

<b>APPLICATION NO: 19/00745/FUL</b>		<b>OFFICER: Mrs Victoria Harris</b>
<b>DATE REGISTERED:</b> 12th April 2019		<b>DATE OF EXPIRY :</b> 7th June 2019
<b>WARD:</b> Park		<b>PARISH:</b>
<b>APPLICANT:</b>	Mr Roy Smith	
<b>LOCATION:</b>	56 Merestones Drive, Cheltenham	
<b>PROPOSAL:</b>	Two storey side extension	

## 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>

Merestones Residents' Association  
1 Merestones Close  
Cheltenham  
Gloucestershire  
GL50 2ST

**Comments:** 26th April 2019  
Letter attached.

58 Merestones Drive  
Cheltenham  
Gloucestershire  
GL50 2SS

**Comments:** 29th April 2019  
Letter attached.

**Comments:** 30th April 2019  
Letter attached.

**Comments:** 7th May 2019  
Letter attached.

**Comments:** 13th May 2019  
Letter attached.



## MERESTONES RESIDENTS ASSOCIATION

1 Merestones Close, Cheltenham, Glos GL50 2ST

PLANNING

Rec'd 26 APR 2019

SERVICES

ATTN: Ms. V. HARRIS,

25<sup>th</sup> April 2019

Planning Department  
Cheltenham Borough Council  
Municipal Offices  
Promenade  
Cheltenham GL50 9SA

Dear Sirs,

Ref. Planning Application 19/00745/Full  
56 Merestones Drive, GL50.

**The Merestones Association is aware of the above Planning Application and wishes to register our strong objections on behalf of our membership which comprises circa some 110 households.**

Since our formal formation in 1979, the policy has always been mediate between various residents who are applicants and eventually supporting the revised submission. The result of this well established procedure can be seen throughout the estate and a number of fairly recent submissions/developments can be seen to the advantage of everyone.

**In this specific case however, the applicant appears to completely ignore the adjoining owner's rights of light and privacy and attention is drawn to very close proximity of the proposal in relation to the boundary fence between the two properties. There is also no thought given to the 'bungalow – house' relationship.**

Would you please bear these points in mind when compiling your recommendations?

Yours faithfully,

  
Chartered Town Planner

  
Chairman



58 Merestones Drive,  
The Park,  
Cheltenham.  
GL50 2SS.

27<sup>th</sup> April 2019.

Chief Planning Officer

Reference planning application: 19/00745/FUL

We are aware of the above planning application in respect of a property which adjoins this address.

A subsequent perusal of the submission highlights a specific area of concern, namely that the proposed extension is intended to be sited as ALMOST TOUCHING OUR BOUNDARY FENCE. Therefore, this in turn gives rise to worries in respect of "rights of light", overlooking not to mention privacy issues.

Therefore on these grounds, we formally register our objections to the application in the strongest terms.

To clarify our situation, we feel a case officer, when compiling the case for committee perusal should actually visit these premises, where the exact situation, in the vicinity of our current back door can be seen and understood.

I am acting on behalf of my parents in this matter. If you wish to discuss the contents of this letter my office hours contact number is [REDACTED]

Yours Sincerely,

[REDACTED]

58 Merestones Drive,  
The Park,  
Cheltenham.  
GL50 2SS.

5<sup>th</sup> May 2019.

BPL Architecture  
Sun Street  
Tewkesbury

Reference planning application: 19/00745/FUL

Dear Sir,

Thank you for your reply to my earlier letter in respect of the above planning application. As explained, should the submission be approved, we would be unable to allow construction access through this property [REDACTED] and we did not wish your clients to be confronted with an embarrassing impasse at the outset. Therefore, in this respect your comments / reply was appreciated.

Unfortunately however, we are unable to withdraw our strong objections to the application because whatever the normative planning reasons might be, the fact remains that our bungalow will be overshadowed by a vast brick wall, **two storeys high**, and seeming to be creeping ever closer to our property. The point you make about the window overlooking would be covered by normal building regulations in any event.

To summarize, I personally feel that should either your clients or your good self be in our exact situation, the feelings would be mutual. I've copied this reply to the council for the public record.

Yours Sincerely,

[REDACTED]



58 Merestones Drive,  
The Park,  
Cheltenham.  
GL50 2SS.

5<sup>th</sup> May 2019.

Chief Planning Officer

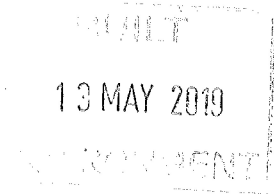
Reference planning application: 19/00745/FUL

Victoria Harris, your representative, asserted that notification letters had been sent to neighbours on 16<sup>th</sup> April when she visited site 2<sup>nd</sup> May (and again in her email to Cllr Tim Harman on 2<sup>nd</sup> May 2019). This was not the case (even your receptionist admitted there had been a computer "malfunction") when I visited the council offices on 26<sup>th</sup> April. The letters were not sent out till after the visit on 2<sup>nd</sup> May and eventually arrived 3<sup>rd</sup> May.

Yours Sincerely,



58 Merestones Drive,  
The Park,  
Cheltenham.  
GL50 2SS.



12<sup>th</sup> May 2019.

Chief Planning Officer

Reference planning application: 19/00745/FUL

We understand this planning application is going to committee and would like to draw the attention of the committee to the following points:

**The proposed development is over-bearing compared with its neighbouring property.** This development is being situated close to the boundary and towers over the adjoining bungalow and would therefore have an overbearing and visually intrusive impact.

**Unacceptably high density / over-development of the site.** Merestones Drive is a low density development. The size and closeness of this development will disturb this balance.

**Adverse effect on the residential amenity of neighbours, by reason of overlooking, loss of privacy, overshadowing and loss of light.** Of particular concern is the loss of light and overshadowing. There will be a significant reduction in the light from the side door into the kitchen and bathroom window especially during the morning hours. The footpath down the side of the bungalow, between the two properties would be similarly affected.

**Impact on view of property from outside.** This development, due its size and height will totally obscure the bungalow from the main road inconveniencing visitors, delivery vehicles and potentially emergency vehicle not familiar with its location.

And [REDACTED] noise and disturbance during construction. [REDACTED] they spend more time at home than your average working couple and the impact would thus be more severe.

Yours Sincerely

