

APPLICATION NO: 16/01515/FUL		OFFICER: Mrs Emma Pickernell	
DATE REGISTERED: 1st September 2016		DATE OF EXPIRY : 27th October 2016	
WARD: College		PARISH:	
APPLICANT:	Mr & Mrs Paul Artus		
LOCATION:	252 Bath Road, Cheltenham		
PROPOSAL:	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

20 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 23rd May 2018

- Over development of site making it too dense
- Proposed design virtually the same as original plans
- Town house not needed in this development
- Coach house for nearby property was refused so it should also be declined for this development
- 3 storey buildings not compatible in relationship to character of Langdon Road as they are all 2 storeys high
- Not enough consideration given to detail in plans e.g. bay windows, no front gardens
- Block of flats do not sit well in this location
- Parking is a issue here so development will make it worse
- Where will retail unit staff park?
- We don't need another restaurant in Bath Road as it already has enough pubs, cafes etc
- Please listen to the residents concerns, thank you.

8 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AY

Comments: 23rd May 2018

These designs are not in keeping with the other houses on Langdon Road and do not meet the Cheltenham Planning Policy guidelines of developments in conservations areas:

There are no amenities for families within the dwellings.

The size is out of place with the surrounding dwellings on Langdon Road and is far too dense.

The style does not suit its setting and the flow of existing houses on Langdon Road and shares none of their characteristics.

Overall this will have a very negative impact on the surrounding area and exacerbate existing parking issues.

5 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AX

Comments: 23rd May 2018

We object to this proposal, including the changes, on the following grounds;

1/ As a local resident within eyeshot of this site, I had an application turned down in the past, to raise the roof height of my rear wing by three feet (to align with the gutter of the front wing, while still being two story) because this is a conservation area and the side of my house is the first thing you see after the old school when driving up Leckhampton Road. Using the same logic, this proposal is way out of proportion when looking down Landon Road and should be limited to two stories and fit in with the heights of the other houses in Langdon Road. If the Planning Officer is now 'minded' to allow this application then I will expect them to also be 'minded' to reconsider other, more appropriate applications in the surrounding area. That said, I am happy to comply, just as long as the restrictions applied to me are applied equally to others in the immediate vicinity.

2/ The proposed style is not in keeping with the other houses in the area. I have gone to great pains to maintain my house with the correct colour walls, the correct roof tiles and sash style windows. As others have noted, this design looks like a mix between a 1930 cinema and the awful, modern flats built in the west of the town, for example Gloucester Road. The style of this proposal is not appropriate for this area. Building right up to the wall line also clashes of the style of the other houses in Langdon Road, all with small front gardens. This is certainly not in keeping with the style of Langdon Road.

3/ While I admire the council for not turning lower Leckhampton Road into another money making, residents parking area, we already have a high volume of parked cars. Monday to Friday, there are even cars parked along the pavement outside I2I Recruitment, as they overflow from Langdon and Ewlyn Roads. This will become a real problem if 2 or 3 spaces are lost in Langdon Road.

The proposal should be rejected and only proposals which fit within the style of Langdon Road and the surrounding conservation area should be seriously considered.

18 Ewlyn Road
Cheltenham
Gloucestershire
GL53 7PB

Comments: 22nd May 2018

I wish to object to the proposed development on the grounds that the style and size of the proposed buildings does not fit in with the surrounding properties and would look completely out

of place. The proposed development shares none of the visual characteristics of the surrounding properties on Langdon Road (traditional red brick houses with pitched roofs and small front gardens) and would have a negative impact on the look and character of the street.

The height and density of the proposed buildings is also of concern, both from a visual perspective and the likely impact on the already problematic parking on Langdon road and in the immediate vicinity, which would be exacerbated by this development.