

<b>APPLICATION NO: 17/02037/FUL</b>		<b>OFFICER: Mr Harry Du Bois-Jones</b>
<b>DATE REGISTERED:</b> 24th October 2017		<b>DATE OF EXPIRY :</b> 19th December 2017
<b>WARD:</b> Park		<b>PARISH:</b>
<b>APPLICANT:</b>	Mr & Mrs Watkins	
<b>LOCATION:</b>	5 Bournside Road, Cheltenham	
<b>PROPOSAL:</b>	Two storey side extension and single storey rear extension	

## REPRESENTATIONS

Number of contributors	<b>9</b>
Number of objections	<b>9</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

9 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AL

**Comments:** 7th November 2017

I live at 9 Bournside Road. Our house was built in the 1940s and is completely in character with the houses opposite and surrounding us, including No. 5 in its present form.

The living environment for No 3 will be changed, with their light and privacy significantly reduced.

Importantly, the size, design and appearance in the plans are completely out of character with the surrounding houses to the detriment of the overall quality and appearance of the houses at our end of the road, both from the road itself and from Hatherley Park, something which the Planning Dept has rightly taken into account when declining previous applications from Bournside Road.

Whilst I support tasteful and appropriate extensions and improvements to our houses, the plans for No. 5 go beyond what is acceptable.

17 Clarendon Road  
Cambridge  
CB28BH

**Comments:** 27th November 2017

Objection to proposed side and rear extension at 5 Bournside Road, Cheltenham

We object to this application. As frequent visitors to the property for more than 30 years, we are familiar with the building and garden.

The proposed plans would have a detrimental effect on the character of the neighbourhood. This represents overdevelopment of the site and will have a severe adverse impact on the residential amenity of neighbours, due to overshadowing and loss of privacy due to new windows on either side of the building.

This proposed development is out of keeping with neighbouring properties, particularly as the design would remove the distinctive features of the building identifying it as of its era.

The plan for the building is inappropriate for the area. The scale and massing are too large and overbearing, particularly affecting neighbours living at 3 and 7 Bournside Road.

This proposed development is overbearing, out-of-scale and out of character in terms of its appearance compared with neighbouring properties.

The loss of garden land is also a consideration. We have seen three native mammals in the garden of 5 Bournside Road, namely hedgehogs, foxes and badgers.

For the above reasons, we urge you to reject this application.

12 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AH

**Comments:** 6th November 2017  
Letter attached.

6 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AH

**Comments:** 14th November 2017  
I wish to object to the planning application for 5 Bournside Road due to the size of the proposed extension and its appearance.

The attractiveness and ambience of Bournside Road owes much to the relatively spacious setting of the houses and their character, however this is in danger of being lost with the increasing development of large houses with modern frontages

11 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AL

**Comments:** 4th November 2017  
I think the changes suggested to no.5 will make it far too big and it will overpower the nearby houses. Our houses are very traditional and built between the 1930s and the 1950s mainly. The modern style of no.5 will make it stand out like a sore thumb! This is true of the view from Hatherley Park too!

I also feel sorry for the residents of no. 3 whose house and garden will be extremely overlooked and their garden will be shaded for most of the day. It could make their house difficult to sell!

1 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AL

**Comments:** 12th November 2017

We object to the proposal to develop and extend No. 5 Bournside Road.

The proposed plans are of a scale that is inconsistent with houses elsewhere on this part of Bournside Road and would set a precedent for further developments which could further close the gaps between houses, changing the character of the road altogether.

The section of Bournside Road leading to Hatherley Road has already suffered this fate. Gradually, homes have been extended to fill the entire frontage and given the same characterless uniform finish. Pavements and verges have been left damaged by the contractors and rarely made good as part of the conditions of the build.

All houses in this road have off street parking; however the current plans for No. 5, (building out by 1 metre) almost eliminate this. The shortened driveway will not accommodate large modern cars and will lead to more vehicles being parked on the road or protruding dangerously onto the pavement. The proposed garage will not accommodate a modern car.

We agree with our neighbours that this application must be reviewed.

10 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AH

**Comments:** 6th November 2017

Letter attached.

3 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AL

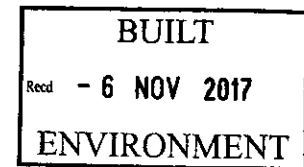
**Comments:** 13th November 2017

Letter attached.

7 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AL

**Comments:** 8th November 2017

Letter attached.



12 Bournside Road,  
Cheltenham,  
Glos  
5/11/17

Dear Madam,

Application 17/02037/FUL 5 Bournside Road

We wish to object to the above planning application. We feel that it will be too large and imposing. We had thought that extensions should be subservient to the house itself but this extension will dominate the dwelling.

Bournside Road is one of the most pleasant roads in Cheltenham and most residents have lived here for over 30 years. We do not wish it spoilt by over development and houses crowded to the boundaries.

Yours faithfully,

Robert and Margaret Crawford

A large black rectangular redaction box covering the signature of Robert and Margaret Crawford.

A black rectangular redaction box covering the address of Robert and Margaret Crawford.

f.a.o. Ms Tracey Crews, Director of Planning



10 Bournside Road,  
Cheltenham,  
3<sup>rd</sup> November 2017

Ms Tracey Crews  
Director of Planning  
Cheltenham Borough Council

Your ref: 17/02037/FUL

Dear Ms Crews,

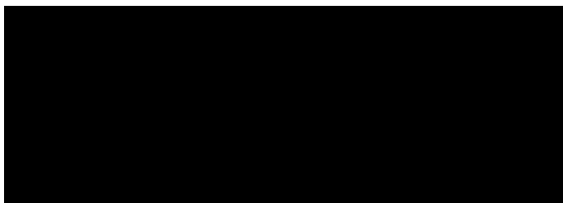
We live opposite the proposed extensions and are concerned about the size of the extensions plus the impact on the street view.

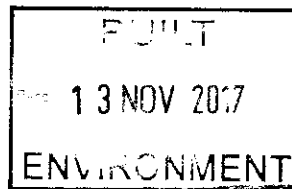
We feel that the extension is far too large, particularly as it comes forward of the existing building line and will be overbearing.

At present, we enjoy a feeling of spaciousness with views to Hatherley Park through the footpaths around the house. These will be lost. Our house is very similar in design to Nos 5 and 7 with many identical features, which enhance the attractiveness of the residential area. That, too will be gone for ever.

This development will have a detrimental impact on the appearance of our end of Bournside Road, which, at present, is a delightful place to live.

Yours sincerely,





3 Bournside Road

Cheltenham

GL51 3AL

13<sup>th</sup> November 2017

Mrs. Tracey Crews  
Director of Planning  
Cheltenham Borough Council  
Municipal Offices  
Cheltenham. GL50 1PP

Dear Mrs. Crews,

**17 /02037 /FUL Two storey side extension and single storey rear extension at 5 Bournside Road, Cheltenham, Gloucestershire**

Thank you for your letter of 24<sup>th</sup> October, informing us of the extension plans for the house next door. We should like to object, because of its **overwhelming appearance**, causing us **loss of sunlight** - and other problems such as **overlooking windows** and its effect on our **conifer**.

**Appearance.** The original houses here are well separated, giving a pleasant atmosphere to the neighbourhood and so leave good views onto the Park. Our large conifer in the back garden, is easily seen from the road, but this view will almost disappear behind their two-storey extension. (It is now less visible from the Park since a tree was planted in there). This 'extension' – if that is the word to use for a building whose floor-space has increased by 2/3<sup>rd</sup>s, has a 5 ½ metre high and 14 metre long imposing side-wall, only 1.4 metres away from our boundary. It will now start 1 metre in front of their existing garage, though end level with the original kitchen / utility, so projecting 4.3 metres beyond our sitting room and French windows. The important point is that it is 4.6 metres closer than the existing house and so more intrusive. It thus gives us less sunlight.

**The loss of sunlight** is important. These houses face East-South-East, so that when the sun is due South (at about 1300 hrs during April – October), it then is in line with the front right-hand corner of their house and the back right-hand corner of ours. Two hours later, the roof of their 7.3 metre high extension will cast a long shadow over our back lawn, so that by 1600 hrs on April 1<sup>st</sup> (or September), or by 1700 hrs in June (or August), the sun's elevation will have fallen to 25 degrees – and the shadow will be 15 ½ metres long. (N.B. In April and September, the sun does not set until nearly 2000 hrs and even later at 2130 hrs in July). This shadow will cover most of our back lawn (whilst the shadow from the present house would have been shorter – 4.6 metres nearer the boundary).

At the front of the house, we have a large 'half-hexagon' bay window (not shown on the existing block plan), with nearly floor to ceiling glass. Its nearest window will now have less light from the extra metre added on to the front of the garage.

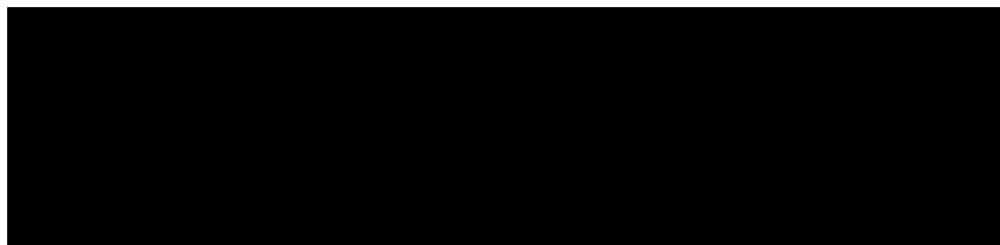
**Overlooking windows** are still of some concern, unless the central side one could be glazed in obscured glass (perhaps it will be, as it is in an en-suite bathroom). Their master bedroom at the rear, has a large full length window and is bigger and much closer (as already described). So, our privacy is sadly disappearing.

**Our conifer** has been ignored in their application, surprising, as it is about 9 ½ metres high – so within falling distance of the extension, which is only 3 metres away. (There is also a hedge behind their garage, which will have to be pruned hard or removed). Both matters are entered wrongly in section 7 of the application. A conifer branch will probably overlap the corner of the extension – it will certainly impede the scaffolding – and the tree roots might be irreparably damaged by the building work.

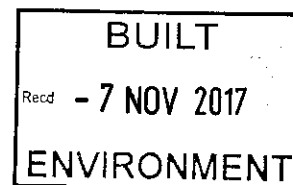
**Finally**, there are two obvious errors on the site plan, but they don't impinge on their application. However, the question then arises if there are any more. The anomalies are firstly, that the Park's gardeners' compound (behind our house), was demolished and replaced about 10 years ago, though its original position is still detailed. Secondly, that the boundary on the far side of our garage was altered over 40 years ago.

Credit should be given to the applicants, for both keeping the existing kitchen / utility roof height in their extension – and also for following the pre-application advice, by both not building up to the boundary and also for setting the first floor of the side extension back by 1 metre. However, we think that a much bigger gap is required for all the reasons given above.

Yours sincerely



Harry Du Bois-Jones  
Planning Officer  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1SA



6 November 2017

Dear Mr. Du Bois-Jones,

**17/02037/FUL | Two storey side extension and single storey rear extension  
5 Bournside Road Cheltenham Gloucestershire GL51 3AL**

Thank you for your letter of the 24 October 2017. We are neighbours to the site, at number 7 Bournside Road, and have reviewed the proposed plans.

May we begin by saying that we did not want to write this letter. We thought that discussions with the new owners at number 5 might result in some agreed revisions without recourse to the Council. Unfortunately, no changes are to be made and we have little option but to set out our concerns to you.

Having reviewed the proposal, I hope you would agree that the main issues in this case are the effect of the proposal: on the character and appearance of the existing dwelling and street scene; coupled with the living conditions of neighbours.

*Character and appearance*

The application site lies on Bournside Road and accommodates a two-storey detached dwelling. The application property is largely unaltered and retains many original features. This includes a prominent feature bay window and distinctive feature brick detailed to recessed porch. There is a detached single garage set to the side of the house.

The wider area is largely residential and the houses on this side of the road back onto and are highly visible from Hatherley Park. Whilst Bournside Road has mixed character comprising predominately detached houses, there are common themes which contribute to the character of the area. Each house is generally divided from the next by the width of driveways to each house together with a footway on the opposite side. This contributes to the spaciousness and general amenity. These spaces also give depth to the streetscene by permitting views beyond houses, often to trees and the Park beyond which I am sure you would agree is an attractive and specific feature of houses on Bournside and Hatherley Park Road.

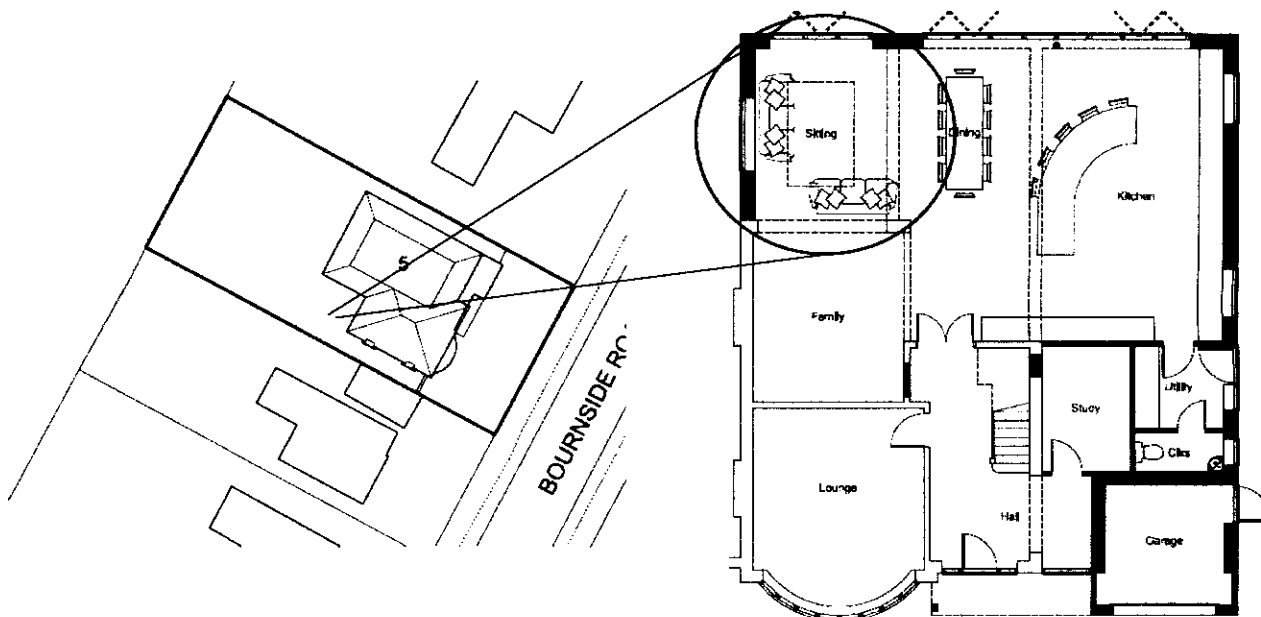
The application site exhibits these features with space to the side of the dwelling. It is also noted that the house is a mirror of ours, with identical bay and porch detail. Both houses retain their original garages and pyramidal hipped roofs.

  
7 Bournside Road  
Cheltenham  
GL51 3AL



Policy CP7 of the Cheltenham Borough Local Plan Second Review (2006) (the LP) seeks to ensure that developments are of high quality design and complements and respects neighbouring development. In addition, the Council's Supplementary Planning Document – Residential Alterations and Extensions (2008) (the SPD) sets out within its five basic design principles that an extension should not dominate or detract from the original building, but play a 'supporting role' (Section 2). The SPD is a long-standing document and has variously been afforded significant weight in the balance of considerations. This includes the Council but also at appeal.

The proposal consists of the construction of a two-storey side/rear extension, with a single storey rear extension. We have noticed that there is a deficiency in the submitted documents, since the as proposed Block Plan does not show the rear single storey extension. We have shown this below and hope you can request the full as proposed details in order that all relevant information is available to the Council before it makes its decision.



There is currently an original two storey rear ward projection at the back of the house and this detail also matches our house, presenting yet further evidence of symmetry when viewed from Hatherley Park. The proposal is to build off this rear wing and span the width of the house towards the boundary with number 3. This would result in a significant and large two-storey rear and side extension. The side extension, at full height of the existing dwelling, would be only nominally set off the common boundary with number 3. Due to the location of the vehicular access, and the existing space/gap to number 3, the side elevation of the dwelling is prominent in the street scene.





View of space between 3 and 5 Bournside Road

The Council's SPD says that the space between dwellings is essential to the character of streets but that the sense of space can be completely lost when owners decide to create two storey side extensions. The guidance seeks to avoid a 'terraced appearance', by closing off the important space between buildings and giving formerly symmetrical houses a lopsided appearance. As you know, the SPD, anchored by LP Policy CP7, says the Council may refuse permission for a proposed extension if an existing adjacent extension would make it impossible to achieve a visual gap between houses.

The proposed extension would be deeper than the original footprint of the house and in effect would double it in size. Due to this, the excessive depth of the proposed two-storey element of the proposed extension the two-storey element would step outside of the side elevation of the host dwelling, its scale would not appear subservient to the main dwelling house. Further, the proposed extension would be so large in scale that it would detract from the character and appearance of the existing dwelling and would not represent high quality design.

It is noted that the side extension is set back from the main elevation, but it would close off all of the side space dividing number 5 and 3 Bournside Road. The resulting space, would be uncharacteristic in the street scene. This arises because of the position of the side elevation to number 3. There can be little doubt that the resulting effect would be to close off the space causing terracing. The current attractive view through to trees and sky (and the Park beyond) would be lost.





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It is also noted that the proposal steps forward of the principal elevation with sloping roof to cover a new porch, but also the garage/store incorporated in the proposals. Whilst this feature has been used on other two storey extensions on the road, none are as bulky as the proposed scheme at number 5. This lean-to roof will add an uncharacteristic heaviness and this will exacerbate the dominance of the extension. Furthermore, there would be an uncomfortable relationship between the gentle curve of the existing bay window and the harshness of the angled roof. It would also erode the inset brick porch detail that appears at numbers 5, 7, 9, 10 and 12 Bournside Road. These are features that, in combination, create local distinctiveness. The loss of this feature cannot be in the interests of good design, nor respectful of the character of the area.

It is also noted that the scale of the two-storey wing necessitates a faux pitched roof with flat roof element. This clearly results because of the excessive width of the side extension, but the truncated roof is further evidence that the proposals are not in keeping. You will appreciate that the rear of our houses are just as important as the fronts, being prominent from Hatherley Park. They form an integral part of views out of this important community space. The wide flat roof detail lacks the finesse of the existing arrangement and will completely master the existing rear elevation.



Existing Rear Elevation

Proposed Rear Elevation



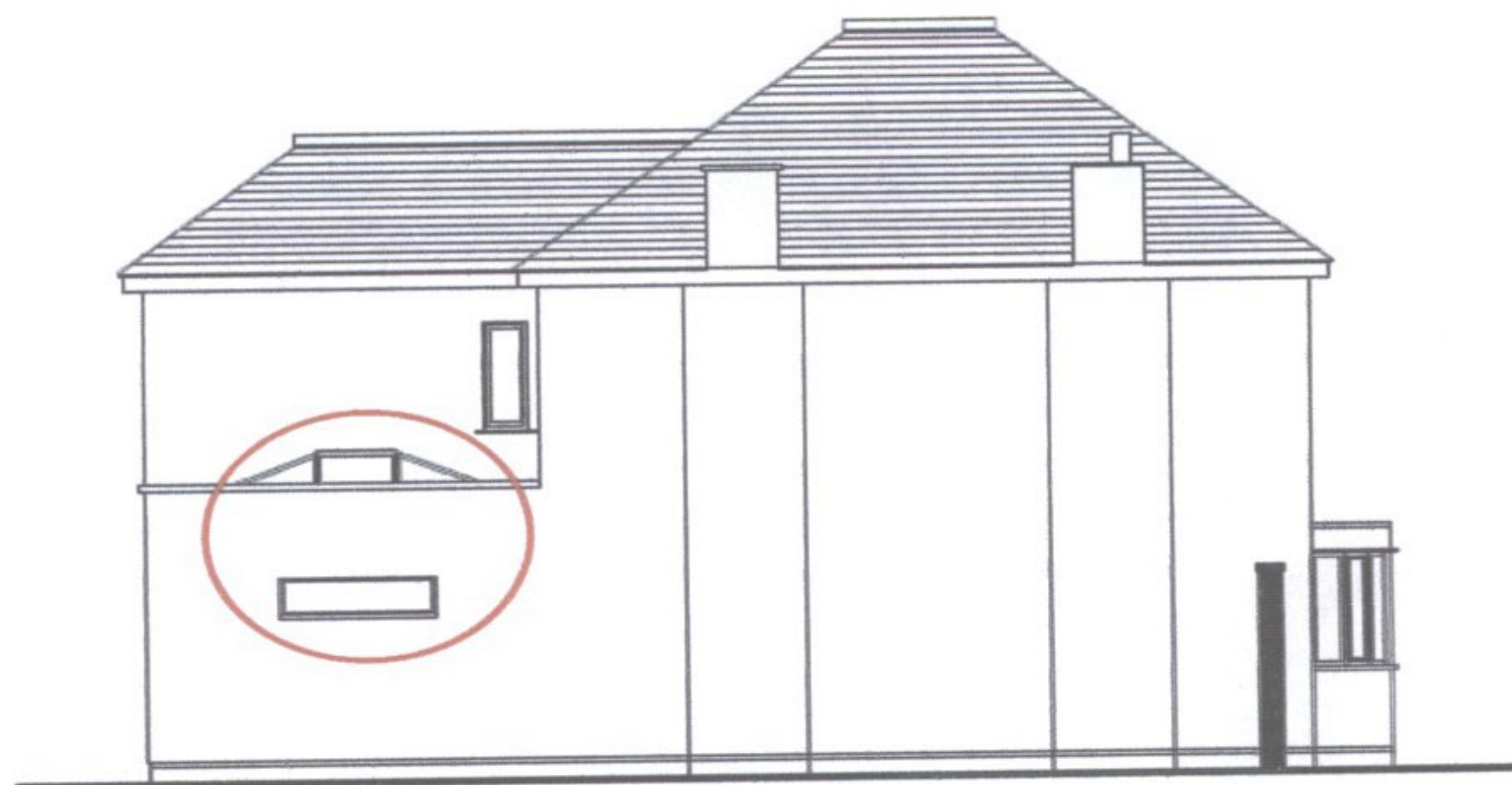
Whilst the proposal would utilise acceptable external materials to match the host dwelling, the scheme by virtue of its scale and erosion of the space at the side of the dwelling and poor detailing would not appear subservient to the property and would be overly dominant. It would cause harm to the character and appearance of the dwelling and this would be highly visible from the road and park behind. The scheme therefore conflicts with Policy CP7 of the LP and the guidance provided in the SPD.

#### *Living conditions*

The scheme includes a single storey rear extension that would infill the current patio area. As already noted, the proposed Block Plan does not show the footprint of that wing, which is proposed as a family sitting area with roof lantern over. We have shown this on the aerial image below.



Whilst this single storey rear wing is acceptable in principle, the side elevation includes a strip window. There is also a roof lantern over.



Side elevation



The scheme shows this area to be used as sitting room and family area. The ground floor is open plan to the kitchen and so it is clear that the applicants intend to spend a significant period of time in this space. We are most concerned about the light that will emanate from the strip light and roof lantern. We feel that with eleven bi-fold doors in the proposed rear elevation, there is no need for either a roof lantern or strip light. Whilst the roof lantern is set behind a parapet, it projects taller than the roof and parapet. We are concerned that the light from these openings will spill over the boundary. We have a kitchen/dining area here with window and there is no interference with light from number 5 at present. If the scheme is to go ahead, we would ask that the strip window is removed and the lantern to lowered so that it is not higher than the parapet coping. We do not believe this to be an unreasonable request, bearing in the mind the 40 years we have lived here.

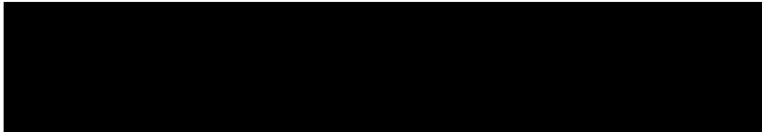
### **Conclusion**

The proposed works, the subject of application 17/02037/FUL, would erode space about the dwelling which is characteristic of the street scene in Bournside Road. This is in conflict with LP policy CP6 and the Council's SPD.

The proposal would also cause material harm to our living conditions, through the light pollution arising from the unneighbourly window and roof lantern detail to the single storey rear wing. The scheme therefore runs contrary to policy CP4 of the LP, which ensures that proposals do not cause unacceptable harm to the amenity of adjoining land users.

Conflict with the LP and SPD means the planning application should be refused. Certainly, there are no considerations at play that would justify setting aside the policy expectations of the long-standing LP and SPD guidance.

Yours sincerely,



7 Bournside Road  
Cheltenham  
GL51 3AL

CC: Ward Cllr Tim Harman – by e-mail only