

APPLICATION NO: 18/01326/FUL		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 4th July 2018		DATE OF EXPIRY : 29th August 2018	
WARD: Park		PARISH:	
APPLICANT:	Ms E Canham		
LOCATION:	Ashford Court Cottage 4A Ashford Road Cheltenham		
PROPOSAL:	Construction of first floor to existing bungalow		

REPRESENTATIONS

Number of contributors	5
Number of objections	5
Number of representations	0
Number of supporting	0

17 Park Place
Cheltenham
Gloucestershire
GL50 2QU

Comments: 10th September 2018

We have no objections to the original application as submitted in July. However we object to the revised plans submitted at the beginning of September (i.e. New first floor extension to the north east) for the following reasons:

- loss of privacy in neighbouring gardens - the proposed first floor extension as now proposed would overlook various properties (e.g. 19 park place, 3 Andover road and 17 park place) and come right up to the border of those properties
- loss of light for those properties
- the first floor extension would be out of keeping with the conservation area and neighbouring listed properties - it would become visible to a number of other properties while the previous plans sat further back in its own plot
- the proposal now extends far beyond the plan for which previous planning was given (which we understand was already at the limit of what the council could accept following various objections)
- the design and access statement is now incorrect in stating the size proposal is comparable to the previous application; the proposal is now materially larger
- consent for the ground floor extension was granted as recently as May 2018 on the basis of it being limited a ground floor extension - the material amendments outlined in the revised plans appear to be an attempt to amend approved plans from an earlier application on the basis that they would have been too contentious if raised at the time. This seems like an attempt to shortcut the planning process to hide real plans. The two planning applications should have been submitted together so that the full plans could be seen in context

First Floor Flat
19 Park Place
Cheltenham
Gloucestershire
GL50 2QU

Comments: 6th August 2018
Letter attached.

Nethercourt
19C Park Place
Cheltenham
Gloucestershire
GL50 2QU

Comments: 26th July 2018

This property is out of line with all of the other properties in the vicinity. Consequently it is uncomfortably close to 19 Park Place and squeezed on to a small plot. This is presumably why it was built as a small bungalow in the first place.

A 2 storey building will intrude on the privacy of many surrounding properties and particularly on the 3 properties at number 19 Park Place. It will also be out of keeping with the listed buildings neighbouring it.

please deny permission for any further expansion and overcrowding.

19A Park Place
Cheltenham
Gloucestershire
GL50 2QU

Comments: 30th July 2018

I am alarmed by the proposals to add a further level to the current bungalow, as the style of building will be completely unsympathetic to the buildings around it. Not only will it be an ugly sight from my kitchen and bedroom windows, but it will overshadow my garden and give direct views from the property into my home, thus affecting my privacy.

25 Park Place
Cheltenham
Gloucestershire
GL50 2QU

Comments: 14th July 2018

We purchased our house as it provided privacy to the rear garden. Even the windows of no. 19 Park Place (next door) overlooking the garden had been bricked in - clearly to provide no 25 Park Place with this privacy. To add another story as proposed to the height of Ashford Court Cottage would mean that our privacy would no longer be present. Ashford Court Cottage as a single story building does not impose itself but adding the additional level as proposed is not acceptable for a cottage originally built in the rear gardens of nearby houses and most likely built to the height it now stands to avoid the loss of privacy for house such as ours.

Planning Department
Chesh. Borough Council
PO Box 12
Municipal Offices
Chesh. Glos. GL50 1PF

[REDACTED]
First Floor Flat
19 Park Place
Chesh. Glos. GL50 2QU

30 July 2018

Dear Mr Dickens

RE: 18/01326/FUL - Ashford Court Cottage 4A Alterations

Having looked at the proposed plans carefully and had the opportunity to meet the Planning Officer Gary Dickens, I still feel the planned alterations inappropriate for the site.

All surrounding properties whether of recent build or age have pitched roofs. The proposed is modern, flat roof build, which I feel does not enhance or compliment surrounding properties.

Of main concern is also privacy, the First Floor Flat looks directly onto 4A property and during winter all surrounding trees are bare of greenery.

Looking at the north west elevation of the proposed extension there are three narrow frosted windows. Since they are hinged from the top I would like a restricted opening. The two larger windows on the single storey dwelling on the side, one hopes will also have restricted openings.

Two photographs will be included to hopefully show my and my neighbours concern with the proposed alterations.

Yours sincerely

[REDACTED]
cc Cllr. Tim Harman

PLANNING

Rec'd 30 JUL 2018

SERVICES

VIEW OF REAR TO 19A KITCHEN
& FIRST FLOOR FLAT - LOOKING
DIRECTLY TO 4A ASHFORD COURT COTTAGE

FIRST FLOOR FLAT



FRONT ENTRANCE
 TO FIRST FLOOR FLAT

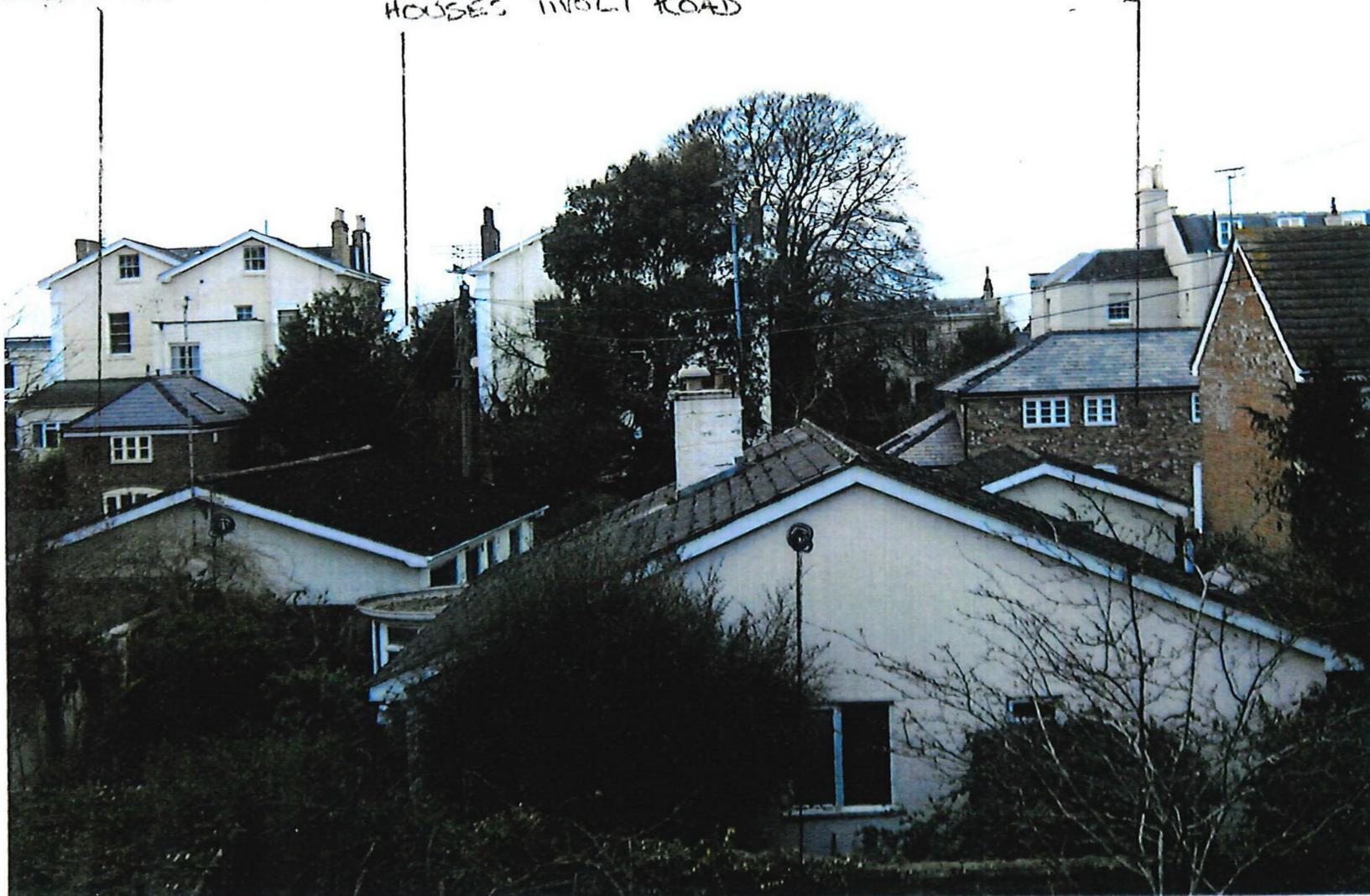
KITCHEN
 WINDOW FOR
 19A GROUND
 FLOOR

VIEW FROM KITCHEN WINDOW

COACH HOUSE
 ANDOVER WALK

REAR VIEW OF
 HOUSES TIVOLI ROAD

MEWS, COTTAGES
 ANDOVER WALK



VIEW FROM KITCHEN WINDOW
 LINE ALONG NO 3 ANDOVER WALK
 No 3

4A ASHFORD COURT COTTAGE
 SHOWING UTILITY & BEDROOM
 WINDOWS