

APPLICATION NO: 17/02402/CONDIT		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 8th January 2018		DATE OF EXPIRY : 5th March 2018	
WARD: Benhall/The Reddings		PARISH:	
APPLICANT:	Mr Harry Madeley		
LOCATION:	Ragged Stone, Old Reddings Road, Cheltenham		
PROPOSAL:	Variation of condition 2 (approved plans) on planning permission ref. 15/01673/FUL to allow for an increase in parapet heights		

REPRESENTATIONS

Number of contributors	9
Number of objections	9
Number of representations	0
Number of supporting	0

19 Allington Drive
Bristol
BS30 7AS

Comments: 13th December 2017

You have given permission to the original plans now they want more. I object on the grounds that it will block the view from 10 old reddings close. If they get this planning permission, what next even bigger. Enough is enough

Crossways
Old Reddings Road
Cheltenham
Gloucestershire
GL51 6RZ

Comments: 2nd January 2018

Letter attached.

6 Rowan Way
Up Hatherley
Cheltenham
Gloucestershire
GL51 3YF

Comments: 28th December 2017

After visiting the site overall the building is not in keeping with the area and is an eyesore. It is not being built in the manner in which planning permission was granted.

It is evident that they have already increased the height of the building despite being told not to proceed any further with work until this has been resolved. They have done substantial work on the build in the hope/anticipation that as it will cost them a lot of money to reduce the height back to the original plan the council will agree the new plan - this appears to be a blatant breach of the planning regulations.

Looking at the dates on the plans, these were drawn up over two years ago surely the architects who designed the property and those approving them must have seen/know that the original height would not be sustainable.

Not only do the new plans show an increase in the height of the building, but an increase in the height in the steel flue. The doors in section A have changed. Plus cladding has been added to section C - this was not highlighted on the original plan and the cladding they have already put on is black bricks which makes the building look awful and unsightly. The view for the neighbours is horrendous.

What the plans to do not show is just how close to the neighbours' fences the property has been placed, it is not just near, it is right up against the fences/trees.

My other concern is that with all of this new hard standing, where will any excess water drain away to? This piece of land and the neighbours is renowned for flooding in the winter. The roof is flat and there are pipes coming out of it. I am guessing this is to ensure that the water drains away - but again where is it supposed to be draining away to? Should an adjacent property become flooded which had not done so in previous years until this hideous building was erected I assume I can sue the owners for any damage caused by the flood water?

Greenfields
Old Reddings Road
Cheltenham
Gloucestershire
GL51 6RZ

Comments: 14th December 2017

Objection due to

- increase in visual impact from our property,
- loss of privacy affecting our property.

Also a negative effect on our home's resale value

17 Old Reddings Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SD

Comments: 30th December 2017

I am writing in response to your letter dated 11 December 2017 which outlines the variation of condition 2 (approved plans) ref: 15/01673/FUL to allow for an increase in parapet heights to the construction in the garden of Ragged Stone, Old Reddings Road, Cheltenham.

I am lodging an objection and feel the raising of the parapet heights unacceptable as the extra 25cm (10 inches) in height will have serious visual impact to neighbours living in close proximity with not only the design of the building but more importantly the height. The materials used in this build is already proving to be out of character with surrounding properties. I understand the reason outlined for the new height is for larger roof supports, but again, as throughout this process find the information to hand to be misleading and has masked the reason and extent of proposed changes. The updated diagram or "slight amendment" suggests to reinforce the roof structure BUT beg to ask the question why was a serious design error/fault passed the scrutiny of planning officers at application stage or by building inspectors during the build.

I am concerned at the lack of transparency throughout the process of this development and as a resident who will be affected by the lasting effects of this construction, wondering what else the applicants to the new build will impose on those living close by. So far and contrary to the report submitted by SF Planning of 12 Royal Crescent, who stated the development along with the final landscaping planned would not have a negative impact on the landscape. They also stated the dwelling will sit relatively low within the site and will have a height and mass that will be unobtrusive, they add, given its single storey nature will ensure the development is well screened with a high quality contemporary design that will compliment and respect existing development in the area.

This is not the case, in fact from our view it looks like an industrial building which would fit more comfortably on a farm. Residents feel strongly that since the build started the applicants have kept us in the dark about proposed changes to planning and have demonstrated to be underhanded giving no consideration to residents, flouted planning consent, roughshod over planning rules and not complying to building consent conditions resulting in numerous complaints. As you may be aware the roof is almost complete.

When it was first realised the height exceeded planning consent the builders were told to carry on regardless employing a roofing firm to go on site to finish. It is felt they carried on completing the roof regardless of planning permission knowing it would be passed. If planning officers find this acceptable then why ask if we have an objection? Surely if the flouting of planning laws be allowed to win Cheltenham Borough Planning controls will lose integrity? I am now wondering what else they are proposing to do which will increase visual impact making the development more unacceptable.

We have yet to witness what they will do with the hedgerow on the east aspect of the boundary fence which has been in situ for 40 years or more. If this mature vegetation is allowed to be removed it will further expose the building to the whole surrounding area. As residents of Reddings Close are only too aware they underhandedly do work to change an outlook to suit themselves before getting permission. An example of this is they completely destroyed an orchard which had significant visual impact and also made out they had rear access to their property. During this process they were rude to some residents and kept insisting that we had to move our cars to accommodate them getting access to their garden, when in fact the plans of the area showed there was no rear access.

8 Old Reddings Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SD

Comments: 28th December 2017
Letter attached.

Comments: 28th December 2017
Letter attached.

Roebuck
Old Reddings Road
Cheltenham
Gloucestershire
GL51 6RZ

Comments: 10th January 2018
Letter attached.

11 Old Reddings Road
Cheltenham
Gloucestershire
GL51 6SD

Comments: 10th January 2018
Letter attached.

6 Rowan Way
Up Hatherley
Cheltenham
Gloucestershire
GL51 3YF

Comments: 28th December 2017

The building in question is not in keeping with the surroundings and is unsightly. The increase in height has done nothing to improve that. I am wondering where any water will drain away to as there is now a lot of hard stand. There are pipes coming out of the side of the building which are not on the plans so I have no way of identifying what they are for. They appear to have continued to carrying on working on the building in full knowledge that the height of the roof is in excess of what they were given planning permission for.

Miss Michelle Payne
Planning Officer
Cheltenham Borough Council
Municipal Offices, Promenade
Cheltenham GL50 1PP

Crossways
Old Reddings Road
Cheltenham (Glos)
GL51 6RZ

31 December 2017

Your Ref.: 17/02402/CONDIT

Dear Miss Payne,

I am writing to you with reference to the case for planning permission ref. 17/02402/CONDIT, which has requested an increase in parapet heights to the planned development (Ref. 15/01673/FUL) at Ragged Stone, Old Reddings Road, Cheltenham.

I would like you to note the following:

- 1) Over recent weeks, I have noticed the ongoing construction activity in the garden at Ragged Stone, Old Reddings Road. Despite being an impacted party of the ongoing building, in this case, I have not received a single notification or any information to date from Cheltenham Borough Council (CBC) on the ongoing sizeable development project. Per the normal procedures for incremental development, I believe CBC should have contacted me and sought feedback on how this development may potentially impact us – the residents at Crossways, Old Reddings Road. I have only learnt of the specific development project details from the letter circulated by Councillor N.C. Britter, kindly informing the local residents of the current situation.
- 2) I understand from the website comments that some letters from the Architects (behind the project) addressed to residents, claiming to provide further information on the development project, somehow never arrived at the destination. I have also not received any such letter. I am very surprised as to how this whole process has been managed and how the planning approval was given without proper consultation of local residents. I would like you to investigate whether this project has seen some collusion between any individuals within the Planning Dept. and the interested parties promoting this development project.
- 3) I would like to inform CBC that gardens and surrounding areas at Ragged Stone, are subject to flooding during periods of intense rainfall. The development of the additional property in the back garden will make this significantly worse, as the surface area for natural absorption into the ground is considerably reduced by the removal of the pre-existing trees and soil. There will be an increased risk of this excess water spreading further to the surrounding properties. Other residents on Old Reddings Road have

separately notified CBC during 2017 about the flooding that can happen in Old Reddings Road, as water gradually moves onto the road, since there is nowhere for it to drain or get absorbed into the ground. The new development is therefore objectionable in my humble opinion.

- 4) Please note that I object to the current application to further increase the height of the ongoing development. Prior to the development, the view from our property was one of a collection of lawns, punctuated by trees remaining from the orchard days of the Reddings. The trees at Ragged Stone have been cut and instead we are now faced with looking at a new sizeable house seemingly constructed of industrial bricks, and out of step with the rest of the surroundings. This already creates a visually negative impact. Further raising the roof of this building will create a complete eyesore that will be highly visible from my property. On this basis, I strongly object.

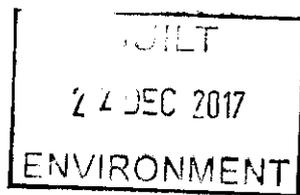
- 5) I also have learnt the developers for this project were communicated from CBC that the height of the actual new building is exceeding the agreed plans (15/01673/FUL). It seems the developers chose not to halt the project for a decision on the new planning application (917/04012/CONDIT) and instead continued to complete the roof and building, ahead of any CBC hearing for this revised application. This seems a very odd approach, given the expense involved – hence also increasing my concern highlighted in point (2) above, i.e. whether there has been some collusion between any CBC individuals and the new development promoters.

Based on the above, I strongly urge CBC to reject planning application ref. 17/02402/CONDIT.

Yours sincerely



Owner
Crossways, Old Reddings Road.



8 Old Reddings Close
The Reddings
Cheltenham
Glos.
GL51 6SD

Friday 22nd December 2017

Michelle Payne
Planning: Environmental & Regulatory Services
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

Dear Ms Payne,

Planning Application Reference; 17/02402/CONDIT

Reddings residents are requesting clarification of details regarding the above application.

1. Referring to the wording: **“Construction detailing of roof depth has resulted in a requirement to slightly amend [raise] Parapet heights”**. The Retrospective Planning Request is very vague and does not give any valid reason to increase the height in line with that produced. There are no details of the increase in height requested. The Planning amendment does not quote any actual dimensions, referring to a slight amendment, to what in effect is thought to be 25cm (10 inches).
 - Was this a design error and if so, how did this pass the scrutiny of the planning process?
2. This Retrospective Planning Amendment has been raised some 2 months after the roof construction.
 - Why was such a significant increase in height not communicated at that time, via a planning application, to affected neighbours for consultation and comments?
 - Why, months ago, when it became apparent that the “development needed changes from the original approved design, was it not amended to stay within the designed height, after all it is of wood construction and could have easily been incorporated at that stage?

➤ Has there been a failing on behalf of the CBC planning scrutiny process?

3. The construction has carried on apace.

➤ Did anybody give the developer permission for this to happen?

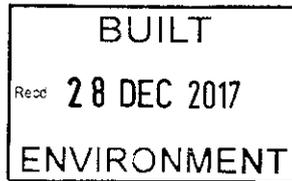
As there is much concern amongst neighbours regarding the above issues, and considering the limited time residents have to respond to the Retrospective Planning Application, your urgent response would be much appreciated.

I look forward to hearing from you shortly.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

Email: 



8 Old Reddings Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SD

Wednesday 27th December 2017

Planning: Environmental & Regulatory Services
Cheltenham Borough Council
P.O. Box 12
Municipal Offices, Promenade
Cheltenham, Gloucestershire,
GL50 1PP

Dear Sir / Madam,

Planning Application Reference; 17/02402/CONDIT

This amendment to the original Planning Application: 15/01673/FUL is totally unacceptable for the following reasons:

1. The wording "Construction detailing of roof depth has resulted in a requirement to slightly amend [raise] Parapet heights," is totally misleading and masks the true extent of change, or what has happened to bring this to the attention of the community. The "slight amendment" to the updated diagram suggested, appears to be a major reinforcement of the roof structure including much larger roof supports than originally planned.
2. The Retrospective Planning Request is very vague and does not provide any valid reason for the request to increase the height in line with that already produced. In fact there are no details of the increase in height requested. The Planning amendment does not quote any actual dimensions, and instead refers to a "slight amendment" to what in effect is thought to be 25cm (10 inches). As the roof is on, this appears to be a retrospective request for something that has already been built.
3. The additional height will further magnify a significant negative visual impact upon neighbours who are already suffering from a totally inappropriate construction, which will, in their eyes, devalue their property. In addition to the unsightly view caused by the high wall, which abuts the adjoining fence, much distress has been caused to the neighbours at Roebuck, Old Reddings Road, by the builders gaining unauthorised (illegal) access to their property during the recent construction. While the neighbours at Roebuck, Old Reddings Road were away on holiday, the building team dismantled the fencing belonging to Roebuck to gain access to work on the groundworks of the property. No prior notice of the construction was given, and there was no request for

permission to access their property. Such a blatant violation to their property has caused much distress to those neighbours, and subsequently has affected their health.

Furthermore, the local community are very concerned at the lack of transparency of this planning issue and many serious questions need to be answered and brought to the forefront of any Retrospective Planning Application. These questions are:

1. Was this a serious design error, and if so, how did such a serious structural design fault pass the scrutiny of the original planning process?
2. This Retrospective Planning Amendment was submitted some 2 months after the roof construction, and was only raised after the additional height was noticed by adjoining neighbours and reported to the Enforcement Team, which "enforced" retrospective action. Why is this the case?
3. Why, months ago, when it became apparent that the "development "needed serious changes to the construction, was it not amended to stay within the height of the design that had been approved by Cheltenham Borough Council? After all, it is of wood construction and could have easily been incorporated at that stage. Indeed, many neighbours are asking whether this was the intended reason or excuse to increase the overall height of the property? Again, the lack of transparency and timing of events is creating suspicion and disbelief amongst the community.
4. Had it not have been spotted by neighbours, would any planning changes have taken place?
5. Is the wording of the Amendment deliberately vague to mask design errors? If so, how will Cheltenham Borough Council ensure there are no further failings in the planning process?

The construction has carried on apace. We are told at risk (but seemingly at low risk), perhaps to ride roughshod over planning rules to create a fait accompli situation. Furthermore, it has been intimated that such a planning decision could come down to weighing the cost to reduce the added height of the construction to original agreed height against any visual impact on the neighbours!

If a situation were to arise where the flouting of planning laws be allowed to win, the bad feeling, disbelief and suspicion, which is ongoing in the community, cannot be over emphasised, and Cheltenham Borough Council's control and integrity will need to be questioned.

Yours Faithfully,

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Michelle Payne
Cheltenham Borough Council
Municipal Offices
Cheltenham GL50 1PP

MUNICIPAL OFFICE
28 DEC 2017
COUNTER

Roebuck
Old Reddings Road
Cheltenham
GL51 6RZ

27 December 2017

RE: Planning Application 17/02402/CONDIT

Dear Michelle Payne,

We object strongly to the retrospective planning application to "slightly amend (raise) the parapet height". To us it is a **MAJOR** material amendment taking into account the raised height of the roof and the sheer size of this building which completely overshadows our garden. This ugly building looks like an industrial building one end on our side (very high blue brick wall) and an enormous shed the other end neither of which can be seen from Ragged Stone, but looks horrendous from our property. The additional height will further add a significant **NEGATIVE VISUAL IMPACT**.

BUILT
Recd 29 DEC 2017
ENVIRONMENT

.When first digging the footings for the site the applicants and the builder ripped out our fence (which was only 2 years old) breaking off all the posts to accommodate their digger in OUR garden to dig THEIR footings!!! this was done without permission as we were on holiday. According to neighbours this was done the day after we went away and the footings were finished and concreted when we came back 2 weeks later, we were therefore horrified to see the huge area this building was going to cover and was actually touching our fence. This act has made me ill as we still cannot believe that someone can do this to neighbours who made them more than welcome 21/2 years ago.

This building is not in keeping with the surrounding area or anything else in The Reddings. We purchased our property 46 years ago because it had a large **SOUTH FACING** garden (gardening is one of our hobbies) for our children, grandchildren and great grandchildren to play in.

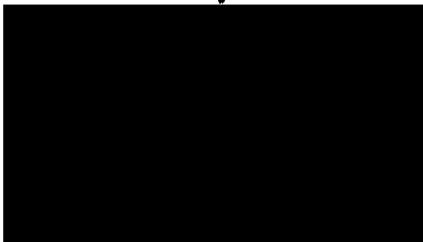
We stated in our initial planning objections that we and our neighbours suffer considerable flooding during periods of rain throughout the year - see photographs submitted in the first application, this building now cuts out an **UNACCEPTABLE** amount of sunlight to our garden and being blue clay will not be able to dry out, in addition the rain normally comes from the south west which will impact on the 20 metre length of the building and drain onto our land due to the close proximity to our boundary. Any increase in height of this wall will only exacerbate the situation.

The overall look of this development is horrendous and none of us in the neighbourhood had any idea how big it was going to be in area or height as there was only a scale on the drawings which for the layman was impossible to work out. In the drawings it looked like a low building which it is not and now they want us to accept it even higher. In our opinion this extra height of approximately 25cms was intentional right from the start and if not why were we not informed weeks ago.

We informed the Enforcement Officer way back on the 30/10/17 when this extra height could have been addressed by using RSJs or the floor and ceiling lowered. Since they were "rumbled" on 28/11/17 they have been frantically getting the roof finished before submitting their retrospective planning application.

This is Garden Grabbing at its worst which CBC is supposed to be against so why was the original application approved.

Yours sincerely



27/12/2017 14:31

Ragged Stone



VIEW FROM MAIN BEDROOM WINDOW

Sent from my iPad

• IMG_0343.JPG (2 MB)

26/12/2017 20:23

[REDACTED]

New Build Ragged Stone

[REDACTED]



Sent from my iPad

- IMG_0246.JPG (4 MB)

26/12/2017 20:26

[REDACTED]

New Build Ragged Stone

[REDACTED]



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26/12/2017 20:16

Shadow at 11.29. 26/12/17



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- IMG_0323.JPG (5 MB)

26/12/2017 20:08

Shadow at 11.27. 26/12/17



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Retrospective Planning Application

Michelle Payne

11, Old Reddings Rd
Cheltenham, GL51 6SD

BUILT
Recd 29 DEC 2017
ENVIRONMENT

Cheltenham Borough Council
Municipal Offices
Cheltenham GL50 1PP

22nd December 2017

Re: Planning Application 17/02402/CONDIT

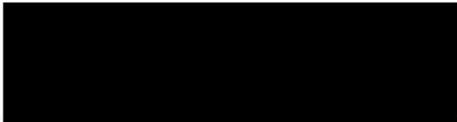
Dear Miss Payne

I strongly object to the retrospective planning application to maintain the increased height. I have lived at my present address for 50 years with a very pleasant outlook which has been ruined by a building which from my property looks like a massive chicken shed! If the conifer hedge is removed or trimmed I will see even more of this immense building which I had no idea would be as long and high as it is. It is so ugly and not inkeeping with the surrounding area.

If the building had been built to the original specified height on the original planning application I would not have had to look at the top of this massive shed.

I am also very concerned about visitors to this property parking in the turning bay of our cul-de-sac.

Yours sincerely



MUNICIPAL OFFICE
28 DEC 2017
COUNTER

