

APPLICATION NO: 18/01940/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 26th September 2018		DATE OF EXPIRY : 21st November 2018
WARD: Park		PARISH:
APPLICANT:	Marcus Homes	
LOCATION:	Garages Rear Of Mercian Court Park Place Cheltenham	
PROPOSAL:	Demolition of 12no. lock-up garages and erection of 3no. 2 bed Mews Houses	

REPRESENTATIONS

Number of contributors	8
Number of objections	7
Number of representations	1
Number of supporting	0

28 Mercian Court
Park Place
Cheltenham
Gloucestershire
GL50 2RA

Comments: 11th October 2018
Letter attached.

23 Mercian Court
Park Place
Cheltenham
Gloucestershire
GL50 2RA

Comments: 22nd October 2018

I would like to make three points: -

1. I prefer the previous plan to build two semi-detached houses. I did not object to this as the walls at each end of Mercian Court's garden wall were lowered. I find the existing wall too high as it restricts the light into my lower ground floor flat and the garden area. I am against raising the height of the garden wall further for this reason.
2. This latest planning application includes a second storey which is two and a half metres high and is set back from the garden wall. The metal cladding has the appearance of a row of shipping containers. I believe this will be an eye-saw and inappropriate as it is viewed from Mercian Court, a listed building. This will also reduce the amount of light into Mercian Court.
3. Finally, I believe the garden wall should be rebuilt with the original or matching bricks to preserve the integrity of Mercian Court and its period garden.

51 Painswick Road
Cheltenham
Gloucestershire
GL50 2EP

Comments: 16th October 2018

Objections to the proposal to build 3 Mews Houses on the site of the present 12 Garages are on two counts: traffic and amenity.

Traffic

The building of 3 Mews Houses would result in a lot of traffic on the lane. There would be the vehicles belonging to the owners of the three houses and the vehicles of plumbers, electricians etc coming to maintain their houses. There would also be delivery vans. All would use the existing lane which is only 16' wide. There is no room on the lane for two vehicles to pass each other. There is no room to park a vehicle and leave it as this blocks the lane. The lane is not suited for high use.

Traffic up and down the lane from the present 12 garages has been occasional as many of the garages were used for lock-up storage. In contrast, traffic to the three proposed houses would be daily and constant. With this increase in traffic there would be an increase in fumes, noise and disturbance on this at present quiet lane.

Amenity

I refer to the Application for Planning Permission form, item 14. Waste Storage and Collection. In answer to the question: Do the plans incorporate areas to store and aid the collection of waste, the answer has been given as yes, with the further answer "Local collection to be sought. Available space at each end of the development."

The available space at the end of the garages, and therefore what would be the end of the proposed development, is limited. At the end nearest the mews houses belonging to the Park Gate complex the space available is 34". At the other end, between the present garages and the brick garden wall of the Grafton Road house, the space available is 8". 34" is sufficient for one wheelie bin but no more. If adequate space is not provided for waste storage for all three houses, not just one, it will increase the likelihood that bins will be left permanently at the front of the properties. This will spoil the pleasant aspect of the development and go against its aim, which is "to improve and enhance the lane".

Conclusion

This site would be best suited for one house in order to have the ground area available to provide car parking for the owners of the house with additional car standing for their visitors, plus an off lane out of sight area for waste storage.

53 Painswick Road
Cheltenham
Gloucestershire
GL50 2EP

Comments: 15th October 2018

There are alterations to the design and concept of the previous planning applications for this site that give rise to concerns principally from privacy and traffic aspects.

Privacy:

The September 2018 design has first floor balconies proposed for the new dwellings. At least the most northerly balcony will look directly into the kitchen, rear bedrooms and garden of our property.

In the Design and Access Statement paragraph 2.1 the comment is made that 'the principle of residential properties is further supported by cottages adjacent'. However, these cottages which are the Isbourne, Coln and Windrush cottages were mandated to have frosted glass on their east-facing windows so that there is no overlooking the back windows and gardens of the Painswick Road properties. The frontal aspect of the Isbourne, Coln and Windrush cottages is towards Park Place, not towards the unnamed lane off Ashford Road. Additionally, those cottages have no back doors giving onto the unnamed lane. These features of the 'cottages adjacent' are not being followed in the September 2018 design of the proposed new dwellings. There should be consistency of approach between these existing cottages and the proposed development.

Traffic:

The previous applications for development of this site proposed 2 properties. In the September 2018 design, the addition of a further household will necessarily increase the volume of traffic in the unnamed lane and potential conflict with the existing users of the other garages and back garden access in the lane.

As is stated in paragraph 1.1 of the Design and Access Statement, the garages to be demolished are 'disused' so there is and has been very little traffic accessing those garages. Adding three households represents a significant change of use of the unnamed lane with a marked increase in noise levels caused by the traffic flow to and from the three dwellings. The occupants are likely to have two cars per household, in line with the national average, and will have delivery vans arriving as well as visitors by car. There is no room on the unnamed lane for parking so there is a high risk that both the occupants of the proposed dwellings and their visitors would park on some part of the unnamed lane and block access to others who also have legal use of the unnamed lane.

Nowhere
61 Painswick Road
Cheltenham
Gloucestershire
GL50 2EP

Comments: 16th October 2018

Letter attached.

63 Painswick Road
Cheltenham
Gloucestershire
GL50 2EP

Comments: 21st October 2018

We object to the September 18 proposal for development for the following reasons;

- The relocated rooms and increased height on the east elevation will look directly into one of our bedrooms.
- The increase to 3 properties means a 50% increase in vehicles and movement up and down the lane which it is not wide enough to cope with.
- The proposed hard landscaping and planting must inevitably protrude even further into the lane than the property and this will further reduce the ability for either the home owners or the owners of the garages opposite to be able to access their garages.

- With no outside space allocated to these properties, there is no place other than the lane to leave wheelie bins and the minimum 3 recycle boxes per household that are used here. Additionally, with no space inside for a tumble dryer, it seems inevitable that washing will end up draped over balconies.
- Given the national average of ownership is 2 cars per household, the likelihood is that the one garage (which actually appears to be too small to store a car, even if you can manage to get the turning circle required to get in it) will not be enough and therefore cars will try to park along the lane, blocking access for other users and emergency services. In addition, visitors will require parking.
- These properties are not in keeping with the current cottages on the lane, as the existing properties do not open onto the lane and the few small windows they have on the lane aspect are frosted for privacy.
- As stated in our comments to the previous application, the concrete apron in front of the opposite garages is private property and cannot be taken into consideration as part of the lane width or as land that can be used in order to turn into the garages of the proposed properties.

13 Pinewood Drive
Cheltenham
Gloucestershire
GL51 0GH

Comments: 24th October 2018

As a user of one of the garages opposite the proposed development, I would like to lodge my OBJECTION in relation to [CBC Ref: 18/01940/FUL], based on the following:

The proposed development is in a very confined area, with 24/7 access required to the garages which are on the opposite side of the narrow road. It should be noted that the edge of the development plot is in line with the current line of the doors of the garages that are there at present.

With any development it would be necessary for scaffolding to be erected which would therefore impinge onto the access lane, thus reducing the amount of space available for any cars entering or leaving the garages on the opposite side. Additionally, it will be necessary to construct a boundary / security fence which will further erode into the access lane. I estimate, based on seeing these requirements for other developments, that this will mean losing approximately 6ft of road, which I consider to be unacceptable.

Can the developer, [and at this point I see from the documentation for this proposal, that the developer and agent are different from those that applied for and received planning permission for two houses on this site (CBC Ref: 17/01813/FUL), suggesting it has been sold since permission was received in September 2018] provide assurances that our access will not be effected?

Additionally, given that the whole site will now be houses, where is it proposed that building materials will be stored during construction? With the 2 house solution, storage could have been provided by the areas designated for garden or car parking, but with this new development there is no spare capacity. If scaffolding and a fence were erected it would also mean that the rear gated access to 10 Grafton Street will be lost during the build.

Turning to the development itself, I note that the houses will have internal garages. However, I estimate that the size of them would make it extremely difficult to get a vehicle of anything other than a small car into them - I would foresee the garage being converted to storage and thus meaning the cars parking outside of the house, and it would not be unreasonable to assume that each household would have two cars. Where are they going to park without, again affecting access to the garages opposite?

If the planning department and developer can offer answers to the questions posed above, I may reconsider my response to this proposal, but at this time my objection remains.

30 Painswick Road
Cheltenham
Gloucestershire
GL50 2HA

Comments: 18th October 2018

These comments are made on behalf of the St Philip and St James Area Residents' Association

We welcome the arrival of a Cheltenham-based architectural practice with a high reputation for designing good quality, small scale infill schemes of kind. This scheme looks likely to make a more positive contribution to the urban scene than its predecessors.

We have two questions of detail, which we hope can be resolved before approval is given, as they concern some of our members who live nearby.

Privacy:

The latest design includes a proposal for first floor balconies, some of which will look directly into the kitchen, rear bedrooms and garden of neighbouring property. Also some recent cottages built in the same lane were required to install frosted glass to protect neighbours' privacy. How will neighbours' privacy be protected in this instance?

Parking:

The proposed new homes are small. It seems to us likely that some owners will wish to convert their garages to residential accommodation to add more space. Planning permission is not usually required to convert a garage into additional living space, providing the work is internal and does not involve enlarging the building (as would be the case here). However, we understand that a condition can be attached to a planning permission to require that the garage remain as a parking space.

We would ask the Council to consider imposing such a condition. Otherwise the loss of garages will add to the parking pressures in the lane and adjoining streets.



Flat 28 Mercian Gr.
Park Place
Cheltenham
GL50 2RA
6th Oct. 2018

Miss Michelle Payne
Planning Officer
Cheltenham Borough Council

Dear Miss Payne

Rear of Mercian Court Place
Extension of 3 no. 2 Bed Mews Houses.
Ref No. 18/01940/FUL

As stated in my last objection letter,
I object to the taking down of the
wall between our garden and the
proposed development, plus all the
plants & shrubs. The present wall is,
of course, old, and in keeping with the
Georgian building and garden.

Thanking you

Yours sincerely,

A large black rectangular redaction box covering the signature area.



61, Painswick Road,
Cheltenham.
GL502EP
16th. October 2018-10-15

Dear Sir,

O
Planning application 18/1940/FUL
↑

I object to the above planning application.

We live at 61 Painswick Road and our garages open onto the lane directly opposite the proposed development.

The developer, having secured consent to erect 2 small houses now thinks he can make more money by erecting 3 even smaller houses.

The lane is a cul-de-sac and a third house will generate more traffic and a greater number of cars. There is very little turning space at the end of the lane and larger vehicles will have to reverse back up the lane, or reverse down the lane creating a potential hazard.

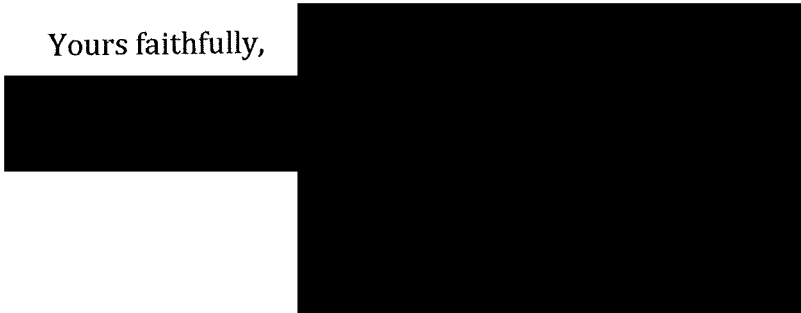
The new plan raises the level of the upstairs windows to give a view of our garden and our rear bedroom windows with all the privacy issues this creates.

The new plan includes improvements to the roadway but no mention of what improvements or who will be responsible for future maintenance.

The new plan shows 3 integral garages, 1 for each house. This is entirely disingenuous as the garages are so small that there is not sufficient room for a reasonable sized car, and if you do manage to get a car inside it will be impossible to open the door. These so called garages will quickly be integrated into the house as another downstairs room as has happened all over the town. 3 houses can easily generate 6 cars, the only place to leave these cars is outside the houses thus obstructing the garage owners opposite from using their garages and creating conflict.

To build 2 small houses on this small patch of land constitutes overcrowding, to talk about building 3 is greed personified.

Yours faithfully,

A large black rectangular redaction box covering the signature and the bottom portion of the letter.