

APPLICATION NO: 17/02436/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 14th December 2017		DATE OF EXPIRY : 8th February 2018	
WARD: Lansdown		PARISH:	
APPLICANT:	Mr & Mrs Clark		
LOCATION:	11 Lansdown Walk, Cheltenham		
PROPOSAL:	Creation of a fire escape from second floor bedroom and roof terrace		

REPRESENTATIONS

Number of contributors	4
Number of objections	3
Number of representations	0
Number of supporting	1

Flat 5
12 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2JY

Comments: 28th December 2017

Objection to Planning Application for:

"Creation of a fire escape from second floor bedroom and roof terrace at 11 Lansdown Walk" ref 17/02436/FUL

The planning application proposes the creation of a fire escape from the second floor bedroom and a roof terrace at 11 Lansdown Walk, which would overlook the garden and some of the eight flats of 12 Lansdown Crescent. The proposed development provides French windows onto a new terrace being created on the flat roof nearest No 12. I object to this development on the following grounds:

Noise or disturbance from the finished development

Any noise coming from the planned terrace will be amplified by its proximity to all the flats to the rear of 12 Lansdown Crescent, giving the noise no way to escape. All noise will be heard from the garden of and the flats to the rear of 12 Lansdown Crescent.

Visual impact

11 Lansdown Walk is very close to Grade 2 listed buildings and the planned terrace is not in keeping with the style of these buildings. The other terraces in the Lansdown Villas face the street and are enclosed by walls, not glass. The glass portion will overlook the garden of 12 Lansdown Crescent and it is in direct sight line of all the flats in No 12 which have a rear aspect. Being on the second floor the glass portion will be fully visible from the street - changing the historic outline from that vantage point. It is not a fire escape as it provides no means of escape to the ground floor. Given the Lansdown Villas developments have only been completed in the last few years then I assume they complied with the relevant fire regulations, and unless these have changes, there should be no need for an additional fire escape.

Privacy

Given the height of the wall, it will be directly overlooked by Flat 7 & Flat 6 of 12 Lansdown Crescent. The walls will overshadow the garden, the garden flat, Flat 2 & Flat 4 of 12 Lansdown Crescent.

Flat 4
12 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2JY

Comments: 1st January 2018

As owners of Flat 4, 12 Lansdown Crescent, we object for the following reasons:

1. the application is materially incorrect. It is described as a fire escape, yet contains no actual method of escape.
2. the finished development would create a visual disturbance, for it is in line of sight from No 12 Lansdown Crescent. The development is not in keeping with the style of surrounding buildings, especially in proximity to a listed building.
3. the finished development would significantly compromise our privacy, giving an unacceptable degree of overlooking onto the garden of No 12 Lansdown Crescent. This is a communal garden, enjoyed by all 8 flats in the building. We believe development would overshadow the garden and devalue our property.
4. the proximity of the finished development threatens to trap an increased and unacceptable level of noise within the area.
5. Previous plans at the time of original construction rejected this aspect of the development. We believe this previous decision should stand.

Flat 7
12 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2JY

Comments: 27th December 2017

As the owners of Flat 7, 12 Lansdown Crescent we object to the proposed extension to provide a roof terrace at 11 Lansdown walk which is at the back of our property.

Whilst the application refers to a fire escape, we have to assume that current fire regulations were met when the property was built 3 years ago and this is nothing more than an attempt to install a roof terrace that was denied in the original application ref 13-01252-FUL and the Report Update 559955 attached to that application. This is not intended to create a fire escape as there is to be no means of escape to ground level from this terrace.

These plans will create a terrace that will be directly below the bedroom, living room & kitchen windows of our flat. All noise coming from the terrace will reverberate between the high walls of our building & high walls surrounding the new terrace - pushing noise upwards towards our only windows. We will completely overlook the terrace and the glass portion will be visible from Lansdown Walk impacting the aesthetic of this historic area. The proposed high wall immediately facing our flat will further block light from No. 12's communal garden and the lower flats in the building (Garden Flat, Flat 2, Flat 6 and Flat 4). The high wall will prevent Flat 6 looking into the

bedroom of this property (we believe that is the sight line suggested in the diagrams) but the glass portion means our garden will still be overlooked. This development sits directly behind a Grade 2 listed building.

I would be grateful if you would pass these comments onto the Planning Committee.

10 Lansdown Walk
Cheltenham
Gloucestershire
GL50 2LJ

Comments: 19th December 2017
Fully support the application.