

APPLICATION NO: 18/02055/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 10th October 2018		DATE OF EXPIRY : 5th December 2018
WARD: Charlton Kings		PARISH: CHARLK
APPLICANT:	Ms Anna Blackwell	
LOCATION:	31 Copt Elm Close, Charlton Kings, Cheltenham	
PROPOSAL:	Proposed two storey front extension and loft conversion with front and rear dormers	

REPRESENTATIONS

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

14 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AB

Comments: 16th October 2018
Letter attached.

[REDACTED]
14 Copt Elm Road
Cheltenham
Glos
GL53 8AB

14 October 2018



Mr Ben Hawkes
Cheltenham Borough Council
PO Box 12
Municipal offices
Promenade
Cheltenham
Glos
GL50 1PP

Dear Mr Hawkes,

Your Ref 18/02055/FUL

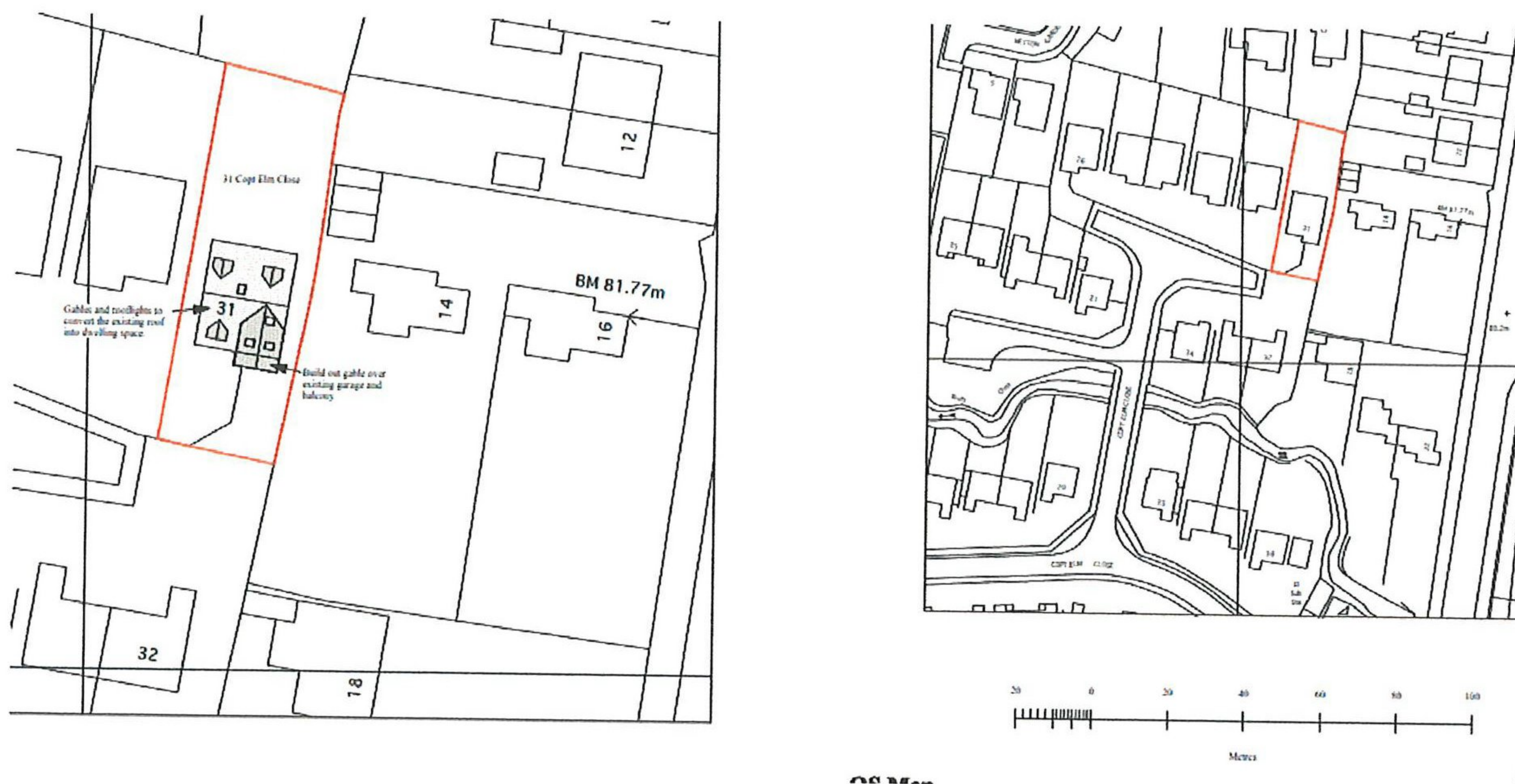
We are writing regarding the proposed two storey front extension and loft conversion with front and rear dormers at 31 Copt Elm Close Charlton Kings.

We object to this planning application for the following reasons:-

- On the site location and block plan which forms part of the planning application, our property is shown in the incorrect position and with the wrong footprint, which makes it look as though it is further away from no 31 Copt Elm Close and therefore not effected. This is misleading because our property is actually positioned within a metre of our boundary. Therefore, this proposed extension will have a large impact on our property and how it is used. To demonstrate this we have shown a google image of the two properties proximity below. The photo shows that our balcony on the back of our property (outside our main family room) is at the same level as no 31's existing roof.



Incorrect site location and block plan submitted with application:



Due to the **close proximity** of the properties and the **proposed size and height** of the extension this will have the following negative effects on our property:

- Loss of use of the balcony as a private quiet space. The proposed front extension and roof light is the same height as our balcony.
- Currently we enjoy a sunset view from the balcony and the evening sun into our living space which would be blocked, impacting on our lifestyle.
- It will also have a huge visual impact from our family room and balcony, which is used extensively. The view will be blocked to the west.
- Loss of light and overshadowing which will be caused by the sheer mass and height of the proposed extension.
- Due to the limited information that is submitted as part of the application, it is difficult for the planner to appreciate the above points and the fact that when sat in our garden the proposed extension will tower approx. six metres above our property/garden due to the different levels in the land of the two properties. The laurel hedge and tree stump that are currently there screening some of 31 Copt Elm Close cannot be guaranteed to always be there, as the tree stump is dead and will need to be removed and we are working on having a healthier laurel that is kept lower. When the stump is removed this will increase the potential visual impact even further.
- Again, the sloping nature of the site cannot be appreciated from the plans, but the largest window proposed of bedroom one (Juliet balcony) will directly overlook our secluded garden (approximately five metres above).
- Due to the size and proximity to our house and garden there will be noise and disturbance of use.

The properties on that side of the road are split level bungalow style (eg five steps from lounge to bedroom level). Therefore, this is taking the property from a bungalow style to the height of a three-storey house.

Therefore, there is an effect of the development on the character of the neighbourhood. The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity.

We would be very grateful for you to contact us by email to discuss some of the points we have raised and to reassure us that theses points will be considered.

Yours sincerely

[Redacted signature]

[Redacted contact information]