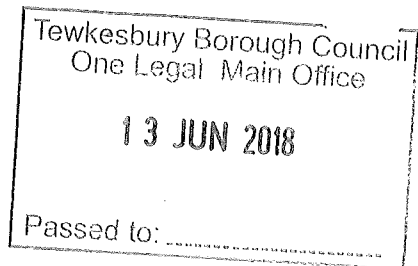


11th June 2018



Application ref: Public Notice advert by the Cheltenham Borough Council in the Gloucestershire Echo and on line in the GloucestershireLive.co.uk dated 31st May 2018 regarding Monkscroft Villas.

Reference: Formal letter received from Councillor Suzanne Williams referencing Monkscroft Villas and the proposed redevelopment.

We live adjacent to the proposed development site and are writing to ask that Cheltenham Borough Council's Cabinet refuse this planning application for the redevelopment of land at Monkscroft Villas of approximately 1,300 square metres which incorporates part of a public open space known as Hesters Way Park, Princess Elizabeth Way Cheltenham.

Herein are our comments and objections relating to this Planning Application:

The proposed development of 20 flats and possibly some 1 or 2 bed houses by reason of its size, depth, width, height and massing would have an unacceptable adverse impact on the amenities of the properties immediately adjacent to the site and the surrounding area by reason of overlooking, loss of privacy and visually overbearing impact.

The proposed development of 20 flats and possibly some 1 or 2 bed houses by reason of their size, siting and design would represent an un-neighbourly form of development, detrimental to the amenities of the occupiers of adjoining residential property, particularly by reason of an overbearing effect of the loss of natural light and/or overshadowing of the development as well as an increase in light pollution at night.

The proposed development of 20 flats and possibly some 1 or 2 bed houses by reason of their size, depth, width, height and massing would represent an overbearing and intrusive element to those existing properties adjacent to the Monkscroft Villas, additional storage area plus green space.

The proposed development of 20 flats and possibly some 1 or 2 bed houses by reason of their size, depth, width, height and massing buildings will inevitably require off road parking which in turn will have impact to our garden and home causing increase disturbance, increase noise, smells, environmental pollution and dust at all times of the day and night.

The proposed development of 20 flats and possibly some 1 or 2 bed houses by reason of their size, depth, width, height and massing buildings will inevitably require equal consideration and accommodation to off road parking to which if not properly accommodated will in turn result in overflow parking effecting Pinewood Drive and roads in and around North Court and surrounding area.

The proposed development of 20 flats and possibly some 1 or 2 bed homes by reason of their size, depth, width, height and massing buildings will in turn require access to Princess Elizabeth Way main road which is an already busy and congested road that supports traffic to and from GCHQ as well as local schools. This additional concentration and accommodation of cars/traffic will have an immediate and long term impact resulting, and leading to adverse congestion, traffic problems, increase noise pollution, environmental pollution as well as creating a highway safety hazard for local and visiting traffic in the immediate and surrounding area.

The proposed development of 20 flats and possibly some 1 or 2 bed houses

Therefore, we ask that Cheltenham Borough Council Cabinet refuse this Planning Application and encourage a building design that is considerably smaller in size, less intrusive on neighbouring properties, and more sensitive to the character of this area.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; please do not hesitate to contact us.

Yours sincerely

