

<b>APPLICATION NO: 19/00450/FUL</b>		<b>OFFICER: Mrs Victoria Harris</b>
<b>DATE REGISTERED:</b> 7th March 2019		<b>DATE OF EXPIRY :</b> 2nd May 2019
<b>WARD:</b> Leckhampton		<b>PARISH:</b> Leckhampton
<b>APPLICANT:</b>	Mr Andrew MacDonald	
<b>LOCATION:</b>	8 Giffard Way Leckhampton Cheltenham	
<b>PROPOSAL:</b>	Demolish rear extension and garage. Two storey rear extension. Replace entrance porch	

## 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>

6 Giffard Way  
Leckhampton  
Cheltenham  
Gloucestershire  
GL53 0PP

**Reason(s)**  
NONE GIVEN

### Comments:

The proposal calls for the demolition of the applicant's garage. That garage is currently semi-detached with my garage. The demolition will expose what is currently an internal wall between the two garages.

I do not object to the planning application in principle but I am concerned about the effect the proposal will have on my garage. I ask that if the application is granted it is granted with conditions to secure the structural integrity of my garage.

I would ask that it is a condition of granting the application that:

- The current internal wall between the two garages is made a proper external wall for my garage;
- The foundations for that wall are made suitable for such an external wall;
- Any necessary strengthening of the foundations arising from the extension or the works is carried out;
- The roofing of my garage is made secure and weatherproof as necessary in consequence of the demolition of the applicant's garage;
- My garage is made good, properly finished and its structural integrity secured

10 Giffard Way

**Reason(s)**

Leckhampton  
Cheltenham  
Gloucestershire  
GL53 0PP

NONE GIVEN

**Comments:**

Whilst we do not object to the principle of the applicant extending the property, we are concerned about the size and scale of the proposal and the impact it will have on the character and appearance of the area. As a result, we would like to see the proposal revised to reduce the depth of the extension.

Giffard Way's character is that of a series of detached and semi-detached 2 storey dwellings, which where they have been extended are extended at a single storey level to the rear. This 2 storey extension represents a significant extension rearwards, which would have an overbearing impact on the neighbouring dwellings.

In terms of the plans, it is noted that there is a discrepancy between the north side elevation window at ground floor (garden room) which is longer on the elevation, than it is on the floorplan. This will need amending in any event.

We would be grateful if the above concerns were taken into account in the determination of the application.