

APPLICATION NO: 19/00431/FUL		OFFICER: Mr Craig Hemphill	
DATE REGISTERED: 6th March 2019		DATE OF EXPIRY : 5th June 2019	
WARD: Hesters Way		PARISH:	
APPLICANT:	Cheltenham Borough Homes		
LOCATION:	Monkscroft Villas, Princess Elizabeth Way, Cheltenham		
PROPOSAL:	Demolition of existing building and redevelopment of site to provide 27 dwellings. Including a part four three and two storey block of flats comprising 25 apartments (20 one bed & 5 two bed units). Along with 2 two bed semi-detached houses with ancillary car parking, cycle/bin stores and associated landscaping. Alterations to existing pedestrian and vehicle access.		

ADDITIONAL REPRESENTATION

33 Pinewood Drive
Cheltenham
Gloucestershire
GL51 0GH

Comments: 23rd May 2019

All of the comments below relate to the latest revised drawings and submission (Date Published: - 15th May 2019) of the Revised proposed elevations (Design Drawing Ref - 170989-1500-P05-Proposed Elevations:-

1. West Elevation 3 storey + roof terrace (rear facing) - the latest revised drawing continues to remain (from an existing 2 storey set of properties) an overwhelming visual impact onto our property with considerable reduction in the amount of visible sky throughout the four calendar seasons.
2. West Elevation 3 storey + roof terrace (rear facing) - the latest revised drawing continues to remain an overbearing and overwhelming height and mass (albeit slightly reduced) of building structure that will have an immediate and long lasting substantial loss of light both from morning sunlight as well as natural daylight to the rear of our property as well as that of our neighbours property.
3. West Elevation 3 storey + roof terrace (rear facing) - the latest revised drawing continues to remain a mix of windows (14 inc. patio door) all of which have the ability to be opened (regardless of the type of glass used) and overlook our property and that of our neighbours.
4. West Elevation 3 storey + roof terrace (rear facing) - the latest revised drawing continues to present a total loss of privacy in both our garden and home by going from a terraced row of 2 storey properties to a 3 (plus roof terrace) / 4 storey block of flats. The impact of this substantial change simply cannot be quantified.
5. West Elevation 3 storey + roof terrace (rear facing) - the latest revised drawing continues to encompass the communal roof terrace (4th storey). This, in effect, is a glass greenhouse visibly available and open to everyone to look into our garden and home (along with neighbouring properties) with total disregard for our (and that of our neighbours) privacy. In addition, the revised design remains and maintains to the original submission in terms of height thus bringing the overall height of the structure to 4 storeys.
6. Design ref: 170989-1510-P05-Proposed Section A-A_B-B & C-C.

- i. Drawing Design 1 Proposed Section A-A Scale 1:200. The stated
- ii. Centre of ground floor window (angle of 25.00 degrees) should be revised and amended to reflect that the 3rd and 4th Storey remain at a significantly steep angle of elevation to which our privacy and natural light remain seriously affected.

In summary, whilst we acknowledge that continued minimal efforts of revisions to the original submission have been produced, this does not go anywhere near far enough in addressing the monumental impact this development will have on our property. Our property is located at the narrowest and lowest lying land point of the proposed site development and as a result we therefore suffer the greatest impact of chance proposed by this development. We cannot stress highly enough the impact this proposed immense structure will have within metres of our boundary on privacy, light, noise and visual impact. We therefore continue to uphold our original and continued position and comments and seek from Cheltenham Borough Council the refusal of this Planning Application in its current design and format in favour of a smaller, less intrusive design being put forward for consideration.