

APPLICATION NO: 19/00423/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 16th March 2019		DATE OF EXPIRY :
WARD: Battledown		PARISH:
APPLICANT:	Mr Dominic Richardson	
LOCATION:	Land and Garages at King Alfred Way, Cheltenham	
PROPOSAL:	Demolition of garages and construction of 4no. three bed dwellings with associated external works (revised scheme following previous grant of planning permission ref. 17/02110/FUL and 18/02621/CONDIT to include additional floor to plots 1 & 2)	

REPRESENTATIONS

Number of contributors	10
Number of objections	10
Number of representations	0
Number of supporting	0

51 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 7th April 2019

We object to this revision as we feel the proposed third floor to this development would have a negative visual impact to the area. It would be the tallest building in the neighbourhood and feel rather imposing, over shadowing the adjoining traditional housing.

While we did not object to the original application we feel this revision would compromise the visual impact of the area.

45 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 2nd April 2019

The height level of the unfinished properties is already blocking the view that we once had of the hills behind and I feel that the extra height on top is now going to block the view completely and will now invade our personal space as they will be looking directly down onto our gardens which is not acceptable to us. There is no need for the extra level on top of these properties and this should have been made public at the very first stages of planning, not at the end stage, seems very rushed and not well planned at all.

1 West Way
Coltham Fields
Cheltenham
Gloucestershire
GL52 6TH

Comments: 3rd April 2019

I am writing to lodge my objection to the addition of a floor to plots 1 & 2 specifically on this planning.

Firstly I am somewhat surprised that we did not receive notification of any request for building in the outset, given the properties in question are clearly visible from my house. However on discussing this with neighbours in the area, it appears the workaround on this is that as I am not a boundary property there's no legal requirement to inform me - useful, well with this in mind then the property should not invade my privacy then?

I have gone from living in a house with no one overlooking me to having two now 3 story houses looking straight into my garden, lounge and one of the bedrooms.

The building of two storey houses that have balcony windows with a view down into my garden was something I wasn't entirely happy with however I could see how I could allow greenery in my garden to grow to assist in slightly obscuring their clear view.

I now see a request for and the appearance of the 3rd floor and find this entirely unacceptable.

These houses are the tallest properties in the entire area and now look down into my and a number of other gardens. I have a small child and do not want anyone looking in to my garden with full view of what my young family are doing in our own private space.

I will not be able to block any view of a building this high, nor should I have to.

How can any planning be granted for 3 storey houses squeezed onto this strip of land?

41 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 1st April 2019

We object in the strongest terms to the proposal to add an additional floor to plots 1 & 2 on the grounds that they will only increase the already significant negative impact upon our privacy at 41 Hales Road. The existing building already allows occupants to see directly into our rear garden and rooms at the rear of our property. An additional floor with full height windows will add further to this situation.

Additionally, as it stands the buildings are already out of proportion with the local area and having two three story blocks looking down on properties #31 to #31 is totally unacceptable from a of loss of privacy, amenity and light perspective. The issue of loss of light will also impact upon properties such as ours which are close to the other side of King Alfred Way.

There is also the issue of occupancy and associated factors such as noise and vehicular access. Parking is constrained on the site at present and adding scope for more residents with the potential for additional parking needs will only make the situation worse.

I suggest that planners visit the site and view it from properties that will be affected i.e. #31 through to #41 rather than make decisions based upon drawings and promises submitted by developers.

35 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 6th April 2019

This looks directly over my garden and will completely dominate my home and garden. The proposed third storey will block my light and impair my privacy as well as having a detrimental visual impact. This does degrade the area as there are no other 3 storey in the immediate area and not in keeping with 100 year old properties.

33 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 28th March 2019

We and our neighbours strongly object to the proposal at reference, which increases the height of already approved buildings and turns two storey into three storey buildings. We object chiefly on grounds of loss of privacy, amenity and loss of light.

Any visitor to the neighbourhood looking from our homes and gardens would appreciate how out of proportion these towering buildings would be. We suggest you make a visit instead of relying on paper plans, and view the area from the home perspective since an inspection from the higher land level of the building site can only give a biased view.

Changing the approved buildings in this way would cause major loss of light to our homes and gardens. The impact is high since properties 1 and 2 stand between our houses and the rising sun (homes directly impacted include at least 31, 33, 35 and 37 Hales Road). The impact is exaggerated because of the differing land levels between our homes and the land on which these buildings stand: the proposed change effectively blocks morning sunlight from the ground floor of our homes.

Changing the approved buildings in this way would interfere with privacy to an unacceptable degree. The two storey dwellings were presented on paper as if the use of frosted glass on side facing windows tackled privacy issues but this is deeply misleading. Once the angling is taken into account, properties 1 and 2 already have windows which look into bedrooms at the rear of our home. There are at least five windows on the approved buildings which violate the privacy of our home and garden, with a similar effect on neighbouring homes. However, the fact that most of these exist at two storey height means some partial screening may be possible, although the effect is already very intrusive. The presence of windows on a third floor, at a height which cannot be screened, would effectively destroy our remaining privacy and the enjoyment of our own homes and gardens.

Changing the approved properties in this way would constitute loss of privacy and amenity. The partially finished buildings already have a looming aspect and dominate existing homes, the impact being exaggerated because of differing land levels between the site and Hales Road, and the fact that the new buildings are so close to the boundary line. Three storey buildings are out of proportion to everything else established in the vicinity, business or residential. It was always misleading to present approved properties 1 and 2 as if they were similar to an existing pitch-roof annex to number 37 Hale's Road: their flat roofs and the differing land levels already make the two storey buildings loom large, block more light and have windows at greater heights than would an equivalent pitch-roof property in the same spot. However, the addition of a third storey to these buildings would have a gross effect, blocking sight lines to established trees and being visible from the main street Hales Road, and from homes to the north of King Alfred Way as well as from our neighbouring homes and gardens. This disproportionate third storey would be a blight on what is otherwise a reasonably open and pleasant stretch of King Alfred Way, containing brick-built buildings of reasonable domestic height. Residents of Coltham fields have already complained at the invasive and looming effect of the changed properties 3 and 4, and the current proposal is far more visible from public spaces.

Making the buildings larger would also be likely to increase the number of inhabitants, and therefore put more pressure on parking in what is a very limited site. The road safety and parking issues in King Alfred Way were a source of local objection to over-development of this site. Making the buildings larger also may make them less affordable, and there is a shortage of affordable housing in our area.

31 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 26th March 2019
Letter attached.

29 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 2nd April 2019
Letter attached.

27 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

Comments: 2nd April 2019
Letter attached.

25 Hales Road
Cheltenham
Gloucestershire
GL52 6SL

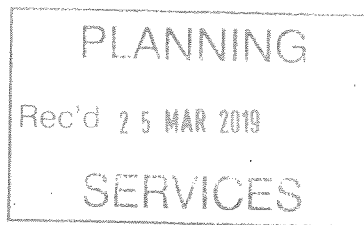
Comments: 8th April 2019
The currently half-constructed development of four houses is not in keeping with the local area in both height and aesthetics.

There are no examples of a three-storey house on this elevated side of Hales Road. The proposed third storey amounts to an eyesore and dominates the skyline when compared with the sympathetically converted lofts utilised by other properties to create extra space. The height and orientation mean that the property overlooks many of the back gardens along the East of Hales Road. This is made worse by the fact that these properties have not been overlooked in this way before, introducing an unwanted precedent to the local area.

We originally objected to the development on the basis that 14 garages were proposed to be removed when a serious parking issue exists on Hales Road. The garages were fully used as far as we could tell (also noted by the transport assessment which presumed the same), which means there are fourteen extra vehicles needing somewhere to park. Adding four new bedrooms to this small development has the potential to make the Hales Road parking issue worse as there is no proposed increases in parking on the development and certainly no space on Hales Road.

Please note we would have objected to the third storey of plots 3 and 4 however we unfortunately missed the deadline.

Please consider this an objection to the proposed plan.



31 Hales Road
Cheltenham
GL52 6SL

22nd March 2019

Planning: Environmental & Regulatory Services
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

For the attention Miss Michelle Payne, Planning Officer

REFERENCE: 19/00423/FUL

Proposal: Demolition of garages and construction of 4no. three bed dwellings with associated external works (revised scheme following previous grant of planning permission ref. 17/02110/FUL and 18/02621/FUL to include additional floor to plots 1 & 2) | Land And Garages At King Alfred Way Cheltenham Gloucestershire

Planning permission was originally granted for 4, two storey, two bedroom dwellings, despite several objections, one being that this was an over development of the site.

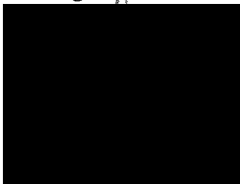
With planning permission subsequently granted for Plots 3 and 4 to have an additional storey added and extra bedroom, and now a request for the same on Plots 1 & 2, this is a definite over development of the site

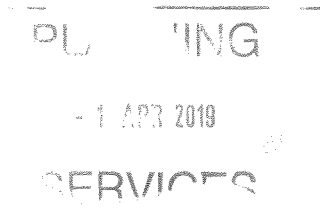
Increase in bedrooms gives the potential for a bigger household. With this in mind there is also potential for more cars per household and there is little or no room for any additional car parking within this development. This will ultimately have a negative impact on the parking and traffic issues, and subsequent safety, already experienced in King Alfred Way and surrounding areas

The added storey on Plots 3 & 4 is near completion. As the building is on a higher elevation than the properties on Hales Road it appears very imposing. The very close proximity to the boundary lines, and now increased height, has had a detrimental effect on the appearance of the landscape; the image that now hits us is a very high brick wall. This severely overshadows the gardens and our privacy is also compromised. For these reasons I am strongly against Plots 1 & 2 being granted the same permission.

Please note I was not in receipt of consultation of the amendments for Plots 3 & 4 and given chance to comment. I would have strongly objected to the additional floor being granted.

Regards





29 Hales Road

Cheltenham

GL52 6SL

1st April 2019

Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Dear Miss Crews

Re Planning Application 19/00423/FUL; Land and garages at King Alfred Way Cheltenham

I wish to make you aware of my objections to the proposal of the above planning application for plots 1 and 2 of the above site. As my property is adjacent to plots 3 and 4 where an extra floor has already added, the height and size of the building has now caused a lack of light to both my garden and my home. I also find the imposing height and size of the building dominates my home and view due to the difference in level of my home in relation to the new building. The planning application for plots 1 and 2 for an extra floor will have an even more negative effect on my home and garden blocking out more light and placing my garden into full shade as the sun rises from behind the plots 1 and 2. I also have concerns about the extra floor addition and the windows on the plots 1 and 2 as they will cause lack of privacy in my garden, and once again I will have high walls in vision from my home.





27 Hales Road
Cheltenham
GL52 6SL
1st April 2019

Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Dear Miss Crews

Re Planning Application 19/00423/FUL; Land and garages at King Alfred Way Cheltenham

We wish to make you aware of our strong objections to the proposal of the above planning application for plots 1 and 2 of the above site. As our property is adjacent to plots 3 and 4 where an extra floor has already been added and in the unfortunate circumstances of us missing the date of objection for this construction due to family illness, we much to our regret and dismay now have face the full impact this extra floor is having on our property. This causing loss of light to our home and garden due to the height and size of the added floor and difference of levels between our home and that of the site on which the homes are being constructed. The new planning application for an extra floor on plots 1 and 2 will have an even larger impact on our garden, causing complete shade and lack of light to our home, due to plots 1 and 2 blocking out the rising sun. We are also impacted with the view from our home, from' both our ground and upper floor windows as we are now faced with a brick wall at the end of our garden once again due to the height and size of the additional floor. This also concerns us with the application of planning for an additional floor for plots 1 and 2 as we would have more high walls in our visual sight from our home. In addition to this the angle of windows on plots 1 and 2 will have an effect on the privacy of our garden and that of our neighbours. Residents of both Coltham Fields and Rosehill Street have expresses their concerns about the negative effect the windows on the houses of plots 3 and 4 will have on the privacy of their homes and gardens. We feel the construction of the properties and the new planning applications being presented in increments are not taking into the account the modifications to the original plans and how the height of the new homes are creating a negative effect on our home and the homes in the surrounding area.

We will be grateful if the council will take into consideration our concerns of this application

