

<b>APPLICATION NO: 18/01869/CONDIT</b>		<b>OFFICER: Miss Michelle Payne</b>	
<b>DATE REGISTERED:</b> 15th September 2018		<b>DATE OF EXPIRY :</b> 15th December 2018	
<b>WARD:</b> Park		<b>PARISH:</b>	
<b>APPLICANT:</b>	Mr A Jones		
<b>LOCATION:</b>	Lypiatt Lodge, Lypiatt Road, Cheltenham		
<b>PROPOSAL:</b>	Variation of condition 2 on planning permission ref. 17/01380/FUL to allow for alterations to the bin and cycle store, and to provide 2no. additional parking spaces		

## REPRESENTATIONS

Number of contributors	<b>2</b>
Number of objections	<b>2</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

Flat B  
17 Lypiatt Terrace  
Cheltenham  
Gloucestershire  
GL50 2SX

**Comments:** 24th September 2018

The proposed refuse/bicycle store, which, (minus cladding) has already been constructed, is in prominent and intrusive view from our living room.

The elevations on the submitted drawing appear to indicate a height of 2500mm. Although we are unable to access the site to measure, we are concerned that the constructed height exceeds the 2500mm. We ask that this be checked and corrected if shown to be in excess of the submitted proposal.

A further observation is that the double doors serving the main refuse store when opened, will block access for wheeled bins. The architects therefore, may wish to review this aspect of their design.

Crofton  
37 Andover Road  
Cheltenham  
Gloucestershire  
GL50 2TH

**Comments:** 8th October 2018

Further to my previous conversation with Dan, I note down my concerns and objections as follows.

The contractors used a very high hoarding constructed above our garden wall and hence only after the bin/refuse store was nearly complete did we notice that it was being constructed to a height of nearly twice the height of our garden wall (please see photo

attached during construction - it is higher now! AVAILABLE TO VIEW IN DOCUMENTS TAB) and this is completely different from what is illustrated on; -

Drawing: P R O P O S E D C Y C L E & R E F U S E S T O R E P L A N 1:25@A1 / 1:50@A3 - Proposed West Elevation at Lypiatt Lodge, Lypiatt Road.

I am now extremely concerned that the owners are intending to increase the size of the refuse/cycle store and it is already substantially overbearing due to its extreme height (it is much higher than expected as it does not match the submitted plan of the west elevation above).

This extreme height is unnecessary as the ground level could be reduced so the building would match the west elevation plan - the levels on that site are up and down at different places for no particular reason.

Could this store not be built wider instead of longer and hence we would not be faced with this unnecessary overbearing height on our boundary garden wall adjacent to where we sit outside?

Also, I have noticed that ventilation holes have now been made right next to our boundary. It is a bin store and as such is likely to have very bad smells coming from it and to have them directed directly at where we are sitting seems unfair and an environmental concern/issue. (Although there might be a management company in place, there are several examples of high end flats in Cheltenham where the smell from the bin stores is terrible as the management company do nothing about it).

Could the ventilation holes be on the opposite elevation and hence not directed at our sitting area?

I would welcome you to visit to see the situation from our property.

Thank you for your time, call me at any time to discuss, thank you.