Privacy and amenity for nos 3,4 & 5 will be lost. We will overlook the 'gardens' of the new houses and noise from them will be trapped in a soundbox between them and the wall behind which we all sit. The photo *below right* from No 3 upstairs bedroom illustrates how close we will all be.



10 Greenway Lane, Charlton Kings, October/November 2017 from 3 Little Ashley Court

Note lighting , overlooking and sightlines



26 October 2107, 18:12



26 October 2107, 18:14



26 October 2017, 18:30

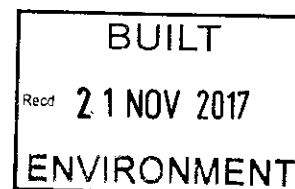


17 November 2017, 16:50— external lights



17 November 2017, 16:50—
new external lighting
Without the lights on inside
the roof

Ashley Lodge
Ryeworth Road
Charlton Kings
Cheltenham
GL52 6LQ



19th November, 2017

Tracey Crews
Director of Planning
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

For the attention of Mr. Ben Hawkes

Your ref: 17/0139/FUL

The Erection of one new four bedroomed house to the rear of 10 Greenway Lane, Charlton Kings, Cheltenham

Dear Mr Hawkes

With reference to the fourth application for planning permission for a building at the rear of 10 Greenway Lane we are raising an immediate and strong objection the granting of it.

We have several good reasons for our objections the first one being that we have complained that our quality of life would be seriously affected by the building of another property so close to our own but that is already the case our lives having been marred by the relentless number of applications we are faced with and the need to be forever defending our human rights as well as our privacy.

Studying the written objections of the affected residents – especially those of Little Ashley Court – we wholeheartedly agree with – and totally support - their arguments. That the latest proposal is for one rather than two properties does nothing to deal with either the earlier or the present objections.

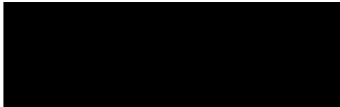
Privacy is a major factor here and now that the residents of 10 Greenway Lane have moved in we can now prove the effect of their being able to look across to our house – and we to theirs. The layout of the new design makes things even worse as we shall be faced with two lots of intrusion, the upper windows of the new house giving a view straight across into our garden, bedrooms, and especially the downstairs one. That is a most unwelcome and distressing prospect.

We have already suffered in our quality of life by the activity at 10 Greenway Lane in the shape of never ending building works, movements of vehicles and people together with increased noise and light pollution; therefore adding another property with facilities for more cars in the small space remaining between No.10 Greenway Lane and the boundary of our property can only worsen an already unacceptable situation. Effectively a very large garden at the rear of No.10 has disappeared to be replaced by a drive, a house and a car park.

In our view, aesthetically (and architecturally) the house at 10 Greenway Lane is an eyesore and it has adversely affected the character of Charlton Kings. Adding yet another curiously designed house will do nothing to improve the locality but it will cause huge upset to the occupants of the neighbouring properties. I have no doubt that friction between neighbours will be inevitable.

We are all too aware that these continual applications may well be designed to wear us down but given that the building of another house of any design, type or size on this small site would seriously affect our human rights as well as our health and welfare we shall continue to be strenuous and vociferous in our objections.

Yours sincerely

A solid black rectangular box used to redact a signature.A solid black rectangular box used to redact a signature.