

APPLICATION NO: 18/00357/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 21st February 2018		DATE OF EXPIRY : 18th April 2018
WARD: Park		PARISH:
APPLICANT:	Mr A P Williams	
LOCATION:	6 Westal Park, Cheltenham	
PROPOSAL:	Two storey side extension following demolition of double garage, utility and laundry rooms. Internal alterations and alterations to rear elevation of existing dwelling	

REPRESENTATIONS

Number of contributors	11
Number of objections	10
Number of representations	1
Number of supporting	0

15 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 6th March 2018

This extension would set a precedent and would then allow other properties to do the same and potentially become semi-detached houses.

We would support an extension which is in keeping with the area and similar to other properties.

1 Bournside Road
Cheltenham
Gloucestershire
GL51 3AL

Comments: 19th March 2018

The proposed extension to No 6 is far bigger than any other extensions to properties within the two closes. The extended frontage is out of keeping with other dwellings and if allowed, may set a precedence for future extension work. There will be reduced car parking available as the double garage becomes living space. The plans show that the remodelled house will become two separate dwelling spaces, contravening the original covenant that Nos 1 - 14 are single dwellings.

12 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 8th March 2018

I object to this proposal because it is not in keeping with other houses in Westal Park. The current proposal attempts to make two dwellings within one home. Why aren't some of the rooms on the plan labelled? Two kitchens should not be permitted.

An extension needs to be obviously secondary to the main house. There should be sufficient parking space for the likely number of cars from the house. Therefore it is not acceptable to demolish the garage. The turning space at the end of the cul de sac needs to be used as that, not blocked due to too many cars from this property. When you buy a property with a covenant, you are aware that there will be restrictions to future developments. The covenant should be honoured.

Any extension to this house should be similar to those already built, ie over the existing garage.

4 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 7th March 2018

I agree with all the other objectors, especially number 7 and 8 Westal Park.

I would support a smaller more modest improvement.

3 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 2nd March 2018

Currently this property has provision for 4 cars to be parked - Two in the garage and two on the drive. The buildings covenants state that the garage must remain, which it does not. The proposed garage area is inadequate to park a normal size car and will result in a legal challenge from the others in Westal Park in a joint action. In my world the term garage means a place that you can park a normal sized vehicle - On his application it is referred to as a store and this is a clear breach of the properties covenants that they signed up to on the purchase of the property.

It would be wise for the applicant to withdraw this application and resubmit with a usable garage in the plans so that legal proceedings can be halted.

Should permission be granted as applied only two parking places will be available on the drive. In the last meeting with the applicant he stated to me that he wanted his in-laws to move in, "it was his social responsibility" plus he wanted extra rooms for his adult children when they move back home. That will be 6 adults in the house with the possibility of 6 cars. Parking cannot be allowed in the turning circle so where will all these cars be parked?

His in-laws are elderly, but he wants a second staircase separate from the main house so they can have their space. I would have thought it better to create a bedroom and wetroom downstairs as that would better suit ageing parents. When the current owners sell the property the new owners could rightly be tempted into splitting the dwelling into two separate semi-detached houses. As a minimum the council should impose a condition that no second kitchen is allowed to be installed in the property. The building covenants state that the property can only be used as a single family dwelling and any deviation would result in a legal challenge from the residents of Westal Park.

The other house in our Westal Park Close (1 to 7) has had a very sympathetic extension that actually looks like the property was actually designed that way from the beginning. This proposal is ugly and will be an eyesore. It materially alters the look of the close and sets a precedent for the future.

The applicant refers to other houses in the area in his application. As the council only contacts the immediate neighbours during a planning application process, the properties he refers to were never flagged to the owners of 1-7 Westal Park for comment.

I see no reason to demolish a perfectly good garage. The foundations are good enough for the current roof to be removed and extra accommodation to be added, whilst retaining a fully functioning garage and not just a store room.

I suggest the applicant withdraws this application and listens to all his neighbours again and makes the suitable changes before re-submitting.

The extension is too big for the plot and too overbearing for the neighbours.

Key points.

- 1) Must have a fully functioning garage
- 2) Do not demolish the current garage, just go up above it
- 3) The extension roof line should be 1m below the main house roof line

Failure to listen to the neighbours and submit a thoughtful plan will result in the applicant being isolated. This second application has only tinkered at the edges of the communities concerns and hopefully the third application will be pleasing to all in the Westal Park community.

2 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 10th March 2018

Since the applicant withdrew his first application he has been to see us to advise that he intended to take the neighbours objections into account. Therefore, it was very disappointing when on viewing the new plans it appears that whilst the applicant has made some modifications to his original proposal there doesn't seem to be a great deal of difference!

The demolition of the double garage, albeit the doors of a single side will be utilised so as to be used to open into/out of a Workshop/Store, there will be no garage. The potential loss of two parking spaces leaving two for a five/six bedroom house is cause for concern. The road outside is a turning circle and should vehicles be parked here then with our drive being opposite it could well cause an obstruction when reversing our cars out.

The application appears to radically and detrimentally alter/change the character of the Close and neighbourhood and not improve the overall design as indicated in the first application. The proposed development would harm both the character of the dwelling and the street scene, owing to its size and positioning and demolition of the garage. Impact on locality needs to be considered.

The Applicant and Planning Authority should take cognizance of the legal "restriction, stipulation and condition" in the Deeds which states "Not to use the Property or permit the same to be used for any purpose whatsoever other than as a private dwellinghouse for a single family with garage and garden therefor".

We would support an extension which is in keeping with the neighbourhood and complying with the covenant.

10 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 9th March 2018

We once again object to this application as the resulting building will still be incongruous next to the other houses in Westal Park. Nearby properties will be very overlooked and dominated by the building and this will impinge on their future selling potential.

With the separate stairway still in place, the owner (or a future owner) will still have the opportunity in the future to subdivide the house into two separate dwellings as noted by other neighbours in their comments. This may be formally done through a planning application, or just done in practice - letting the other part out to a separate occupier. All our previous reservations mentioned in the earlier planning application remain.

We would only accept a much smaller extension, like the other ones in the two cul-de-sacs with no separate stairway.

A legal covenant not to subdivide would be helpful, but this is not something which is as robust as it might at first appear, could be costly to enforce and frankly is not the desired outcome.

9 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 3rd March 2018

Even though there have been some small changes to the original proposal, I continue to strongly object. The proposed extension still has a large footprint and its overall size (height/width/depth) would hardly make it subservient to the main house, especially when viewed from my property (no 9, the nearest of the three properties to the rear). The upper storey barely meets 'the 10.5 metre rule' in regard to its distance from the rear boundary, whilst the the ground floor would extend a further 1.7 m towards the boundary compared with the existing rear wall of the utility and laundry rooms.

Therefore my concerns about visual impact, loss of amenity and privacy remain. It would still be overpowering from my perspective.

8 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 7th March 2018

I still strongly object as little has changed. The extended house would too big for its plot and would be overwhelming in the neighbourhood. It would be too close to its neighbours. Parking would be a serious issue if there were more than 2 cars.

Houses in the other close have been extended over their garages, keeping to their footprint and their style. They do not impinge on their neighbours at all. They can also park 4 cars or more on their drives.

If this extension was allowed, could a covenant be put on the house to keep it as one house with one kitchen.

I assume that if the hedge on my boundary is removed, that the fence will be replaced as it is damaged by the hedge.

Mr Williams is not understanding the impact of this extension and the intrusion we will feel. He values his privacy as he has an over high hedge around his back garden.

Westal Park is a caring and supporting community. This is contrary to that. Our houses are not just buildings but homes set a community. That should not be damaged.

5 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 27th February 2018

We propose there be a restriction preventing a second kitchen being installed which would result in the property becoming 2 separate dwellings. The turning space in front of the house must remain usable and not be blocked by a vehicle parked there as the house is in a close and the turning space is needed. Without a garage only 2 cars can be parked there and this may be inadequate in the future.

7 Westal Park
Cheltenham
Gloucestershire
GL51 3BL

Comments: 1st March 2018

I wish to register a strong objection to this application. There have been a number of property extensions in this area but none of these directly impacts on their neighbours. I note that the applicant has made some modifications to his original proposal as well as marginally reducing some dimensions.

However this new proposal with his wall facing us barely 12 metres away is not acceptable. It will have drastic impact on light and views from the ground floor windows of utility , kitchen and dining room as well as our privacy.

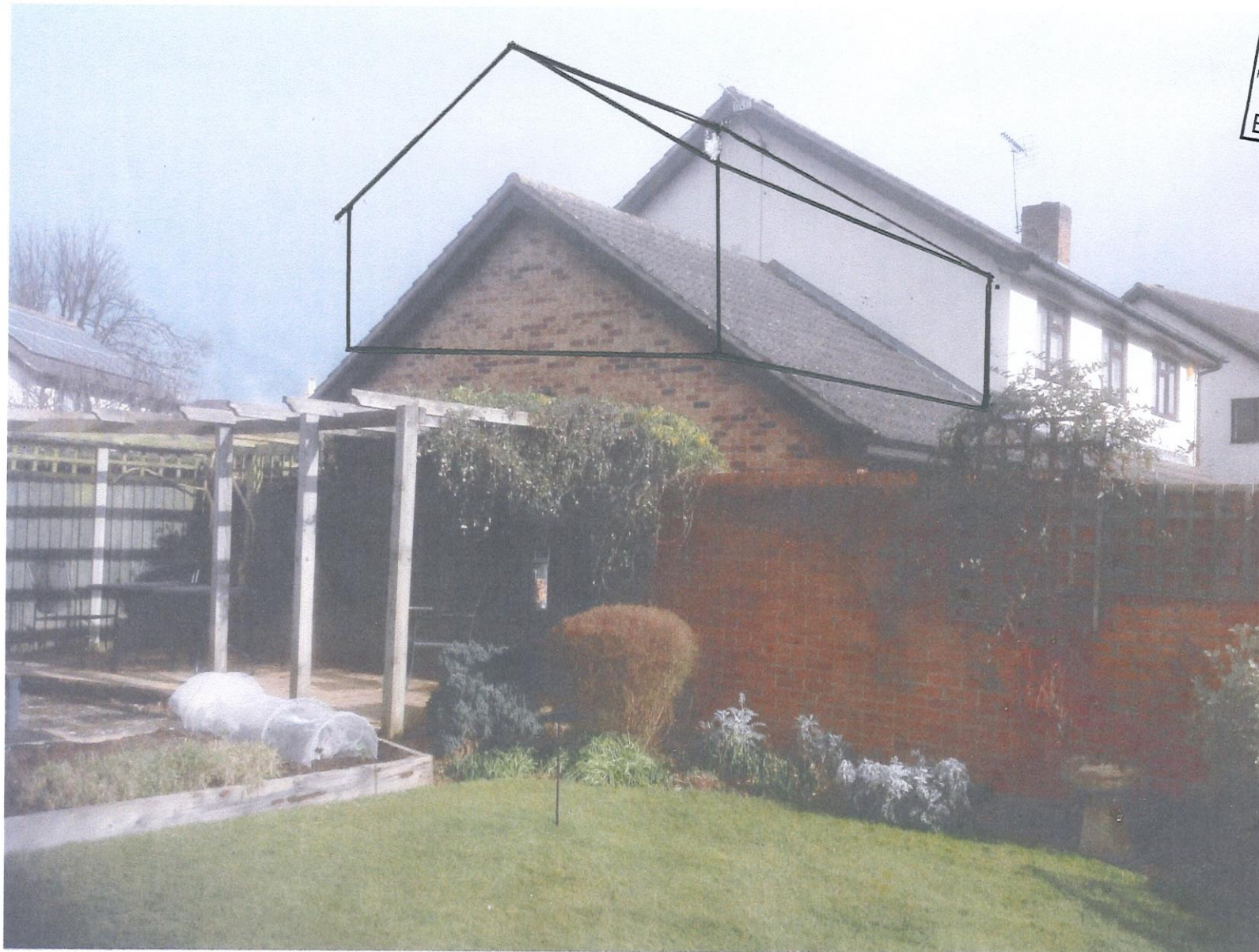
As a compromise I would propose that the ridge of the extension be lowered 1 metre and the facing wall moved back to the existing garage wall.

Comments: 13th March 2018

Photograph attached.

Comments: 21st March 2018

Drawing attached.

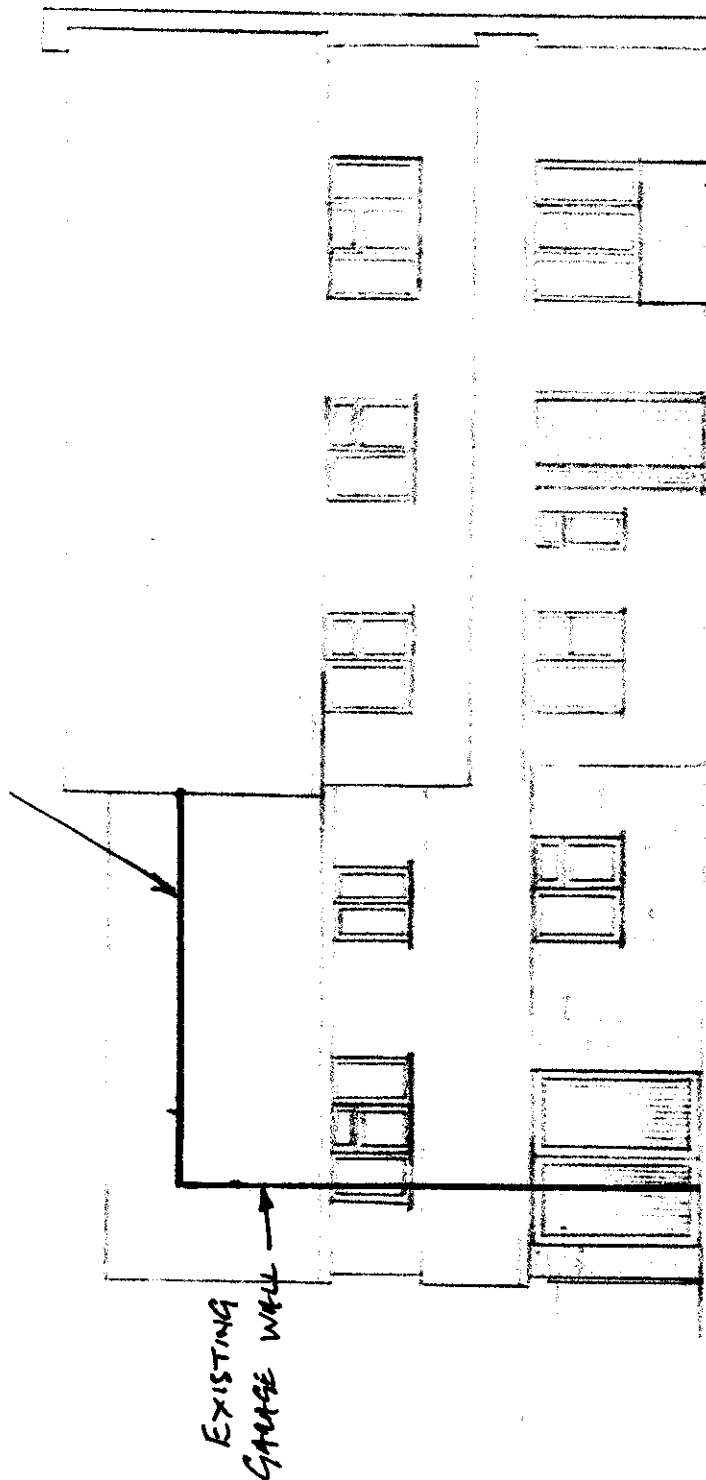


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VIEW FROM. 7. WESTAL PARK KITCHEN WINDOW.

I HAVE SHOWN THIS DRAWING TO ALL THOSE OBJECTORS DIRECTLY AFFECTED BY PROPOSAL 18/00357/FUL. THEY HAVE CONFIRMED THAT THEY WOULD ACCEPT A PROPOSAL BASED ON RETAINING THE EXISTING GARAGE WALL AND THE RIDGE LOWERED AS DRAWN BELOW.

COMPROMISE RIDGE LEVEL FOR EXTENSION



EXISTING
GARAGE WALL

south-west elevation

G. WESTAL PARK.

PROPOSED ELEVATION

Cor 18/00357/FUL

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Recd 20 MAR 2018
ENVIRONMENT