

APPLICATION NO: 18/01620/FUL		OFFICER: Mr Gary Dickens
DATE REGISTERED: 23rd August 2018		DATE OF EXPIRY : 18th October 2018
WARD: Park		PARISH:
APPLICANT:	Mr Remo Potente	
LOCATION:	Wellesbourne, Oakfield Street, Cheltenham	
PROPOSAL:	Single storey rear extension (part retrospective)	

ADDITIONAL REPRESENTATIONS

Wellesbourne
Oakfield Street
Cheltenham
Gloucestershire
GL50 2UJ

Comments: 12th October 2018
Letter attached.



Wellesbourne
Oakfield St
Cheltenham
GL50 2UJ

The Planning Team
Municipal Offices
Promenade
Cheltenham
GL50 9SA

11th October 2018

Dear Mr Dickens,

Ref: Wellesbourne, Oakfield St – Proposed Rear Extension

Further to my application for part retrospective planning permission for my single storey extension I would like to make the following points;

1. I apologise for the premature commencement of building work. This was solely due to inaccurate advice and my mistaken belief that my extension comprised permitted development. As you will be aware, as soon as I was notified of the exemption from permitted development for properties in a conservation area, I ceased all work and submitted my application.
2. I have and continue to address my neighbours concerns regarding our joint boundary. The wall and roof were constructed in their present form to rectify what would have otherwise been a water ingress hazard. The parapet and roof have been designed to provide; i, structural integrity and a clear junction, ii, drainage and diversion of rainwater for both properties, iii, aesthetics and proportion.
3. I note that both objections oppose my application on the grounds of loss of amenity to 1 Oakfield Street due to alleged; i, loss of privacy and ii, noise and disturbance. In these respects the double glazing in the North and East elevation are more than compliant with FENSA acoustic and thermal specification and have a value of 1.4 UV. If I did not replace the previous elevation with the proposed extension there would have been no acoustic protection from the same area of external space.
4. With regard to the character of the conservation area, I am aware of numerous extensions similar to mine which provide invaluable accommodation and amenity. My extension is only as visible as my garden from the upper floor of a few neighbouring properties, not from the road. To the South, at Zlin House, there is a double extension. I am sure that I don't need to draw your attention to my neighbours extension to the South, nor the permission granted to my neighbour at 1 Oakfield Street (17/00790/FUL).

I look forward to hearing from you in due course.

Yours sincerely

