

<b>APPLICATION NO: 16/01515/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 1st September 2016		<b>DATE OF EXPIRY :</b> 27th October 2016	
<b>WARD:</b> College		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr & Mrs Paul Artus		
<b>LOCATION:</b>	252 Bath Road, Cheltenham		
<b>PROPOSAL:</b>	Regeneration of site to provide replacement retail at ground floor (flexible A1/A3 use), 7no. apartments over, 1no. end terrace house and a detached dwelling to the rear (Revised scheme)		

### ADDITIONAL REPRESENTATIONS

50 Leckhampton Road  
Cheltenham  
Gloucestershire  
GL53 0BE

#### Comments: 18th May 2018

The plans remain overdeveloped for the site. Plans remain at 3 storeys which is out of keeping with the rest of Langdon Road (most of the housing is visible from and affects Langdon Road predominantly). The whole development fails to preserve or enhance the conservation area and is contrary to the adopted local plan policies. A smaller coach house 6-8 Leckhampton Road was refused, so the coach house in the plans should also be. The flats do not reflect the general housing need in the area and will have a drastic impact on parking on Langdon Rd and nearby streets.

The plans do nothing to create dwellings with amenity (no gardens, no play area, not suitable for families); the design is too large and not consistent with its surroundings; Langdon Road is a road with bay windows, pitched slate roofs and small front gardens, none of which the design reflects. It doesn't meet the council's own guidelines for building in a conservation area.

57 Naunton Lane  
Cheltenham  
Gloucestershire  
GL53 7BJ

#### Comments: 21st May 2018

The changes to the original proposal make little difference to the impact the latest proposal would have on the surrounding area. Parking is already difficult in Langdon Road and this would add to the problems for residents. The proposed development is of a size and density inconsistent with the area. There are no 3 storey buildings in Langdon Rd. There need to be fewer residential units on this site.

3 Als Court  
Fairfield Parade  
Cheltenham  
Gloucestershire  
GL53 7PJ

#### Comments: 21st May 2018

Despite the changes I still have concerns about this application. I understand that the proposed building is in a conservation area, and that the Council has Planning Policy guidelines for conservation areas. I am concerned that these plans do not meet these guidelines.

I believe that dwellings should have amenities, for example the properties in Langdon Road all have little gardens, these have none.

Although the property is officially Bath Road, a big part of the development is on Langdon Road, and it is the effect of this property on the adjacent area which concerns me. I understand that the design should be of a consistent size with its surroundings, this is clearly not the case, it is three storey, and is totally different from the adjacent period houses.

I believe that the designs should be suited to their location and have appropriate detailing. The adjacent buildings have bay windows, pitched slate roofs and small front gardens. The proposed building does not meet this criteria.

It is fine to have homes on this site, but let them be in sympathy with adjacent properties.

24 Naunton Lane  
Cheltenham  
Gloucestershire  
GL53 7BH

**Comments: 20th May 2018**

Proposed dwellings represent overdevelopment and are not in keeping with the other houses in Langdon Road. 3 story buildings are not appropriate. No provision for enough off street parking. No meaningful outside space for gardens as in the rest of the street. Parking is already a nightmare for existing residents and shoppers - parking IS an issue no matter what Gloucestershire Highways say.

113 Naunton Crescent  
Cheltenham  
Gloucestershire  
GL53 7BE

**Comments: 21st May 2018**

The latest design is ugly. The Langdon Road aspect is not in keeping with the conservation area.

There doesn't seem to be any change from the first draft design. Although the apartment adjacent to the London Road houses look of a similar height they are certainly not in keeping with what already exists i.e. the sloping roof of the new apartment is non-existent but it doesn't look anything like those houses

The Borough Council planning committee don't seem to be consistent in their planning for conservation areas, when planning permission was granted for 32a Langdon Road it had to be within keeping of the conservation area ( which it does).

There is no way this design is in keeping with the conservation area. The shape of the apartments, the bricks and roof are all incongruous with the rest of the area ( there are no sloping roofs

They haven't created any amenities for the apartments.

Whoever decided that the parking was okay obviously has not looked at the site properly at right times because he has missed how congested in the area always parked vehicles at all times of the day and the increased parking this development would cause .

The Coachhouse seems to be the same as the first draft which was far too large. Borough Council have not been consistent again a nearby property application was denied on the grounds of it being an 'anachronistic' and incongruous with the local conservation area

1 Ewlyn Terrace  
Fairfield Road  
Cheltenham  
Gloucestershire  
GL53 7PD

**Comments: 16th May 2018**

I think the plans look awful and do not fit in well at all with the surrounding area as the building looks much too modern.

1 Hermitage Street  
Cheltenham  
Gloucestershire  
GL53 7NX

**Comments: 19th May 2018**

This proposal should be rejected for a number of reasons.

The site is overdeveloped in terms of the number of buildings proposed and the height of these (3 storeys) and not in keeping with the area. Whilst there may be 3 storey buildings in the Bath Road, there are none in Langdon Road and this is where the site will have the most impact.

The overdevelopment means no allowance has been made for amenities such as gardens and parking. The latter is a significant problem in this road and the surrounding ones (where we live) and this development will add to this. Gloucestershire Highways statement regarding parking suggests they have no idea of the area at all.

The design of the building is not in keeping with the surroundings and neither is the detailing so again not in keeping with the area.

The proposed coach house will have a significant impact on the residents in Francis Street and the space would be better used to allow for parking. This would reduce the overdevelopment. Cheltenham Planning Policy has clear guidelines about designs in Conservation areas and this proposal does not meet them.

90 Naunton Crescent  
Cheltenham  
Gloucestershire  
GL53 7BE

**Comments: 20th May 2018**

Cheltenham has kept its charm and grace because it has been careful to conserve its character. 252 Bath Road is in a conservation area and the proposed development will not be in keeping with the existing houses and being 3 storeys it will also overlook gardens of properties already here. Please don't let this development go ahead. Surely the architects could design more appropriate houses. Please rethink.

Naunton Area Residents' Association  
29 Langdon Road  
Cheltenham  
Gloucestershire  
GL53 7NZ

**Comments: 21st May 2018**

The Naunton Area Residents Association does not support this application, we consider it to be an over-development of the site that does not respect the rhythm, scale or granularity of Langdon Road. The monolithic design is at variance with the surrounding semi-detached houses with pitched roofs and bay windows. We are also concerned at the loss of amenity for the residents of Francis Street over which the proposed "Coach House" towers. We suggest that the Coach House and Town House are removed from the design to create more amenity for residents, and as the Architects Panel have commented "give the development more space to breathe".