

APPLICATION NO: 18/02097/FUL	OFFICER: Mr Joe Seymour
DATE REGISTERED: 16th October 2018	DATE OF EXPIRY : 11th December 2018
WARD: College	PARISH:
APPLICANT:	Mr And Mrs Paul Artus
LOCATION:	252 Bath Road Cheltenham Gloucestershire
PROPOSAL:	Mixed use development comprising 8 flats (Class C3) on upper floors and a retail unit for flexible use as shop (Class A1) / restaurant, cafe (Class A3) on the ground floor.

REPRESENTATIONS

Number of contributors	61
Number of objections	61
Number of representations	0
Number of supporting	0

1 Parkland Road
Cheltenham
Gloucestershire
GL53 9LS

Comments: 8th November 2018

I have concerns with regards to the parking in the area. By dropping the kerb in Langdon Road you reduce the number of spaces currently available. Also whilst 8 spaces are provided for the proposed flats most households have more than one vehicle these days and as a consequence there will be increased pressure on already congested streets.

At 3 storeys high, I also think it will be very intrusive on Langdon Road residents.

26 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 10th November 2018

- This development is completely inconsistent with the surroundings.
- Langdon Road consists of bay fronted 2 story semis and this is not in keeping
- Ruins the aesthetic of the street
- Takes away from the family feel of the street
- Will void the area of light and greenery
- Will clog up parking bays on an already busy street
- Will create more traffic around an already busy roundabout
- Do we need 2 more retail units on Bath Road?

71 Naunton Park Road
Cheltenham
Gloucestershire
GL53 7DG

Comments: 13th November 2018

The junctions of Bath Road, Leckhampton Road, Shurdington Road and Langdon Road meet to form one of the prime gateways in to Cheltenham. As recognized by the fact that this site falls within a conservation area, the historic architecture and characteristics of the area must be preserved. The proposed building is completely alien to the existing surroundings. Its design is in keeping with an industrial or office park. It is totally unsuitable for this location and planning permission must be refused.

7 Mead Close
Cheltenham
Gloucestershire
GL53 7DX

Comments: 21st November 2018

Whilst this plot is in need of redevelopment, I feel I must object to the current proposals on the following grounds.

This corner is a principal gateway into Cheltenham. The redevelopments carried out in this area over the past 20 years have been sympathetically designed to the present architecture and enhance the period nature of the approaches to Cheltenham via Shurdington Road and Leckhampton Road. This development is more modern in style and attempts only a tokenistic nod to keeping in with the existing architecture style and density of the buildings. In my opinion it is merely a sop to planning requirements.

A similar change in style to a house in Maida Vale shows that whilst the developers can design and build a smart building, it does change the environment for better or worse. Despite the effort to keep the height of the building in line with surrounding buildings, the bulk and volume of it is disproportionate to the surrounding area and as it turns into Langdon Road, is totally out of keeping with the existing architecture, both in style, density and alignment. It is difficult to see how it can be argued that the design is of a size consistent with its surrounding area, or that its design pays attention to rhythm, density, scale and granularity particularly viewed from Langdon Road.

Whilst clearly some cues have been taken with respect to colour of the frontage, it is tokenistic and merely a sop to the planning requirements.

The shops and businesses on Bath Road need nurturing in order to ensure the survival of a small vibrant commercial and business area. I would question the need for another retail unit and would further state that the ensuing need for access would only exacerbate the parking issues and potential road safety concerns in the immediate area already at full stretch.

19 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 4th December 2018

Letter attached.

6 Churchill Road
Cheltenham
Gloucestershire
GL53 7EG

Comments: 19th November 2018

The application states that the proposed scheme conserves the character and appearance of the Conservation Area, I submit that for the reasons I have outlined below this is not the case and thus this scheme should not be approved.

1. Langdon Road Façade:

- a. This façade is a modernist design that would not look out of place in any major modern retail development anywhere in the world. Whilst the red and grey colouration could possibly reflect the rest of the road, this is entirely dependent upon the colours being identical as possible to the houses.
- b. The line of the junction between the red to the grey has not been maintained from the houses to this design and as such produces a jarring note.
- c. The balustrades and balcony are totally out of character with the houses, as is the failure to maintain the grey cladding to the end of the building.
- d. There is no consistency with the residential buildings, which have detailing such as the use of blue bricks. This is part of the character of the road and has been wholly omitted from the design
- e. The two storey glass window at the end of the building is out of character with all the buildings in the area in that there are no other buildings in the area with similarly high windows.
- f. Whilst the current building is on the pavement line, next to No.2 there is no permanent structure. The proposed building would extend both north and south beyond the walls of No.2. Thus the proposed building line at this end of the building jars with the character of the conservation area. Whilst the existing building at the Bath Road end is to the pavement, it is improper for the entire building to do this.
- g. The proposal shows windows along Langdon Road through which pedestrian can look into the commercial space. Whilst this mirrors the current building at the Bath Road end, this is not in character as one moves towards the houses.
- h. The vehicular access arch in Langdon Road is also out of character with the rest of the road.

2. Bath Road façade:

- a. Again we see a two storey glass window totally out of character with the other buildings in the area.
- b. There is another balcony which is also out of character with the Bath Road conservation area and is thus inappropriate.

3. Other issues:

- a. The plans show that cars would have an access approximately where the current side gates are. These gates were never a vehicular access and there is no dropped curb. It can be easily seen that any car leaving the proposed access would firstly be blind to any pedestrians on the path. Then due to high level of parking along the road (note this access is not in the yellow lines area) the driver would then be blind to any vehicles moving in the road. Finally due to the narrowness of the road due to cars parked opposite, the turning circle would be tight. Near misses/collisions would probably be common.
- b. It is proposed that pilling should be used for the foundations. Whilst this is excellent to ensure that the valuable tree is not harmed, there is no mention of an assessment as to what effect the vibrations may have upon the foundations/walls of the existing houses. These foundations are probably only of a few courses of brick below the soil level, this would need to be investigated.
- c. Bins:
 - i. The commercial bins are sited next to No.2 and the side wall of the development at this point is thinner than the corresponding section of wall of either the cycle store or the meter area. Thus not only have these bins been sited where they would cause the most noise pollution to No.2, the divide between them appears to have been reduced which would only exacerbate the problem.

- ii. Although I don't know what the Borough Council's preferences would be for the residential bins (separate or combined). With the need for increased waste recycling, one questions whether the area shown is of sufficient size and position for the Council's waste operatives.
- iii. The siting of the commercial waste bins next to the houses will result in them being visible to pedestrians, again diminishing the character of the area.
- d. Para 6.14 states that the design has the support of the GDP, in fact when reading their conclusions one can see that although they support the intent they do question some aspects. It is also noted that not all of the details of the design was presented to this panel.

In conclusion, whilst I appreciate that this site will be developed, I believe that this design is unsympathetic to the character of the surrounding conservation area, as I have outlined above and should therefore be refused.

12 Fairfield Park Road
Cheltenham
Gloucestershire
GL53 7PQ

Comments: 11th November 2018

This the third planning application for this site and whilst the developers have made some attempt to address the numerous issues with this planning application - significant issues still remain and therefore the application should be rejected.

Namely:

- 1) This application is in a conservation area and the development is completely at odds with its surroundings. This development is visually significantly different - 3 storey versus two with metal cladding etc which is not a feature of the surrounding properties.
- 2) The development is of high density and completely contradicts existing surrounding development.
- 3) Parking is a significant issue for the street and this development will make the situation worse.

20 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 22nd November 2018

Letter attached.

21 Fairhaven Road
Cheltenham
Gloucestershire
GL53 7PH

Comments: 8th November 2018

Letter attached.

1 Hermitage Street
Cheltenham
Gloucestershire

GL53 7NX

Comments: 17th November 2018

We object to this proposal for the following reasons:

1. The proposed building is completely out of character with the surroundings. It is too high, too near the pavement, has no garden at the front and the materials described inappropriate for the area.
2. Parking is already an issue in this area and the proposed amenities will add further to this (potential customers, visitors, new householders needing additional parking to the proposed car park etc)
3. Access to Langdon Road which is already challenging will be made even more difficult.
4. The proposed amenities do not add to those which already exist on the Bath Road.
5. This is a conservation area (I'm not clear how this is a brownfield site as on the proposal) and new buildings should be in keeping with the area as much as possible.

1 Sandringham Court
King Arthur Close
Cheltenham
Gloucestershire
GL53 7EY

Comments: 21st November 2018

The design is totally unsuitable and unsympathetic to the surroundings. Has anyone actually looked at the site? Bath Road is known in Cheltenham as a residential area with a top class high street. It is well serviced with catering establishments so there is not a NEED for more. Residential units are needed but NOT designed like this. More empathy with the vicinity is required by the planning authorities NOT more eyesores which are totally unsympathetic.

90 Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BE

Comments: 13th November 2018

Cheltenham has such beautiful buildings and Bath Road has a real community feel and really has no need for another shop/restaurant/cafe which would increase traffic and there would be even less parking. The plans submitted for the buildings to replace Bath Road Market are not in keeping with the Victorian terraced houses in the area. Prof Sir Roger Scruton, recently appointed as chair to a committee to consider the aesthetics of new houses, is quoted as saying he wants new buildings to harmonise with the area and the plans submitted do not do this. Please do not allow this development.

5 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AX

Comments: 2nd November 2018

We can see a small improvement with the frontages being partially set back but that is it.

We live diagonally opposite on the Leckhampton road and as the last house on the left, going towards the Bath road and had a related application (04/02115/FUL) turned down in 2004. We were proposing raising the height of the rear wing by 3 feet to line up the gutters with the front of

the house. Still with the same slate roof, rendered and painted walls, in keeping with the house, the surrounding houses and the conservation area. This application was refused because 'it would fail to preserve or enhance the conservation area or to respect the scale and character of the original building.' While I didn't agree with the ruling I accepted that the planning and conservation officers were acting in the best interests of the local area and its residents (current and future).

These new plans for 252 Bath Road are totally out of keeping with the surrounding area. The planning officer appears want to change the character of the area. I am no planning officer but even a layman can see that these proposals are not appropriate for the proportion and character of either the Bath road or Langdon Road. They have persisted with the three-story design, which is out of keeping with Langdon Road. While the metal cladding may 'reflect the adjacent slate roofs they not only look like something more suited to an out of town new-build, the now also incorporate a balcony to overlook the neighbors across the road. In no way does this design strike the right balance in being respectful of 'its historic context'. Even a 'pastiche copy' would be better. The Conservation Officer also seems to have lost sight of the potential impact on the conservation area.

In 2004 they would not allow a 3" change the roof height of a rear extension, while using the same tiles, walls and style but now they will allow an out of character eyesore.

I hope that that local residents respond similarly to this application and that it is also refused. I would expect the applicant to try again and recommend that they save time and money by considering a design which more closely aligns with 248 & 250 Bath Road, The Norwood Arms, 5 & 7 Leckhampton Road, 2, 4 & 6 Leckhampton Road and Langdon Road.

5 Naunton Way
Cheltenham
Gloucestershire
GL53 7BQ

Comments: 5th November 2018

This is an unacceptable proposed development.

The design is completely out of keeping with the residential properties on both sides of Langdon Road.

There are far too many dwellings planned for such a relatively small space. Traffic volume will increase in what is already a narrow and congested road.

It seems to me that the only motivation driving this proposal, and the previous proposals for this site, is the greed of a developer wanting to cram as much into the space as possible to maximise payback on their investment. Planning is about more than profit!

27 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 1st November 2018

Loss of residential parking

Comments: 1st November 2018

NONE GIVEN

21 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 22nd November 2018

I strongly object to this revised planning application.

This new proposed building still significantly fails to take into account the character of this conservation area with only cursory changes made.

The building proposed is not consistent with the surroundings (glass fronted balconies, zinc cladding and three stories) what is clear is that the building has been designed to maximise profit.

It is wholly inappropriate with its surroundings; a three-story monolith is completely alien to this conservation area where properties are sympathetically restored/ extended with character and within keeping. This is a slippery slope to the area being covered with dormer style extensions and the dereliction of the conservation zone. It has not been designed to the highest standard required for a conservation area. The building proposed is brash, with little thought to the materials used, and would be more appropriate for an out-of-town business park.

The building is incredibly dense, clearly to hold as many dwellings as possible. Its scale and mass are wholly inappropriate given the size of plot and location.

Traffic, and thus the parking around Bath Road is very difficult. Parking laws are already regularly being ignored, making driving extremely hazardous at times. With two new retail outlets in this situation parking will become worse and surely dangerous, particularly near the large roundabout at such a big junction.

This is an area with families and young children .

The loss of parking and the impact on the local area would be significant, how is this loss of residential amenity considered?

We do not need this development. This is already a site which is used and is not a brownfield site. It has a market which appears to be frequently visited, pop up shop space next door which regularly changes and an occupied house and garden.

32 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 4th November 2018

The proposal is wholly inconsistent with its surroundings. It is important to maintain the Victorian street scene of Langdon Road and Leckhampton Road.

The existing site provides the local community with a vital area for social interaction: pop-up shop/wet fish monger/pizza van/local cake etc sellers. This really does enhance the street scene giving a real sense of community and well being enriching all age and ethnic groups.

24 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 12th November 2018

I write in response to a letter from Tracey Crews regarding the above proposed development. I live at 24 Langdon Road. I am not averse to the development of the site at 252 Bath Road but any development should be done sensitively and compliment the character of the neighbourhood. I object to this particular proposal for the following reasons:

o Unacceptably high density / over-development of the site - the proposal is to include 8 flats, and two mixed use retail units. The flats themselves are three storey. This will result in overcrowding of the site.

o Visual impact of the development which will adversely effect the character of the neighbourhood. Langdon Road is a lovely street of semi detached Edwardian two storey houses with sloping rooftops, sash windows, bay windows and red brick frontages with little front gardens. The proposed development will overshadow these houses and is completely different in style. It is a modern block totally at odds with the character of the surrounding 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. There are no front gardens (the building directly butts onto the path on Langdon Road) and it is modular in style with large glass frontages and metal cladding. Compare this to the traditional Edwardian style villas with their pitched roofs, stepped back from the street with little front gardens and finely detailed brick work.

o Finally, clearly this design will adversely effect the character and appearance of the Conservation Area.

I look forward to hearing the outcome of the consultation.

3 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 7th November 2018

This is an improvement on the last plans, but I still have major concerns:

1. The largest part of the building will be visible from Langdon Road which is a residential street with houses build around the 1900. The new development is not consistent with its surroundings in Langdon Road. The new development is a block in the middle of a street which contains semi-detached houses, which have two floors and bay windows, not three floors and no bay windows or any other features which the houses in Langdon Road have . The new development is just a big block which is not in keeping with the rest of the road. It is at odds with the rest of the road!

It would spoil the street. The house/flat built approximately 10 years ago at the other end of the street was sympathetically incorporated into the road. This three floor building is dominant and out of keeping.

2. The main consideration I suspect has been to create as many flats and commercial space in a minimum space. This seems to have been the priority. None of the other houses in Langdon Road go so close to the pavement. No other house hasn't got a front garden. This is out of character with the rest of the road.

3. The new house has none of the characteristics and detail the rest of the road has: bay windows, space between the houses, little front garden.

4. Parking is also a major concern. While I appreciate that car parking spaces are provided with the flats, most households have two cars nowadays, which could mean an additional 8 cars on Langdon Road. If one then adds visitors and the facts that several meters will be lost because residents of the new development need to have access to their building, the parking situation will become unbearable.

5. The character of the road will be completely changed bearing the above points into consideration and therefore I object.

1 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 15th November 2018

Letter attached.

2 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AY

Comments: 20th November 2018

Once again the plans are an overdevelopment of the site and not in keeping with the nature of the conservation area. It is a prominent site at the entrance to Cheltenham and is a missed opportunity to create something worthwhile and in keeping with the area.

Specific Comments

Loss of Light, Overlooking and Loss of Privacy

It is difficult to ascertain the proposed height of the three storey building but it is likely from the plans to be taller than the property opposite at 2, Leckhampton Road. This property directly faces the proposed development. This will result in loss of light into the property. All but one of the rooms in the house have windows which will be overlooked by the flats and their balconies, reducing the available light and enabling residents to look down directly into the property. There is no garden behind the property due to the layout of a number of the corner buildings in Leckhampton Road. The front and back gardens are to either side of the property and therefore both will be directly overlooked by the flats, particularly as they extend almost to the boundary with 2 Langdon Road. Two stories would be much more acceptable and not impact so much on light and privacy.

Change of use and noise

There are numerous shops, restaurants, cafés and licensed premises already on Bath Road. It is likely that the attendant traffic will increase considerably along with loading and unloading. Loading and unloading often takes place in Leckhampton Road due to the loading bay being used by shoppers and not for its proper purpose. The corner of Langdon Road is already a busy junction made more so by the one way system in place in Francis Street. A shop and restaurant would only increase the need for parking and make the junction busy further into the night, causing noise disruption to local residents. There is no real need for any further licensed premises as there is already a significant density of licensed premises and eateries in the close vicinity of 252 Bath Road, most of which spill out onto the pavement causing more noise.

The property at 252 Bath Road is on the edge of a purely residential area and this does not appear to have been considered in these plans. There is currently no shop frontage in Langdon Road and that is appropriate as the market is on the very edge of a residential area. The plans appear to show a large shop frontage in Langdon Road which will increase light pollution and change the nature of the residential area in a negative way. There are shop fronts further down bath Road which go around the corner, but these are directly opposite other commercial properties not residential properties.

Access

The access to the flats appears to have been widened and will lead to the loss of at least 3/5 parking spaces in Langdon Road. In addition this is a walking route to and from Naunton Park Primary School which is used by both accompanied and unaccompanied young children. The visibility for exiting this way will be restricted by the building and also the on road parking either side making it dangerous due to poor visibility. The turning circle is also likely to be tight as there will be parked cars opposite the entrance and the building is further forward towards the road than any of the others on that side of Langdon Road.

Parking

The loss of residential parking spaces to make the enlarged entrance will result in the loss of a current amenity for residents both in Langdon Road. There has never been a vehicular access to the site at this point, only one from Bath Road. Previous applications had mention of a Parking Survey which at best was wrong and at worst was a travesty of the facts. There appears to be no account taken of local circumstances with regard to the provision, or lack of, any on-street parking. Where will visitors to the retail properties park? Where will visitors to the flats park? Housing associations always provide for visitor parking.

Flooding

How will this impact the recent flooding in Langdon Road and Francis Street? Recent heavy rain has seen large puddles extending into the road and over the pavement making the pavement impassable.

B. General Comments

1). Comments re planning policy

Cheltenham Planning policy states that planners in a conservation area should:

Create designs of a size consistent with it's surroundings and current form.

This development is not consistent with this guidance. Langdon Road has 2 storey bay fronted semis; this is a massive 3 storey building completely at odds with its surroundings. It will loom large and overshadow the beautiful Edwardian Langdon and Leckhampton Roads and dominate the whole road. The building will be in front of the current building line on that side of Langdon Road.

Create designs of character that pay attention to rhythm, density ,scale and granularity of surroundings

This development is solid and pays no attention to rhythm, scale, density and granularity. The houses in Landgon Road are broken up by gardens and gaps between houses. The houses are set back from the road but this building goes right to the boundary of the pavement. In addition the building is too close to 2 Langdon Road and the gap does not fit the scale of the other properties in Langdon Road making it look odd.

Create designs that pay attention to arrangement, volume and shape of the building (Massing).

The building has been designed to hold as many dwellings as possible and this appears to have driven the design, volume and shape. It could be a block of flats anywhere but is not in keeping with a conservation area.

Create designs that are suited to their location and have appropriate detailing.

There is no evidence of any detailing trying to link this building with the conservation area around it, no bay windows, no gardens, balconies that are not in keeping with the conservation area nor suitable for families. Insufficient parking.

In addition the two small trees that are present on the pavement in Langdon Road in the market elevation are missing on the plans for the new development. Does this mean they will be removed?

20). Comments regarding the developers views

6.11 "It is reflective of the overall built form and commensurate with it. For example 234 Bath Road is a three storey property that addresses a corner plot There are clear similarities here"

242 Bath Road (The Corner Shop) drops to a single storey as soon as it turns into Francis Street, it does not extend 30 metres as a 3 storey building. Is that a clear similarity? In addition most of the bulidings in Francis Street are rendered and therefore the amenity is different. How is this in keeping with the corner opposite the new development? Why not look further up Leckhampton Road for a comparison that fits with the Langdon Road/ Leckhampton Road Conservation Area and is more in keeping. Here the corner buildings are 2 storey.

6.20 "The proposed building has taken direct cues from the built form within the Conservation Area. It is appropriate in scale and mass, and furthermore it incorporates appropriate architectural detailing and complementary facing materials. The scheme thus provides an enhancement to the character and appearance of the conservation area through an appropriate and thoughtful redevelopment of the site"

Which cues have they used? Personally, I cannot pick up on any of them other than the red bricks. How can metal cladding , and glass and metal balconies be appropriate architectural details in an Edwardian Conservation Area?

11.12 "As with any contemporary scheme the final outcome is only as good as the materials and detailing of the development. We would therefore anticipate planning conditions to establish the required quality of the scheme"

This is a particularly worrying statement. It implies that the finished building could look a lot worse than it does on the plans. What does this mean?

6.6NPPF11 "As such it is vitally important that brownfield sites and the urban area are fully utilised and effectively developed.

Why is this referenced when there is a thriving business and a residential house on the property? This is not currently a brownfield site. The house on the site is apparently older than many of the houses in Langdon Road, is it not covered by the conservation area?

38 Mead Road
Cheltenham
Gloucestershire
GL53 7DT

Comments: 5th November 2018

I would like to object to the proposed development at 252 Bath Road for the following reasons.

The overall size of the proposed development is not in proportion with its surroundings. Langdon Road is a street of 2 storey semi-detached houses. The proposed building is 3 storey, a solid block and bares no relationship to the vernacular around it. It will dominate its surroundings.

The proposed building appears to be designed to hold an unreasonable number of dwellings for the volume it occupies with this factor driving the design. These flats could be an ugly development anywhere rather than a design contribution to the existing attractive area.

Planning policy guidelines state that in a Conservation area dwellings should be created with amenity. This development has no gardens and no play areas.

Although I do not live in Langdon Road I walk down it daily and push a pushchair down it several times a week. The parking spaces are always full to the extent that the cars are parked so close nose to tail that it is often impossible to get a pushchair between them to cross the road and cars are parked up to, and on the corners. This development can only make it worse. I also question the safety implications for the enlarged entrance. I suspect that it will become like Exmouth Road in front of the recently developed block there where cars park on the pavement, leaving no room for pushchairs or wheelchairs to get through leaving me and others no choice than to walk down the centre of a busy road.

This is an awful proposal and should not be allowed to go ahead. It is a missed opportunity to create something beautiful and appropriate.

87 Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BE

Comments: 2nd November 2018

I object to this proposal. It does not abide by Cheltenham Policy guidelines in conservation areas. It is out of keeping with the locality. More specifically:

It is inconsistent with its surroundings - 2 storey bay fronted semis on Langdon Road. It would dominate the street.

It does not pay attention to the rhythm, density, scale and granularity of the surroundings - the gaps between houses on Langdon Road, and their small front gardens.

It doesn't pay attention to the volume and shape of neighbouring houses.

Its design - red brick, grey zinc cladding, balconies and glass panels are out of keeping with the locality.

It provides no amenities - no gardens, or play areas.

50 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BE

Comments: 16th November 2018

The proposal should be rejected on several grounds:

a 3 storey building of it's size is in no way consistent with the rest of Langdon Rd; if it wanted to be consistent it would be a proposal of 2 storey semi bay fronted houses. It would be abhorrent in a conservation area and such a prime location as Leckhampton to permit this.

development is not sympathetic in character, density or scale. The street has front garden not reflected in the proposal.

The corner of Leckhampton Rd/Bath Rd/Langdon Rd is already dangerous - my son has nearly been hit several times trying to cross Langdon Rd; the nature of the building worsens visibility round the corner and will endanger the public on the pavements.

The parking situation is already very difficult and the local streets have no space to accommodate parking for more flats and shops.

No amenities are created with the proposal (no gardens, play area etc); only shops that the bath road is already full off.

It is not a brownfield site, it already has a market and occupied house.

Sadly a severe case of developer greed over community need. I would be horrified if this goes ahead.

7 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 31st October 2018

The planning application for this site was refused earlier this year for the very good reasons of mass, scale, poor detailing and being out of character with its surroundings. I have compared the plans and elevations of this new application to the previous one and it is, to all intents and purpose, the same building as the one that was refused permission and if anything is even more overbearing.

Building height:

The developer has persisted with a three storey building down Langdon Road. This is completely out of scale with all the other houses on Langdon Road which are all two storey. I can see no reason why the Planners should feel they have to accept a 3 storey building on Langdon Road.

The new proposal is even taller than the last, as can be seen when looking at the junction with number two Langdon Road. The proposed flat roof is now above the ridge height of number two.

The small step back at the top floor (less than the previous proposal) will not help this building appear any smaller in height from pavement level and as the building sits in front of the adjacent houses the building will read as much taller than its neighbours. The idea of a step back has been completely negated by the proposed top floor solid roof overhang which comes to the front of the building at the end next to 2 Langdon road.

Location on plan:

Even more of the building is now shown directly in line with the back of the footpath down Langdon Road than the previous application. The notional "building line" of the existing houses on this side of the road has not been respected. This will result in the proposed building appearing very dominant when looking up or down the road.

Elevational treatment:

Langdon Road is a very attractive street due to the pleasing rhythm and consistent detailing of the existing semi-detached villas. The proposed building seems to have been designed in isolation and without any reference to its setting. The proposed elevations show a monolithic block which

will overpower it's more finely detailed neighbours. No attempt has been made to replicate or echo the rhythm of the existing houses on the road.

This building will jar very badly with its setting and this is not acceptable in a conservation area where a new building should enhance or preserve the character of the area.

Shop fronts:

At present Langdon Road is a residential street. The existing single story market build has no shop frontage on to Langdon Road. The proposed extensive ground floor retail unit has considerable shop front glazing on to Langdon Road and this will change the character of the road in a detrimental way.

Summary:

This site is very prominent with views from Bath Road, Shurdington Road, Leckhampton Road and Langdon Road. There are opportunities to create something really worthwhile on this site, but this is not what is being offered.

3 Francis Street
Cheltenham
Gloucestershire
GL53 7NY

Comments: 19th November 2018

The proposed development for the above site is, once again completely out of keeping with the area.

The height and mass of the building is simply too much for this corner of the Bath road. the surrounding Edwardian houses will be swamped by its bulk, and their front gardens will be lost behind its boundary wall which extends to the edge of the footpath. The roof line on Langdon Road is too high, three storeys is simply wrong for this area and the result is ugly and unsympathetic.

In short the development lacks style and class, it is an unremarkable solution to a remarkable opportunity.

5 Francis Street
Cheltenham
Gloucestershire
GL53 7NY

Comments: 22nd November 2018

I strongly object to this revised planning application.

The proposed development is very inconsistent with the surrounding area; the sheer mass of the building, the glass balconies, the cladding. It is very out of character for the area. It will completely overpower the surrounding houses and shops.

The does not conform with the requirements for building in a conservation area. The design has no similarity to the surroundings properties.

Parking in the area is already very difficult and this development will only make things worse. 8 dwellings could mean up to 16 additional cars, all of whom will want to park as close to the

development as possible, and with limited parking on the bath road, this will make the parking situation a lot worse. The café and/or restaurant on the ground floor this will further increase the parking issue.

The development will severely impact the privacy of the houses on Francis Street. The houses on Langdon Road are set back far enough from the houses on Francis Street to maintain a good level of privacy, but this development will encroach on the space that provides privacy to the houses on Francis Street.

6 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 21st November 2018

This proposed development is too large and not in keeping with the surrounding area.

2 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 12th November 2018

As immediate neighbours to the proposed development, we object for the following reasons:

1. Conservation Area

The proposal lies within a Conservation area and the majority of the proposal is on Langdon Road and not the Bath Road / Leckhampton Road. Therefore the design should be sympathetic to the design/character/volume of Langdon Road.

The proposal is totally inconsistent and out of character with Langdon Road. Langdon Road is made up of red brick, bay fronted, semi-detached properties with pitched roofs. The proposal is a huge three-storey block of flats that in no way complements or is in keeping with the 1900 properties. The new properties at the opposite end of Langdon road are much more sympathetic with the natural rhythm, density and scale of their surroundings.

The design is incredibly dense, there are no breaks between properties, no gardens, and the scale is still far too big. This block of flats could be in any town/city and thus are not consistent with guidelines regarding conservation status.

The property does not keep with the natural rhythm of Langdon Road, as the building would start in line with our front brick wall rather than the natural line seen running along Langdon Road. Once again, this is completely out of character and would impact on the light to our house.

2. Car Parking

The dropped kerb will result in a loss of parking to the current residents of Langdon Road. We already struggle to find parking close to our house which is challenging with three young children.

3. Loss of light

The neighbouring side wall of the three storey proposal projects well beyond the rear wall of our second storey. This wall will significantly impose upon our property and will significantly reduce light into the rear bedroom and kitchen below.

This proposal is not in keeping with the natural flow, rhythm and density of properties suitable for a conservation area.

4. Noise

-The proposed location of the commercial bins will be within a couple of metres of two bedrooms in our house with sleeping children. We are concerned regarding the noise this will generate, as at present often after 11pm there is loud noise audible from the commercial bin from the Sup and Chow pub.

-We are also concerned regarding additional noise that may be generated from a commercial establishment with late opening hours.

10 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 21st November 2018

Sadly this latest set of plans does not offer enough improvement on the last.

The design is still too dense and is plainly not in keeping with the character of Langdon Road architecture.

The building is too high and overwhelms the houses in Langdon Road.

The plans now take the building right up to the pavement edge which was not on the previous plans.

Parking has been further restricted by increased access to the flats.

There is considerable concern about a restaurant. Parking will be an issue. Local residents already have to put up with noise and disturbance from all the local pubs after closing time.

Reduced density and a much more sensitive design is required.

7 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AX

Comments: 23rd November 2018

Letter attached.

39 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 15th November 2018

Letter attached.

17 Francis Street
Cheltenham
Gloucestershire
GL53 7NY

Comments: 23rd November 2018
Letter attached.

15 Ewlyn Road
Cheltenham
Gloucestershire
GL53 7PB

Comments: 22nd November 2018
Letter attached.

31 Exmouth Street
Cheltenham
Gloucestershire
GL53 7NR

Comments: 9th November 2018
Letter attached.

3 Als Court
Fairfield Parade
Cheltenham
Gloucestershire
GL53 7PJ

Comments: 8th November 2018
Letter attached.

83 Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BE

Comments: 21st November 2018

I strongly object to the revised planning application.

This new proposal is not a significant improvement on the previous application and fails to take into account the character of the conservation area or the considerable traffic and parking concerns of the neighbouring community.

The building proposed in the revised planning application is not consistent with the surroundings. A dense three storey apartment block does not reflect the features of the houses on Langdon Road. Zinc cladding and glass fronted balconies clearly do not take cues from the area's architecture. The mass of the proposed building is simply designed to maximise space for profit. As a significant, characterful and cherished street of shops, restaurants and cafes for the whole of Cheltenham and beyond, the aesthetic ambience of the Bath Road would suffer from this inappropriate design. Furthermore, plans for a conservation area should create dwellings with amenities but no space is provided for the new occupants of this proposed block.

This proposal does not take into account the needs of local residents. Parking is increasingly difficult, impacting on Langdon Road, beyond to the streets around Emmanuel Church and including the whole of Naunton Crescent. An additional eight dwellings and further shops will only add to the parking difficulties experienced by residents on a daily basis. Traffic would also increase on routes used by children to reach the nearby primary school.

14 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 22nd November 2018

These new plans are still inconsistent with the surrounding area. The development remains too dense and both the design and size are out of keeping with the rest of Langdon Road which are Edwardian two-story semis. Also there is no doubt this will place increased pressure on parking which is already a problem. The possibility of a restaurant in the commercial units will also add to this and to late night noise in a residential area.

5 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 12th November 2018

I think this is the third time I have commented on a proposed development of the 252 Bath Road site; as this is effectively a new proposal there will be some repetition of earlier comments.

My view is that whilst the old greenhouses and the adjoining showroom have a certain period charm, overall the site is something of an underused eyesore. No-one, I think, will miss 252a, and some regeneration with additional residential units is to be welcomed.

However, I must object to the application as it stands. I am pleased to see the developers have paid attention to some of the objections to earlier plans, including reducing the number of residential units, and scrapping the plan for an overbearing 'coach house', enabling landscaping of the parking area.

However, the main block still presents problems - indeed some aspects are worse than earlier proposals. The visual aspects of the development have undergone a number of revisions back and forth since the original public consultation in May 2016. I am not clear whether the frontage to Bath Road is of red brick, as depicted on the west elevation, or white (cladding?) as shown in the design statement. I would prefer the latter - a contemporary contrast. I could live with the corner block as shown. My main objection is to the attempt to carry a three stories aspect round to Langdon Road, partly of red brick, which will entail a frontage completely out of character (and alignment?) with the other houses in the road from No 2 onwards. Part of the problem seems to be the desire to bridge over the entry to the car park. My personal preference would be a modern style block on the corner site, with two house unit replicating the existing houses on Langdon Road (an example may at the other end of Langdon Road, where a similar, if smaller, space was developed sympathetically a few years ago).

Notwithstanding compliance with 'relevant standards', I have concerns over parking. During the day parking in Langdon Road is difficult, but in the evening it is often impossible to find a space and I have often had to park a considerable distance away. These concerns will be exacerbated by the proposed development as:

- Eight car parking places for a 16 bedroom development hardly seem adequate - especially as the apartments are likely to be occupied by at least two people each with vehicles. It is possible occupants may park in the street for convenience.
- Any new restaurants will generate extra evening parking.
- The entrance to the court will reduce the number of existing places.

I have lived in Langdon Road for some 20 years. I appreciate the modest efforts occupiers have made to preserve the simple early Edwardian character of the street, for example replacing sash windows, and reinstalling railings. I would regret the imposition of a large, overpowering, modern terrace of flats.

57 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BJ

Comments: 27th October 2018

Although I'm pleased to see that the proposed building is set a little further back from the Bath Road pavement than those in previous proposals for this site, it would nevertheless project quite a way in front of the long-established building line in Leckhampton Road.

I think that the proposed building is too big and too tall for such a prominent site. Were it to be built it would be hard to miss for anyone approaching down Leckhampton Road or along Shurdington Road. It should therefore have been designed to the highest standards appropriate for a conservation area within a town that prides itself on its architecture.

Instead it looks as though its design has been lifted from the pages of an elementary primary for architectural students. The proposed bland plain brick and metal cladding wouldn't be remotely in sympathy with any of the surrounding buildings. The building as proposed would be more appropriate for a bog-standard out-of-town business park.

29 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 19th November 2018

I strongly object to the current development proposed for 252 Bath Road on several grounds.

The proposed design is a gargantuan mass which is out of character with the surrounding conservation area. The concept of a three storey building constructed up to the boundary lines would create an imposing and claustrophobic pile at the end of Langdon Road. Whilst there is a three storey building on the opposite corner of the block (where Bath Road turns into Francis Street, the current Corner Shop), this should not be taken as a precedent as there are important differences: primarily, that as The Corner Shop turns the corner away from Bath Road, its height decreases to two storeys and it is set back from the boundary line. It should be noted that the adjacent premises is one storey. This is very different to the proposal for Langdon Road whose characteristic Edwardian semi-detached properties, which are set back from the road by gated forecourts, would be swamped.

The junction between Langdon Road and Bath Road is currently problematic for drivers as visibility is poor and pedestrians, including the many school-children who use this route, find crossing safely a difficulty. The dual vehicle entrance would increase the dangers in this area as

cars would be turning in and out of the development in both directions: safety would be further compromised as cars would be crossing the pavement. It should be noted that this point in the road has previously incited a road-rage incident.

The dual entrance to the development would also result in a loss of amenity for the residents as there would be a reduction in available street parking provision in order to provide access.

The proposal for the development to contain a restaurant is out of keeping with the distinctive residential aspect of Langdon Road. The roundabout at the junction of Shurdington and Bath Road demarcates the differing aspects of the commercial and residential areas and should be maintained. Moreover, such a large commercial space would require servicing by deliveries, which would by necessity be large commercial vehicles, again exacerbating the traffic safety issues and changing the nature of the area.

Restaurants are not characteristic of this part of Bath Road. Indeed, this well-known local spot provides a distinctive step-change between bustle and energetic vibe and calm of a residential area. This obvious overdevelopment would destroy this calm. Vehicular and pedestrian traffic into the evening, which would be the consequence of a restaurant, would create noise pollution, which would be detrimental to nearby residents who are largely either young families or the elderly.

The proposed dwellings lack suitable amenities. It is reasonable to anticipate that the parking facility in the plans would be inadequate. Therefore, parking would be sought in the nearby streets: a further reduction in the present amenity residents have of being able to park within a reasonable distance of their homes. The current demand, mainly due to shoppers and employees of Bath Rd., means that parking for residents is at a premium, oftentimes requiring them to park several streets away.

Customers and employees, of a restaurant in particular, would make demands on the already limited parking. Thus, there would be a reduction in amenity for the residents.

Such a large number of dwellings would lead to refuse and re-cycling collections, even at their most efficient, stalling further the flow of traffic on this problematic corner.

The proposal does not have adequate provision for the tree at the corner of Langdon Road and Bath Road. Any damage to the root structure during construction would lead to its demise and the distinctive arboreal feature of the aspect leading to Leckhampton's well-known beauty spot would be lost to locals and visitors alike.

For all of the above reasons, this proposal should be rejected in favour of a development which will enhance rather than violate the well-established charm of this conservation area, protect the amenities of local residents and present an architectural design worthy of this significant gateway to Cheltenham for visitors approaching from Shurdington Road and Leckhampton Road.

53 Shurdington Road
Cheltenham
Gloucestershire
GL53 0HY

Comments: 20th November 2018

I object to the proposed development for the following reasons:-

- Design. The style and scale of the building is not in keeping with the surrounding conservation area. It doesn't relate to the near buildings in Bath Road, Langdon Road or Leckhampton Road either in its overall scale or details such as window openings and choice of roof and other materials. It will loom over the area adding nothing positive to the special character of

the conservation area and will downgrade this unique part of Cheltenham. The density of the residential accommodation is too much for the size and position of this plot.

This is an opportunity to give Bath Road and Cheltenham a sympathetic development which complements the area.

- It will add to the existing problems of traffic and parking in the area. There will be reduced parking in Langdon Road and increased deliveries to the retail units and many extra journeys from the new residents all adding to the traffic on Norwood roundabout. Lack of car parking is a big issue here and a high density over development like this can only make the situation worse.
- The loss of an existing amenity. The current shops and wide pavement are both features of the Bath Road and are enjoyed by both residents and visitors. The existing mature lime tree will also surely be threatened.
- This is an opportunity to give Bath Road and Cheltenham a sympathetic development which complements the area but this proposal is the result of a developer trying to cram as many properties into the site as possible - another example of public loss for a private gain.

19 Hermitage Street
Cheltenham
Gloucestershire
GL53 7NX

Comments: 2nd November 2018

It is disappointing to see that the site plans have again failed to take into account local housing in the area. The block looks totally out of keeping with surrounding shops and housing; it is unclear why this is a brownfield site given the existing house on the site; and the design will certainly add to the already congested parking in the area, with some amendment to the roundabout surely required for safety reasons?

106 Naunton Lane
Cheltenham
Gloucestershire
GL53 7BA

Comments: 4th November 2018

Very disappointed in this proposed development on Bath Road.

Being in a conservation area the proposed building jars against all that is within the local area and is very detrimental to the area.

The 3 storey area vastly over develops the site in Bath road and along Francis street.

Scale and visual impact is totally out of keeping to the conservation area.

Parking is already an issue in this area and this development will just add to the already over crowded issue.

End of the day is this an improvement to the area, there is no way when you look at this you can say it is, so please refuse this application!

14 Mead Road
Cheltenham
Gloucestershire
GL53 7DT

Comments: 15th November 2018

The proposed building is completely out of character with the rest of the street. It is 3 storeys high with inappropriate cladding and looks nothing like the 2 storey, shorter bay fronted semis all along the street. There is no front garden like the other houses so the building is right up to the pavement, which would be dark, imposing and unpleasant.

The Bath Road area doesn't need any more restaurants or similar, and certainly not the associated parking. The corner of Langdon Road, Leckhampton Road and Bath Road is already extremely busy and quite dangerous, and a building of this density which extends much further towards the Bath Road would make the corner much more dangerous. Already I often experience near-misses turning into that corner because of a lack of visibility; with so much more building blocking that corner, this hazard would increase significantly.

The building would not only generate more demand for parking but would also reduce the number of spaces available, making Langdon Road even busier and making parking even harder for residents.

The market and the area around it forms part of the immediate and wider community. This development would use up all of the surrounding space and remove any such community activity.

Overall, I would say this is trying to fit in far too many dwellings into the space. I think the maximum that it can contain is 6 and they should be houses.

31A Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BD

Comments: 21st November 2018

Feedback ref 18/02097/FUL: Bath Road Planning Application for flexible A1/A3 retail and dwellings

The current market on the Bath Road corner of Langdon Road has provided a welcome addition to the area. It provides a place for marketeers to function in a friendly atmosphere; visitors are encouraged to enter because of the informal image it has. The pop up shop next door is a valued venue for both local and visiting business people to sell their wares. Over the years there has been a great variety of types of items for sale from rugs and furniture to jewellery and paintings. Several local artists have had exhibitions there and sold their paintings and ceramics. The premises are a vital cultural element to the character of the Bath Road area.

There is certainly no need for any more restaurants, cafes or pubs in the area. The residents already have a wide choice of places to get refreshments or go out for the evening. There are also three supermarkets along Bath Road and a variety of other food outlets - so no need for more. There are two chemists, several banks, a home supply/pet shop, two bakers, a stationer etc. etc. etc. There is no need for another retail outlet - let alone two.

The appearance of the proposed building would not be in keeping with its surroundings. The houses on Langdon Road and those nearby on Leckhampton Road sit perfectly together and are of their time - with their bay windows and small front gardens. The proposed building has a block like appearance and would appear hard edged, shiny, reflective, dense and overbearing. It would cause less light to filter down Langdon Road and, as the frontage is open to the Shurdington

Road roundabout, all the glass would be reflecting the sun as it moves over to the East, possibly causing discomfort to drivers as they approach the roundabout.

While it is appreciated that more housing is necessary it would seem more important to create new (one bedroom) housing that is affordable for first time buyers or those who do not earn a large salary. The proposed dwellings do not appear to fit into this category - rather to those who want a spare room and a parking space.

The traffic, and thus the parking situation, around Bath Road is very difficult. Parking laws are already being ignored, making driving hazardous at times. With two new retail outlets in this situation parking will become worse and surely dangerous, particularly near the large roundabout at such a big junction.

Bath Road has a very particular character and to allow the proposed build to take place would be a mistake for the reasons outlined above.

6 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 21st November 2018

This development is completely inconsistent with the area and will spoil it.

Grasmere
16 Tryes Road
Cheltenham
Gloucestershire
GL50 2HD

Comments: 12th November 2018

May I, on behalf of my Father in Law who is a resident of Langdon Road register his objection to the proposed development of 252 Bath Road, Cheltenham on the grounds that it will remove a minimum of 2 on-street parking spaces from Langdon Road.

Langdon Road consists of over 30 domestic dwellings each with access to at least 2 private cars and only a small number having off-street parking . Add to this figure private cars belonging to commuters and shoppers parking and then walking into Bath Road or Cheltenham town center and you have a distinct lack of on-street parking provision.

Mention is made in the supporting documentation of an access being available to the current HMO from Langdon Road. This access is a pedestrian access and not suitable for vehicular traffic without considerable engineering works and the loss of at least 2 on-street parking spaces.

Previous applications had the benefit of a Parking Survey which at best was wrong and at worst was a travesty of the facts. There appears to be no account taken on local circumstances with regard to the provision, or lack of, any on-street parking.

No mention appears to have been made of how service vehicles will access the site to remove waste etc. We believe that if service vehicles were required to access the site using the proposed vehicular access from Langdon Road vehicles on the opposite side of Langdon Road would be at risk of being damaged.

To conclude we believe that this development is too big for the area as it makes no allowance for any displaced on-street parking.

10 Fairfield Park Road
Cheltenham
Gloucestershire
GL53 7PQ

Comments: 15th November 2018
Letter attached.

53 Naunton Way
Cheltenham
Gloucestershire
GL53 7BQ

Comments: 6th November 2018

If this was an application for a small number of 2-storey dwellings, in keeping with the others in the area, then I would not feel the need to comment. Nothing about the application suggests that this will blend in. There is nothing else in the area that it would blend with!

Kirkoswald House
Elford Heath,
Eccleshall
Stafford
ST21 6EL

Comments: 5th November 2018

We should like to object to the planning application to develop 252 Bath Road, an area we frequently visit.

The proposed development is completely out of character with the surrounding buildings and would adversely affect Langdon Road in particular. The site is within the Central Conservation Area and forms part of the Bath Road Character Area. Thus the area does not need a proposed building with a "contemporary architectural approach" as the application states.

The application admits that this is a predominantly an area with two storey buildings. The proposed three storey building would completely dominate its surroundings. It is very dense in structure and does not have a pitched roof. The building materials of grey zinc cladding and aluminium fenestration, and extensive use of glass balconies and metal balustrades are completely inconsistent with existing buildings on both Langdon Road and the Bath Road.

The design with second floor balconies and third floor balustrades is entirely out of character. The building would extend right up to the boundaries of the plot with no frontage and sit very close to the adjacent house at 2 Langdon Road.

In my view, the developer is completely incorrect in calling this a brownfield site, so I have little confidence in their ability to develop the site sympathetically.

I am also concerned about the extra impact on traffic and parking on Langdon Road from not only customers of a supermarket or restaurant but also visitors to the eight flats.

25 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 1st November 2018

I object to the planning proposed on 252 Bath Road. This would be not in keeping or in sympathy with the architecture of the surrounding area on Bath Road. The three storeys proposed are also out of scale to the other buildings and houses which are two storey. This is a conservation area and the proposed plan is not at all in keeping with the area.

1 Mead Road
Cheltenham
Gloucestershire
GL53 7DU

Comments: 11th November 2018

I have five main objections to this application -

- 1) I don't mind the height of the building, but the depth/length of it makes it into a monstrosity. Losing the 2 easterly flats would improve this. Not to mention the current residents of Langdon Rd - 5ft from no. 2, that's rudely imposing.
- 2) Following on, having some garden space would be much more in-keeping with the area, as well as desirable for quality of life for the new residents. There seems to be no consideration of this.
- 3) Where are people going to park to visit the "retail units"? That junction is already dangerously busy at times, and it will be made even more so with people driving hesitantly looking at "the shops" and for somewhere to park. And of course the new residents coming and going.
- 4) The design is unlike anything in the local area and, from the sound of the plans, it will stand out like a sore thumb. I'm sure this point can be over come with compromise.
- 5) One parking place for each flat is a little optimistic. I don't expect every flat to have more than one car, but certainly some of them will. There is no place for parking around there, it is full of residents already. Also the front of the building and dropped kerb will reduce the on-road parking available.

7 Naunton Way
Cheltenham
Gloucestershire
GL53 7BQ

Comments: 19th November 2018

I wish to object to the 252 Bath Road planning application for flexible A1/A3 Retail and 8 dwellings: Reference (18/03097/FUL). This is a conservation area and I do not believe the proposed is at all consistent with its surroundings. Bath Road is a much-loved area of Cheltenham with many independent shops and this structure would dominate the street.

Another concern is with parking and street congestion. Parking around Bath Road and the surrounding area of Leckhampton is beyond capacity. The addition of 8 new dwellings in one area with the average household having two cars will mean further strain on parking and traffic congestion.

20 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AY

Comments: 5th November 2018
20 Leckhampton Road, GL53 0AY OBJECTS!

We live only a few doors away on Leckhampton Rd. Firstly this design is no way in keeping or in-line with guidelines in conservation areas.. The plans for 252 Bath Road are still 3 stories high & the metal designs are inconsistent with the 2 storey properties of Langdon Road & Leckhampton Rd & indeed most of the Bath Rd.

The balconies mean that they can look over the privacy of neighbours walls & gardens.

Congestion is becoming a significant issue & this will only contribute further to parking difficulties for local residents.

It provides no amenities or green spaces for occupants & the shop frontage is wrong on Langdon Road.

It looks like a factory sight & not in keeping in this conservation area.

31A Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BD

Comments: 21st November 2018

The revised planning application for the development on Bath Road makes only marginal improvements to the original proposal:

Design aspects

The original objections to the scheme, on the basis of its mass, scale and problematic design are not resolved in the application's latest iteration outside minor cosmetic amendments to the plan. The appearance of the proposed property would be entirely at odds with, and in stark contrast to the surrounding buildings. Its design, described in the application as incorporating a 'contemporary aesthetic', is an unimaginative brick, grey metallic and glass block which will stand out as such from every possible sight-line. The complicated and extensive work described in an attempt to preserve the roots and stem of the significant tree involved in the plan seem unnecessarily risky.

Housing stock

The Local Authority understands the acute need for affordable housing stock in the Town. Whilst it is recognised that the Authority has little jurisdiction in relation to property developments comprising fewer than 15 units, the addition of more, potentially high cost dwellings unavailable to meet the needs of a rising number of homeless people in the area simply adds to the historic imbalance locally.

Parking, traffic & carbon reduction

Whilst the proposed dwellings would have access to car parking space, the additional traffic and parking required to support the declared commercial expansion that would result is not dealt with at all. The declaration made within the application, that there would be a reduction in CO2 levels due to a fewer car journeys or reduced journey times, flies in the face of logic.

Community benefit

Planning and development geared to meeting the needs of the local community, be they social, housing, health or its economic wellbeing, is an essential activity, but it has to do more than simply meeting individual commercial and financial interests. The existing proposal, referring as it does to the current buildings as 'greenhouses', does the small businesses and other cultural interests that use them a massive disservice. The small marketplace provides a unique setting for a range of outlets which would not be able to operate under any other business model, and which would disappear from the area completely if the development were to proceed. The premises available adjacent to the marketplace is let to small businesses and local cultural organisations such as Cheltenham Open Studios. This mixed, small-scale commercial activity would be lost, to be replaced by a more recognisable high street restaurant or retail chain store, changing the very special character of this part of the Bath Road.

17 Ewlyn Road
Cheltenham
Gloucestershire
GL53 7PB

Comments: 1st November 2018

I am concerned that this modern looking building is very out of character with the victorian housing in and around the vicinity, but what find totally unacceptable is that we are going to add another large group of people trying to park their cars in the vicinity of their home address. After 5pm typically we drive round looking for anywhere to park and by 6pm we end up parking our cars anywhere. This is not sustainable, parking is becoming a complete nightmare in the area and is causing an increasing level of friction. So we totally object to what looks like a modern monstrosity that is totally out of character from the neighbourhood and to disregard the issue on adding probably another 10-15 cars into the existing over full parked area in the neighborhood is sheer craziness

4 Upper Norwood Street
Cheltenham
Gloucestershire
GL53 0DS

Comments: 22nd November 2018

Letter attached.

106 Naunton Lane
Cheltenham
Gloucestershire
GL53 7BA

Comments: 12th November 2018

The Langdon Rd end of Bath Road is characterful and memorable. It drew us to settle in this area on moving to Cheltenham. I am disappointed to be facing a change to this corner and the suggested new building does not appear to have any reference to the existing character of this popular area.

My specific objections are:

Bath Road/Langdon Rd corner is busy and access to roads around Naunton Park from Bath Road or Leckhampton Rd is already difficult. Any more cars for flats and an increase in delivery vehicles for the retails units will cause increased congestion.

Behind the parked cars Langdon Rd is an attractive road of mainly semi-detached villas. The proposed development is completely out of keeping with the rest of the road and takes away the "pause" between homes and the commerce of Bath Rd.

This area is prone to flooding and does not need more impermeable surfaces rather than gardens.

1 Coronation Villas
Naunton Parade
Cheltenham
Gloucestershire
GL53 7NP

Comments: 15th November 2018

This development is in NO WAY in keeping with the architectural design of the surrounding buildings and it shall clearly dominate the street. Metal cladding and balconies with metal and glass balustrades are NOT appropriate architectural details to the surrounding area, and there are further concerns when the quality of the building materials cannot even be established before planning permission is granted. Bath Road is already incredibly well supplied with amenities and has no need for yet another supermarket with late opening hours. There is little/no allowance for green space (trees, front gardens etc.) within the development which will have a hugely detrimental impact on the environment in terms of species habitats, to say the least. There is no mention of the development incorporating renewable technology such as solar panels or rainwater harvesting to address the current energy and water crises. This is NOT a brownfield site as the current market and house are very much still in use so the developers statements on this should be rejected. The area already struggles with parking, so this will exacerbate the problem further. The flats are also not designed for family use.

29 Langdon Road
Cheltenham
Gloucestershire
GL53 7NZ

Comments: 22nd November 2018

Although ostensibly a Bath Road proposal in reality the majority of this proposed development is in Langdon Road, and yet this design seems to take little from the existing buildings other than its dignity. The choice of a contemporary design is not an excuse to ignore its surroundings. This 3 storey building turns the corner and instead of shaking hands with Langdon Road it slaps it in the face, the developer has failed the transition between the 3 storey commercial and the 2 story residential.

This proposal should be refused as it is contrary to policies CP3 and CP7 of the Local Plan, Policies SD4 and SD8 of the JCS, policy SD4 of the Emerging Cheltenham Plan, advice contained in the Development on Garden Land and Infill Sites in Cheltenham Supplementary Planning SPD and advice contained in the NPPF, for reasons detailed below.

The developers suggest that "(6.20)The proposed building has taken direct cues from the built form within the Conservation Area. It is appropriate in scale and mass, and furthermore it incorporates appropriate architectural detailing and complementary facing materials. The scheme thus provides an enhancement to the character and appearance of the Conservation Area through an appropriate and thoughtful redevelopment of the site.

Grey metal cladding, aluminium casement windows, metal and glass balustrades for people to hang their washing on, is not appropriate detailing and complementary materials.

Given that scale is defined as "the size of the building, its elements and its details in relation to its surroundings and the human, the scale of this building is not appropriate.

The developer further suggests,"It (the design) is reflective of the overall built form and commensurate to it. For example 234 Bath Road is a three storey property that addresses a corner plot. There are clear similarities here".

234 Bath Road (the Corner Shop), drops to a single storey as soon as it turns into Francis Street, it does not extend 30 metres as a 3 storey building, this is not a clear similarity. What is clear is that the size of the building does not fit in with Langdon Road where there are no 3 storey buildings.

The design expectation for Conservation Areas in Cheltenham are clear and stated in CP7, "The architectural design of new buildings and alteration of existing buildings should demonstrate a creative response to a specific site and locality. Particular attention should be paid to:

Character -The distinctive features of the locality, its spatial quality, rhythms, density, scale, style and materials all seem to have been ignored or paid lip service to . It is difficult to see where the inspiration for this design has come from.

Layout - This plan is too dense, it does not fit the fine granularity of Langdon Road with its gaps and small front gardens is not reflected in this coarse grained structure built right to the boundary.

Scale -This plan is out of scale with its surroundings

- massing (the arrangement, volume and shape of a building)
- height - The southerly aspect jars with the surrounding houses and is out of proportion.

Appearance

- materials - The materials proposed are not suited to their location.
- detailing - The proposal is vague on detailing and more information is required

No colour images or useful streetscapes have been provided by the developer. A cynic might suggest that this is deliberate, however it may be due to the vagueness of the specified material and detailing. The Architects panel recommended "Three dimensional views in the Design and Access Statement have not been updated to reflect the submitted scheme. This is important when appraising the details".

3D Colour images would also be helpful to the community with whom the developer have not engaged. A view down Langdon Road from the tree would reveal an entirely changed vista with the the North side of Langdon Road completely hidden from view.

NPPF127: Planning policies and decisions should aim to ensure that developments: establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

NPPF 124 "Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF60: applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

The developer does not seem to have taken account of the community which overwhelmingly objected to the size and its proximity to Langdon Road, particularly No.2.

NPPF130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions".

This proposal is poor design it does not follow design guidelines for a conservation area.

NPPF185 ".the desirability of new development making a positive contribution to local character and distinctiveness"

The proposal does not make a positive contribution it detracts from the character of the locale

NPPF64: "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The character of the area is not improved, in fact the development detracts from the character of the area and an opportunity is being missed here, this development should therefore be refused.




19 Langdon Road
Leckhampton
Cheltenham
GL53 7NZ

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PJ

3 December 2018

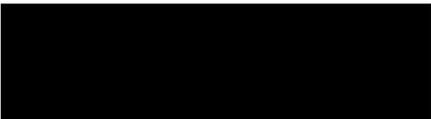
Dear Sirs,

Reference: 16/01515/ful

I write to present my objection to the above reference for your consideration.

I note that the previous application (ref 16/01515/ful) was refused on design grounds, particularly in relation to scale, mass and detail out of keeping with the scale and character of the area. Furthermore, the poor relationship with the dwellings on Francis St was considered overbearing at a detriment to their residential amenity. In relation to the application in question (ref 18/02097) by virtue of design, scale and massing, the proposed scheme again fails to exert a positive influence over the character of the area alongside further impact on residential amenity to the east of the site. This is a core objective of the NPPF and subsequent Local Plan policies are to achieve a high standard of design in new development. This is particularly important in relation to new development within the Bath Road Character Area /Townscape Analysis Map which notes the existing premises as a 'positive building' in which due consideration should be made in relation to its replacement of existing architectural merit and collective value should be considered. The loss of this building in the light of what is proposed is not considered improved in design terms. It is considered that in relation to impact on neighbouring residential amenity and character, the proposal fails to maximise design quality and as a result proposes a building that lacks architectural merit at the expense of residential amenity and quality of life. Further to this, the officer is minded to consider the cumulative impacts of proposals like this on the overall Central Conservation Area and character of the townscape, which is much valued.

Whilst, I understand that there is a need to be a balance of homes and jobs and support the development of new homes in accessible town and local centres, further consideration in relation to economic matters should be considered. The Cheltenham Market Hall space is of local economic value offering a unique A1 (market) floorspace contributing to a diverse range of retail uses within the town centre. No attempt has been made to replace the floorspace for its current occupiers, thus resulting in a loss of a local business which adds to the vitality of this centre's local

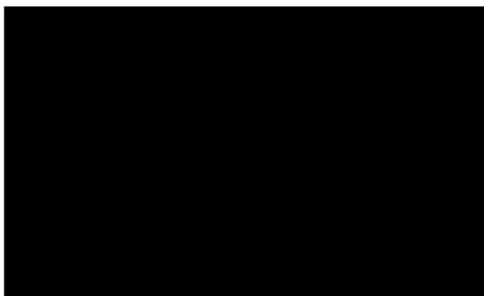


offer. Understanding sites like this are prone to intensification to support wider Local Plan objectives (such as housing in a mixed-use format), the replacement for flexible A1/A3 units detracts from the retail offer (with no demonstration of occupier/end user) and range of units within this town centre, resulting in the loss of a valued local market space.

In relation to housing mix (policy) HS5, the proposal for 8 x 2-beds (and loss of 1 x 4-bed) does not support the delivery of a mix of unit sizes (including need for 3-bed family housing within a town centre) and types to meet the housing needs of Cheltenham. As such proposals are expected to contribute to a mix of unit sizes and tenures in which this proposal does not. Whilst it is accepted two beds are needed, town centre locations for family units (3-beds) should also be a consideration in proposals for housing within town centres.

In transport terms, the proposal includes a dropped curb which would result in the loss of one on-street car parking space with this proposal. Whilst this is not a major issue, it should be a consideration in relation to cumulative impacts and increased pressures on on-street residential parking. On-street parking is already limited and therefore the loss of an existing space is not favourable.

Yours faithfully,





20 Langdon Road
Cheltenham
Glos GL53 7NZ
20/11/2018

Dear Planning Officer

Objections to Proposed Development at 252 Bath Road
Ref number 18/02097/FUL

Overdevelopment of site making it dense with too many dwellings being squeezed on to this site and sits too close to 2 Langdon Road.

Design incompatible for the character of Langdon Road which consists of 2 storey bay fronted semis. The proposed 3 storey building would be overbearing and dominate the landscape and would not reflect the characteristics of the road.

The proposed design consists of too much glass with balconies having metal railings and glass panels which do not blend in with the surrounding area.

There is insufficient detailing to the building : it is set to the boundary with no small front garden; where are the bay windows, pitched slate roofs and brickwork to be consistent with the rest of the road?

Flats are not needed and do not sit well in this location.

There are no amenities for the flats such as gardens, play areas etc.

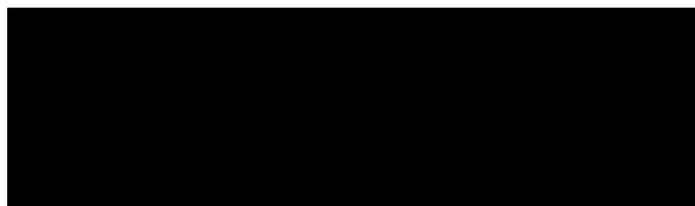
Insufficient parking for the development : parking is already an issue for residents in this road and the development will exaggerate this situation as there will be lost car parking spaces due to the dropped kerb to enable access to the flats. Where would the staff park who work in the proposed retail units?

This is not a brownfield site as it has been developed for years, latterly as a market plus occupied housing.

We do not need further cafes, restaurants or supermarkets as Bath Road is already well stocked with retail outlets.

Langdon Road has previously had problems with flooding and the proposed over development of the site will increase this risk.

Yours sincerely



Planning Department
Municipal Offices
Promenade
Cheltenham
GL50 1PP



21 Fairhaven Road
Cheltenham
GL53 7PH

4th November 2018
Your Ref: 18/02097/FUL

Dear Sirs,

Proposal: Mixed use development comprising 8 flats (Class C3) on upper floors and a retail unit for flexible use as shop (Class 1)/restaurant, café (Class A3) on the ground floor at 252 Bath Road, Cheltenham, Gloucestershire

As a close resident, I am once again driven to put pen to paper in the strongest objection to this application:-

Where else in this, our historic and precious Conservation Area, can zinc cladding, and balconies with metal and glass balustrades be seen.....?!

This proposed ugly monolith, crammed as it would be, into the absolute plot boundaries, could be anywhere in Cheltenham, and is wholly inappropriate for the Bath Road/Leckhampton environs. It's presence would dominate lovely Langdon Road, and blight the face of the neighbourhood, and the trading area.

There is most certainly a pressing need for the redevelopment of the rather shabby Market site – but in a sympathetic manner which would be both aesthetically pleasing, and provide housing and commercial outlets which would further benefit our thriving local community.

Yours faithfully,



1 Langdon Rd
Cheltenham

PLANNING ^{Notes} GL53 7N2

Mr Joe Seymour Rec'd 13 NOV 2018

SERVICES

Dear Sir

Mixed Used development 252 Bath Rd

We have lived at No 1. Langdon Rd for about 50yrs and have watched the gradual decline of the site since the Garden Centre closed down. Obviously something needs to be done but we feel that the present plans are too overbearing and out of character with the surrounding area. The house is too close to 2 Langdon Rd. Parking will still be a problem but I know this has been mentioned before!

Yours faithfully



7 Leckhampton Road
Cheltenham
GL53 0AX

CBC Planning Department
Municipal Offices
Promenade
Cheltenham

22 November 2018

Ref: 18/02097/FUL 252 Bath Road Planning Application for flexible A1/A3 Retail and 8 dwellings

Dear Sir or Madam,

I wish to lodge my objections to the latest proposal to develop the above building for the following reasons:

The design does not meet Cheltenham Planning's own Policy guidelines for the Conservation Areas*:

*** Create designs of a size consistent with its surroundings and the human form.**

The overall design does not compliment the fine Victorian houses in Langdon Road – it is also far too large and will completely dominate the buildings around.

*** The design does not pay attention to the rhythm, density, scale and granularity of the surroundings.**

It is alien to all of the above points and in my opinion the design should be rejected. This design, three storeys high, with two mixed-use retail units on the ground floor and eight residential units would be so dense it would be completely at odds with the houses in Langdon Road. The scale and density of the building really does look like it is being driven to maximise profit, rather than create a building that would be in harmony with the surrounding buildings and would be an asset to the local area.

I would be interested to know whether the living space for these proposed apartments comply with the minimum living space recommended by the Royal Institute of British Architects (RIBA).

*** Create designs that are suited to their location and have appropriate detailing.**

Grey zinc cladding, balconies with metal balustrades and glass panels are alien and do not compliment the style of houses in Langdon Road.

*** Create dwellings with an amenity.**

The proposed design has not incorporated any amenities for residents – particularly families with children. There are no gardens or play areas in this plan.

Parking for vehicles

The number of planned parking spaces is inadequate because it does not allow for families with more than one car, visitors with cars, and access for delivery vehicles to the retail units. This would have a negative impact on the residents in Langdon Road and surrounding areas, which is already overcrowded with cars, as people struggle to find parking spaces.

In my opinion, it would be far better to have a two-storey building (or buildings) with less density and more facilities that would compliment the houses in Langdon Road and Bath Road. This is an opportunity to create a building that could be an asset to the local community.

PLANNING

Rec'd 13 NOV 2018

SERVICES

39 Langdon Road
Heckhampton
Cheltenham
GLOS
GL53 7NZ

13.11.18

Dear Sir or Madam

I object to this application
it is still too over developed and out of
keeping with our road. I live at the other
end of Langdon Road and had a development
built opposite me which fits in with the
area. 36A-36B. Since the one way system
came in, parking in our road has got worse,
As for as a restaurant and cafe I don't think
we need another, and where are they going
to park.

Yours sincerely



[REDACTED]
17, Francis St.

Cheltenham GL53 7NY

Ref. 18/02097/FUL

252 Bath Road.

App. for ~~flexible~~ flexible.

Retard + 8 dwellings.

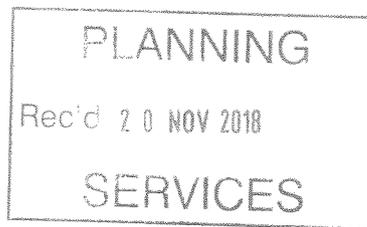
My objections: -

- ① The development is not in keeping with Langdon road properties
- ② Not suitable materials used.
- ③ Parking - a big problem
- ④ Flooding this has happened.
- ⑤ Change of use.

[REDACTED]
PLANNING

NOV 2018

SERVICES



15 Ewlyn Road,
Leckhampton,
Cheltenham. Glos,
GL53 7PB
18/11/18

Mr Joe Seymour, Planning Officer,
Planning Department,
Municipal Offices,
Promenade,
Cheltenham, Glos
Your ref: **18/02097/FUL**

Dear Mr Seymour,

The proposed plan in Langdon Road for a 3 storey building of 8 apartments & a ground floor retail unit, possibly a restaurant/cafe is totally out of keeping with the existing properties in Langdon Road & the immediate area & if it went ahead would change the aspect of this lovely area of Leckhampton for ever. The properties at the Emmanuel church end of the road which were built in 2008 are at least in keeping with all the other properties in the road which were built in 1908 & are all 2 bedroomed semis with small front gardens.

The proposed buildings are all in 1 block with no gardens & what about the parking? There will be loss of parking space to allow entrance to this development & parking in Langdon Road is already choc-a-block. This will also make a difference to parking in other roads in the immediate area which is already difficult.

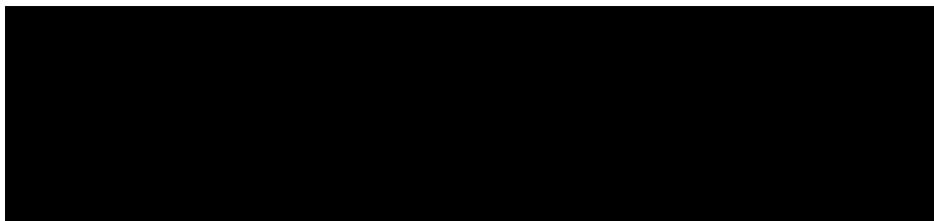
Do we really need another restaurant/cafe as we are already blessed with very good & varied eating establishments in Bath Road?

Would this development have an effect on any future flooding which has occurred fairly recently in Langdon Road/Frances Street?

We presume that it wouldn't be families with young children who would want to live in these apartments as there would be no immediate outdoor space for them.

This is definitely not a reasonable plan for our area!

Yours sincerely,



PLANNING DEPARTMENT
MUNICIPAL OFFICES
PROMENADE
CHELTENHAM
GL50 1PP

7 NOVEMBER 2018



REF: 18/02097/FUL 252 BATH ROAD

I WISH TO OBJECT TO THIS APPLICATION FOR THE
FOLLOWING REASONS:-

Cheltenham Planning Policy guidelines state that planners in Conservation Areas should:

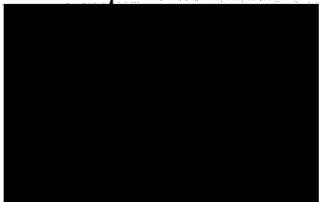
Create designs of a size consistent with its surroundings and the human form. Not met: the development is completely inconsistent with its surroundings. Langdon Road has 2 storey bay fronted semis; this is a massive 3 storey monolith completely at odds with its surroundings. It will loom large and dominate the street!

Create designs of character that pay attention to rhythm, density, scale and granularity of the surroundings. Not met: this development is so dense it's almost solid; the fine granularity of Langdon Road with its gaps and small front gardens is not reflected in this coarse grained structure built right to the boundary.

Create designs that pay attention to arrangement, volume and shape of the building (massing). Not met: this building has been arranged to hold as many dwellings as possible and that has driven the volume and shape. This block of flats could be anywhere. Do you want it here?

Create designs that are suited to their location and have appropriate detailing. Not met: where are the bay windows, polychromatic brickwork, pitched slate roofs and small front gardens, characteristic of Langdon Road? Is red brick with grey zinc cladding, and balconies with metal balustrades and glass panels appropriate to the area?

Create dwellings with amenity. Not met: no gardens, no play area, flats with balconies are not intended for families.



31 EXMOUTH STREET
CHELTENHAM
GL53 7NR

3 Alscourt, Fairfield Parade,
Cheltenham, GL53 7 PJ

Telephone: [REDACTED] Email: [REDACTED]



Mr. J. Seymour
Cheltenham Borough Council
PO. Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

8 November 2018

Dear Mr. Seymour,

Proposed development for 252 Bath Road, Cheltenham. Yr. Ref: 18/02097/FUL

I refer to the letter I received from Tracey Crews dated 24th October 2018 regarding the above.

Whilst this is an application for 252 Bath Road, the developers seem to have overlooked the fact that most of his development is **NOT** on the Bath Road, but on Langdon Road, and consequently the current application is totally unsuitable. Any developer should place emphasis on what the building will look nestled into the conservation area of Langdon Road.

My reasons for saying this proposed development is totally unsuitable are as follows:

I am led to believe that the policy guidelines of Cheltenham Borough Council (CBC) recommend that planners in a Conservation Area should: Create designs of a size consistent with its surroundings. A three-storey block, with a commercial element do not meet your criteria in this respect, being immediately adjacent to two storey houses with pitched roofs in the Conservation Area.

Also, that designs are suited to their location and have appropriate detailing. Metal cladding whilst it might be appropriate for an industrial estate, or a trendy area of a go-ahead city location is definitely not suitable for an area of pitched roofed houses, with attractive brickwork, and bay windows.



The Corner Shop is the tallest building

I believe that the developers have referred to 234 Bath Road as being a three-storey property on a corner plot, as having similarities with the proposed new development. If one stands on the corner outside the Norwood Arms, and looks at properties from 234 Bath Road (The Corner Shop) to 252 The Bath Road Market, the Corner shop sticks out like a sore thumb as most of the buildings on the Bath road are just one storey above the shops. I sincerely trust that CBC planners in the 21st century will not permit the same sin to be committed as their former colleagues did, by permitting such an out of scale development.

**3 Alscourt, Fairfield Parade,
Cheltenham, GL53 7 PJ**

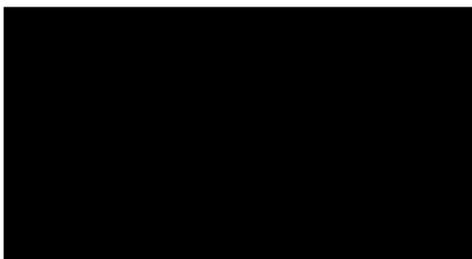
Telephone: 01242 263 284 Email: vpawlyn5@gmail.com

CBC Planners and Councillors may remember that in 1984 Prince Charles described the extension to the National Gallery as “monstrous carbuncle on the face of a much-loved and elegant friend” Whist Langdon Road might not be described as elegant, a development such as the one proposed would certainly be a carbuncle on Langdon Road and the conservation area in this part of Cheltenham.

The Bath Road Market building seen from Langdon Road is not attractive, and this is a golden opportunity to improve the look of the area. Providing more housing is a good idea to be welcomed, but any development must provide a visual asset to this part of Cheltenham. The current proposal is the complete opposite and should not be permitted.

There are currently some good examples of sympathetic development in Cheltenham, e.g. the new houses on the Gloucester Road near the railway station, the houses on the old Police HQ site which have pitched roofs. So, may we please have something which will benefit the area by its appearance? and be a credit to: architects, planners and our locality community - the latest proposal is not.

Yours sincerely,



10Fairfield Park Rd
Leckhampton
Cheltenham
Glos GL53 7PQ

Planning Department,
Municipal Offices,
Promenade,
Cheltenham,
Glos



Reference: 18/02097/FUL 252 Bath Rd

3rd November 2018

Dear Sir/Madam,

I am writing to object to the proposed building for this plot. It seems obvious to me from the drawing that the building is all wrong for this road.

First of all: do we need more shops and restaurants? We seem to have adequate provision in this area already. Especially as so many shops are closing or are turned into charity shops. We also have plenty of cafés/pubs etc.

Secondly: the building is too big and brutalistic. It doesn't fit in with the surrounding buildings because of it's width, height and sheer mass.

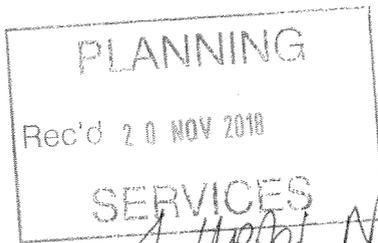
Thirdly: the materials don't agree with the houses close by; I feel that much more should be done to integrate the design. I also understand that the quality of the materials has not been decided. Does this mean we can look forward to cheap modern bricks, completely out of tune with the dwellings nearby?

Fourthly: why are there no green areas planned, even small ones? And why does the building have to extend into the Leckhampton Rd so far that it endangers the big tree on the corner?

And last: I do not see that this design agrees with the human form. What is so wrong with what is already there; can't we maintain or improve the existing arrangement?

Yours faithfully





~~4 Upper~~ Norwood St,
Cheltenham

To whom it may concern,

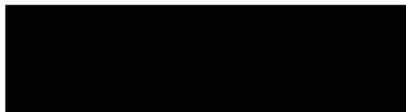
Please say

No to planners/deliverers of
Bath Road Market site.

This site is part of the character of
this wonderful individual Bath Road,
can't be many individual streets left.

These plans do not fit into any form or
style of this area and can only be of
profit reasons on behalf of the developers,
so keep this much needed and loved area
of Bath Road just as it is

Yours





26 Mead road
Cheltenham
GL53 7DT
11/11/18

Planning Dept.
Cheltenham B.C.

Dear Sir/Madam

REFERENCE 18/02097/FUL- 252 BATH ROAD

We wish to object to the application to develop 252 Bath Road for retail and 8 dwellings to replace the existing market.

We feel that the present market use of the site enhances the amenity and attractiveness of the Bath Road retail area for shoppers and its replacement by a restaurant and a supermarket is unnecessary as there are already many pubs, cafes and restaurants in the vicinity. There are also 3 supermarkets in the area as well as other excellent specialist shops. The proposed development will therefore reduce the variety provided at present by the existing market traders.

We also feel that the proposed development is out of character for the area and does not meet the requirements of the planning guidelines that the development should be both of a size and of a character consistent with the surrounding buildings. The 3-storey design is out of scale with the area and the design is neither compatible with buildings in Bath Road nor Langdon Road. In particular the solid nature of the building fronting Langdon Road is totally incompatible with the suburban nature of the small bay-fronted semis in the road and is built too close to No. 2.

If any development is to be considered on this site it should be of a small scale similar to the 2008 development at the other end of Langdon Road.

Yours faithfully,

