

APPLICATION NO: 18/02630/FUL		OFFICER: Mr Daniel O Neill	
DATE REGISTERED: 28th December 2018		DATE OF EXPIRY : 22nd February 2019	
WARD: College		PARISH:	
APPLICANT:	Mr Edward Vickers		
LOCATION:	14 Regency House, Humphris Place, Cheltenham		
PROPOSAL:	Erection of an external awning over sitting room window		

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

25 Sandford Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FA

Comments: 23rd January 2019

The application is for a fabric awning to be erected on the external elevation front fascia wall of number 14 Regency House.

One of the councils originally building condition is condition 35.

Text of condition 35 states:

No wires, pipe work, satellite dishes or other aerials, alarms or other paraphernalia shall be affixed to the external elevations of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect and maintain the character and appearance of the area in which this development is located in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design. Careful consideration has been given to the detailed design of this development and its relationship with neighbouring properties."

I am sure you can appreciate that if this condition was to be rescinded, it would lead to numerous planning applications for awnings of every design and colour being erected on the development, then opening the floodgates for other paraphernalia fittings on the exterior elevations of the buildings at Thirlestaine.

The condition 35 is in place to protect the structure of the buildings as well as the aesthetics of the development.

Presumably the many conditions first specified by the Council form a contract with the developer Berkeley Homes, this then would be part of the contract Berkeley Homes made with the purchasers of the apartments and houses situated in the Thirlestaine development.

Thirlestaine development is quite unique within the greater Cheltenham area so surely the application should be refused and the applicant advised to seek a alternative solution such as a free standing umbrella system.

We really need to maintain Thirlestaine Hall and the buildings and grounds in its curtilage as it's Heritage Value to Cheltenham is so important.

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Another issue apart from condition 35 for the Planning Officer and Planning Committee to consider is Chiroptera (scientific name for bats). Natterer's bats and Bechstein's bat are a protected species and native to Gloucestershire and I understand local colonies regularly visit the Thirlestaine conservation garden areas.

The Proposed permanent fitted awning is on a fourth floor patio of Regency House which is directly opposite to the tree canopy area, and as bats use an echolocation system for navigation, a permanent fabric awning of this type would interfere with this habitat and should be thoroughly investigated when considering this application, keeping in mind the many more awning and paraphernalia planning applications that would arise should this application be approved.

I respectfully request you reject this application.

3 Thirlestaine Place
Cheltenham
Gloucestershire
GL53 7ED

Comments: 15th January 2019

I strongly oppose the erection of this awning which fixes to the fabric of the building known as "Regency House".

There are very stringent guide lines to structures added to the outside of buildings inside the development at Thirlestaine Park (no 35 in terms and conditions) and if planning permission is granted for this awning it will pave the way for numerous other structures to be added to other properties at Thirlestaine Park. In theory, all owners will be able to apply for planning permission for outside awnings for all individual dwellings over the whole site. This includes balconies, terraces etc and will end up with a hotch potch of different structures. Some people will maintain them, others won't. All these apartments are leasehold, so presumably need permission from the freeholder.

An alternative for this awning would be a free standing awning or parasol with no damage to the fabric of the apartment block. They come in a wealth of sizes and styles. I'm sure the applicant would be able to find one which is suitable as an alternative.

The applicant says there are no objections from the immediate neighbours. I understand from one of the owners of an adjacent property that this is because, if planning permission is granted for 14, Regency House, he intends to erect a similar structure.

I'm sure many more will follow suit.

This is a beautiful development with beautiful gardens. Please let us ensure that we do our best to keep the site this way.

7 Thirlestaine Hall
Thirlestaine Place
Cheltenham
Gloucestershire
GL53 7ES

Comments: 18th January 2019

I refer the Planning Officers/Committee to Planning Condition 35 in relation to this development. Approval of this application will almost certainly lead to similar requests and is highly likely to have a detrimental impact on the general appearance of this site.

17 Sandford Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FA

Comments: 23rd January 2019

I consider the proposed awning to be entirely out of keeping with the design, appearance and character of the building.

The proposed awning is more suited to a Benidorm hotel rather than a fine regency building in Cheltenham and would have a seriously negative influence on its character.

With less than half the sunshine hours of Spain (Met Office statistics) the value of the proposed structure is highly questionable.

The proposed awning would be fully visible to anyone within the beautifully manicured gardens.

27 Sandford Court
Humphris Place
Cheltenham
Gloucestershire
GL53 7FA

Comments: 21st January 2019

I object to this planning application for the erection of a fabric awning to the front fascia wall of 14 Regency House.

One of the council's original building conditions for the Thirlestaine Park development is listed under condition 35 which states:

"No wires, pipe work, satellite dishes or other aerials, alarms or other paraphernalia shall be affixed to the external elevations of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and maintain the character and appearance of the area in which this development is located in accordance with Local Plan Policies CP3 and CP7 relating to sustainable environment and design. Careful consideration has been given to the detailed design of this development and its relationship with neighbouring properties."

Adding an awning to the building will go against this and will no doubt open the way for other similar planning applications for awnings in all shapes, sizes and colours to be made by other owners at Thirlestaine Park which will have a lasting visual impact for owners as well as affecting

the external elevations. Surely an alternative freestanding umbrella system could be used which would not affect the building itself.

The Thirlestaine Park development was built by Berkeley Homes to a high standard and needs to be kept that way for all to enjoy now and in the future.

1 Regency House
Humphris Place
Cheltenham
Gloucestershire
GL53 7EW

Comments: 23rd January 2019

We very strongly object to application 18/02630/FUL at 14 Regency House. If this proposal is allowed it would set a precedent for other owners to apply for awnings over their balconies and could end up with a 'Hotchpotch' of awnings on all buildings on Thirlestaine Estate which are against the conditions (Condition 35) by which the apartments were sold.

This is a unique development in Cheltenham and owners purchased their properties with the expectation that it would be kept as conditions of sale promised.

We confirm that we very strongly object to this proposal and request that it be firmly rejected.