

APPLICATION NO: 19/01044/COU		OFFICER: Mr Gary Dickens	
DATE REGISTERED: 29th May 2019		DATE OF EXPIRY : 24th July 2019	
WARD: St Marks		PARISH:	
APPLICANT:	Mr And Mrs O'Connor		
LOCATION:	Darleydale, 35 Libertus Road, Cheltenham		
PROPOSAL:	Change of use of care home (C2) to HMO comprising of 13 bedrooms (sui generis).		

REPRESENTATIONS

Number of contributors	16
Number of objections	16
Number of representations	0
Number of supporting	0

1A Church Road
St Marks
Cheltenham
Gloucestershire
GL51 7AL

Comments: 13th June 2019

My concern with the nursing home being changed to a HMO is that with 13 bedrooms and the possibility of 26 persons living at the address parking may be an issue. If there are numerous cars belonging to the tenants, this in turn may affect the residents of Church Road. In addition, there is a HMO on the corner of Church Road and Libertus Road at present, and the residents of that property on numerous occasions have created a great deal of noise late into the evenings with music playing very loudly on an AMP system in the garden. They have little if any regard for neighbouring residents. I am very concerned that the same will happen at 35 Libertus Road if it becomes a HMO.

104 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AE

Comments: 8th June 2019

We were shocked to learn about this planning application through a neighbour rather than officially as we live so near to the property and it will certainly affect us.

We oppose the proposed change of use to HMO because:

- We feel that with the likelihood of 13 or more extra vehicles, parking will become even more of a problem in the vicinity due to insufficient spaces at the property. This will also affect current visitors and business/service vehicles, as well as any new ones the property brings.
- The junction adjacent to the property is already hazardous with vehicles needing to approach with caution from all directions and it is sure to prove a further danger on refuse collection and recycling days.

- We believe multiple occupancy at the property will bring unwelcome noise and nuisance in our usually quiet neighbourhood, and we have concerns for how the area of flat roof will be utilised.

29 Libertus Road
Cheltenham
Gloucestershire
GL51 7EJ

Comments: 17th June 2019

I am greatly concerned regarding the increase in motor vehicles that the development will inevitably produce. Not just by residents but also visitors to the address. Parking is extremely limited in the area especially in the evenings and at weekends. My son who lives in Roman road usually has to park in Church road. Within his zone 14 but well away from his house. There are already too many vehicles without parking near to their homes as it is.

The plans do not appear to show any allocated parking and I also notice that Provision will have to be made to allow Ubico for household waste disposal by widening the access to facilitate the vehicle. This will undoubtedly result in a reduction in parking spaces on the opposite side of Rowanfield road. Parking spaces which we cannot afford to lose in this area.

23 Libertus Road
Cheltenham
Gloucestershire
GL51 7EJ

Comments: 18th June 2019

We object to the proposed development for the following reasons:

The change of use from a nursing home to an HMO on the scale proposed would have a huge negative impact on the neighborhood for the following reasons:

a) **PARKING** - There is potential for up to 26 additional cars requiring a space to park at any given time.

There is very little provision for parking on the property, which would inevitably lead to the additional cars to be parked on the street.

Parking is already heavily restricted in the area, and these additional cars would further add to the problem.

b) **HIGHWAY SAFETY** - the above-mentioned potential for additional cars, would have a detrimental effect on highway safety, especially given that the development is right on the corner of two busy roads.

There is potential for the drivers of these additional cars to be hunting for parking spaces, which would have an impact on local safety as their attention is not wholly on the activity of driving.

c) **NOISE** - This type of development is likely to attract mostly young people, who will typically be coming and going at all hours of the day and night, which will contribute to general noise levels in the neighborhood.

A similar development on the corner of Church Road and Libertus have on a number of occasions have created noise late into the evenings with parties, and must playing loudly outside.

d) REFUSE ARRANGEMENTS - While specific arrangements appear to have been made for refuse collection, the number of bins proposed and the likelihood that there will not be any one person living on the development with overall responsibility for the bins is of cause for concern. Overflowing food bins, bins not left in the correct place for collection, access issues for the refuse collectors etc.....

There is a string possibility that additional refuse will be generated from outgoing tenants leaving unwanted items of furniture on the street, something which has been witnessed from the other HMO on the opposite corner.

9 Grimwade Close
Cheltenham
Gloucestershire
GL51 7EW

Comments: 3rd June 2019
Letter attached.

Ananda
22A Libertus Road
Cheltenham
Gloucestershire
GL51 7EH

Comments: 10th June 2019

We would like to register an objection to the proposed change of use at Darleydale 35 Libertus Road Cheltenham from a care home for the elderly to a 13 bedroom HMO for the following reasons:

- Currently, there is no noise nor disturbance from the property (we live directly opposite) but one certain consequence of the proposed change of use will be the inevitable and regular high levels of noise from residents coming and going probably at most times of the day and night
- Secondly, we object on the grounds of the consequential increase in vehicular traffic from the development. Darleydale is on the corner of two busy roads which have had significant access and parking issues over recent years; issues which have been addressed recently (and successfully) by GCC. An HMO of 13 units with limited on-site parking (optimistically four or five vehicles) will have major parking ramifications that will impact upon local residents, their visitors, commercial traffic and public services.
- And finally, in terms of local amenity, the loss of another facility in Cheltenham for care of the elderly would be a sad and highly regressive development for the Borough Council to approve.

The Lintridge
37 Libertus Road
Cheltenham
Gloucestershire
GL51 7EN

Comments: 13th June 2019

1. Suitability of the Property:

The original and main construction of Darley Dale is that of an attractive Victorian villa. The original house was extended around 20 years ago by the current owner with the construction of

an 80ft long extension that sits on the border with our property (this is stated only to illustrate the proximity to our house).

We would suggest that the building is not suitable for use as an HMO:

- i. The planned parking provision is woefully inadequate, being 6 spaces for at least 13 people, likely many more with visitors.
- ii. There is inadequate space to manoeuvre a parked car in and out of the premises.
- iii. Car parking in the area is already at saturation point, exacerbated by train users now using parts of Libertus Road (ie on the bend opposite 35 and 37 Libertus Road, Grimwade Close and Rowanfield Road).
- iv. Darley Dale sits on the busy corner of Libertus Road and Rowanfield Road. It is already a dangerous junction, exacerbated by parked cars and the staggered junctions with Church Road and Griffiths Avenue.
- v. The likely influx of at least 13 additional cars can only add to any environmental issues.
- vi. We cannot see how refuse collections will successfully be made, again given that the property is situated on a busy corner. If the lorries have to stop outside the premises, this will cause chaos and is quite frankly dangerous.

2. Detrimental Effect on the Character of the Immediate Residential Area:

The proposal to divide the property into a house of multiple-occupancy will inevitably harm the character of the immediate area (which is, of course, residential).

The ground floor plan indicates 4 bedrooms sharing just one bathroom. This type of accommodation is likely to only attract very young people resulting in a very significant concentration of just one social group. The arrival of between 13 to 26 young people in one building is bound to have a negative and harmful effect on the character of the immediate neighbourhood.

We understand that HMO's may have a role to play in meeting CBC housing requirements but it is commonly accepted that HMO's can create social and environmental issues for local communities.

Ultimately, the proposal is a commercial initiative and does not sit well in a long-established residential area.

3. Flat Roof Area to Rear:

Darley Dale currently has a very large flat roofed area at single storey level which runs about 50ft along the length of our garden. Originally there was no access onto the roof but the current owners created a doorway / access onto the flat roof and obtained a retrospective planning permission. It was stated at that time that there was to be no access onto the roof except in the case of emergency evacuation. The flat roof looks directly into our garden and into the large glass doors and windows on 3 sides of our house, plus it has a bird's eye view straight into the living rooms of houses in Grimwade Close.

Despite the restriction on usage, the family have on occasions used the flat roof for sun bathing. We are frankly horrified at the prospect of the HMO tenants using this area for "entertaining". In our experience, it is very difficult to enforce restrictions such as the one that is already in existence at Darley Dale.

The Gov.UK website archives concerning HMO's makes repeated references to the likely increase in problems with "anti-social behaviour, increased crime, parking, litter, noise and the need for provision in some areas of Helplines for other residents". These are frightening statements when coming from the highest authority in the land and so we would like to see CBC to conduct a risk assessment on the possible safety consequences for existing local residents before any application is even considered.

For the many reasons above, we would ask that this application be refused.

33 Libertus Road
Cheltenham
Gloucestershire
GL51 7EJ

Comments: 17th June 2019

Letter attached.

106 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AE

Comments: 13th June 2019

We are very concerned with the impact of more vehicles in the area especially along Rowanfield Road, most evenings all on street parking is full.

It is already very difficult to get out of Rowanfield Road onto Libertus Road in the morning as cars are parked on the opposite side of Libertus road to the proposed hmo. These issues which already exist are only going to get worse with the development of a 13 separate bedroom property.

We are also worried about the increase noise levels that an additional 13+ occupants could produce. We have two young children and it is already very noisy along the road at their bed time when we have to have the windows open in the summer.

27 Libertus Road
Cheltenham
Gloucestershire
GL51 7EJ

Comments: 7th June 2019

I do not object to the change of use of the property only to the suitability of the property for the proposed use.

The proposed on-site parking for only six cars is questionably inadequate for an average car ownership expected of adult tenants.

I think that the density of tenants is not the question but the tenants of a care home have very different, behaviour and impact on an area and also needs than active members of a community.

I object on the ground of unsuitable use of the property for the area chosen.

6 Grimwade Close
Cheltenham
Gloucestershire
GL51 7EW

Comments: 11th June 2019

We were unaware of this application until a letter from the local councillor was put through the door.

We would like to object this application mainly due to the already ridiculous parking situation we face in Grimwade Close (and surrounding roads) due to people leaving their cars to go to the train station. Changing Darley Dale from a care home to a HMO will result in a lot of extra vehicles with limited parking spaces provided...the cars will need to park somewhere! On a daily basis cars are parked awkwardly in our road often blocking our driveways and making it incredibly difficult for some of our older neighbours to get out.

We are also concerned about the potential noise issue this may create as HMO's are usually inhabited by young people.

11 Church Road
St Marks
Cheltenham
Gloucestershire
GL51 7AL

Comments: 19th June 2019

I refer to the above Planning Application with concerns and opinions.

The building is situated in a residential area that has seen serious problems caused by mass car parking. This problem has recently been eased with the installation of restricted parking, yellow lines and controlled resident permits which have made the area much safer for existing residents and visitors.

I note that the planning proposal is for 13 rooms which gives the potential for 26 residents that could involve 26 extra cars that would be parked in the neighbourhood. I feel that these cars would impede on the parking situation and could be a huge burden on the already relieved side roads neighbouring the property. There are not enough parking spaces allocated at the property and there is no scope to provide more.

I also note that there is inadequate Amenity Space at this property. I understand that Amenity Space is a requirement for airing washing, relaxing outside and enjoying leisure time amongst other things and this property only has a very shaded and small front space that would not be suitable should 26 people want to use it.

I also consider that 13 or potentially 26 people living at this property could cause a much greater risk of noise levels that could disturb the peace and quiet of neighbours in this absolute residential area. The neighbours have lived in this area and did not consider that their lives could be subject to such possible disruption.

In my conclusion I feel that this proposal is not suited to this part of residential St Marks as the possible imposition of any future uncontrolled lifestyle would be a dramatic impingement on long standing residents.

36 Libertus Road
Cheltenham
Gloucestershire
GL51 7EP

Comments: 11th June 2019

Our only concern is the parking outside our house is really difficult at the moment as we have enough if people parking now with no double yellow lines outside our house and with 13 rooms where are all these going to park unless parking is provided

4 Griffiths Avenue
Cheltenham
Gloucestershire
GL51 7BH

Comments: 26th June 2019

To change a quiet care home with few comings and goings to a HMO with 13 bedrooms would have an adverse impact on the surrounding community and neighbourhood for the following reasons:

- a) **PARKING** - Is already a struggle with the council having added resident's parking recently. This goes some way to alleviate daily parking but not weekend or evening parking when this HMO could potentially add another 13 or more cars to the local equation. Parking is not included with the plans (very limited) and I don't feel this has been thought through.
- b) **HIGHWAY SAFETY** - That corner is already dangerous for people crossing given the traffic flow, a constant pedestrian route to the station and a single passing point almost opposite the house's side entrance for a length of 150 metres. Additional cars would have a detrimental effect on highway safety, especially given that the development is right on the corner of two busy roads.
- c) **NOISE** - Central government themselves recognise the likely anti-social impact of HMOs in many publicly available documents. With another similar development on the corner of Church Road and Libertus Road (opposite), we are in danger of flooding the area with anti-social behaviours - already the similar property has loud music playing throughout the day and night on a PA system in the yard and rubbish left out on the street. This is already a struggle for the authorities to police without a similar development nearby. It is documented publicly that this type of development is likely to attract mostly young people, who will typically be coming and going at all hours of the day and night, which will contribute to general noise levels in the neighborhood.
- d) **REFUSE ARRANGEMENTS** - It has been brought up that there is not enough space planned in for amenities. With the issues caused (documented above) by similar development nearby, this really does cause concern as we see it with our own eyes the negative impact on the neighbourhood.

South Lawn
1 Church Road
St Marks Cheltenham
Gloucestershire
GL51 7AL

Comments: 3rd June 2019

I object to the proposed development for the following reasons:

- 1) **IMPACT ON THE NEIGHBOURHOOD** - The change of use from a quiet nursing home to a House of Multiple Occupation on the proposed scale would have a huge negative impact on the existing neighbourhood.
- 2) **THE SCALE OF THE PROPOSED DEVELOPMENT** - With 13 bedrooms there would likely be as many as 26 people living there at any one time - or even more.
- 3) **PARKING** - Most people have some sort of car these days. There is virtually no parking at the property, perhaps for a couple of cars at the very most, which after the required bin store has been erected will be reduced even further. There is already a parking problem in the area which will be exacerbated by this development should it be permitted.

4) HIGHWAY SAFETY - The proposed development is on the corner of the junction of two very busy roads and would add considerably to the already precarious situation when turning onto Libertus Road from Rowanfield Road. On refuse collection days it would lead to chaos.

5) NOISE - Due to the type of development propose it is likely that it would be mostly young people at the property. The noise that such a development is likely to cause, with lots of people coming and going at all times of day and night would be unacceptable. With no doubt the huge existing area of flat roof, which I understand was constructed to take the weight of people walking on it, being used for recreational purposes due to the lack of gardens/amenity area within the property boundary. From past experience I am aware that any condition restricting the use of the flat roof for recreational purposes would prove to be un-enforceable.

The proposed development is only sixteen meters from my property. This is a residential area with in fact, a nursing home directly across the road from the proposed development. I believe that this type and size of development is totally inappropriate in the position as proposed and request that it be refused.

31 Libertus Road
Cheltenham
Gloucestershire
GL51 7EJ

Comments: 5th June 2019

The change of use from a quiet nursing home to a house of multiple occupancy would have a massive negative impact on the area.

Parking would be a major issue, with potentially up to 26 vehicles needing spaces.

Noise could also be a problem with the large number of people, maybe students coming and going at all times of night and day.

Being a quiet residential area, this application should be refused.

PLANNING

Rec'd - 3 JUN 2019

SERVICES

MR GARY DICKENS

PLANNING OFFICER
CBC MUNICIPAL OFFICES

YOUR REF:

19/01044/COU

9, GRIMWADE Cross

SF, MARKS,

CHECTENHAM

GLOS

GL51 7EW

1st JUNE 2019

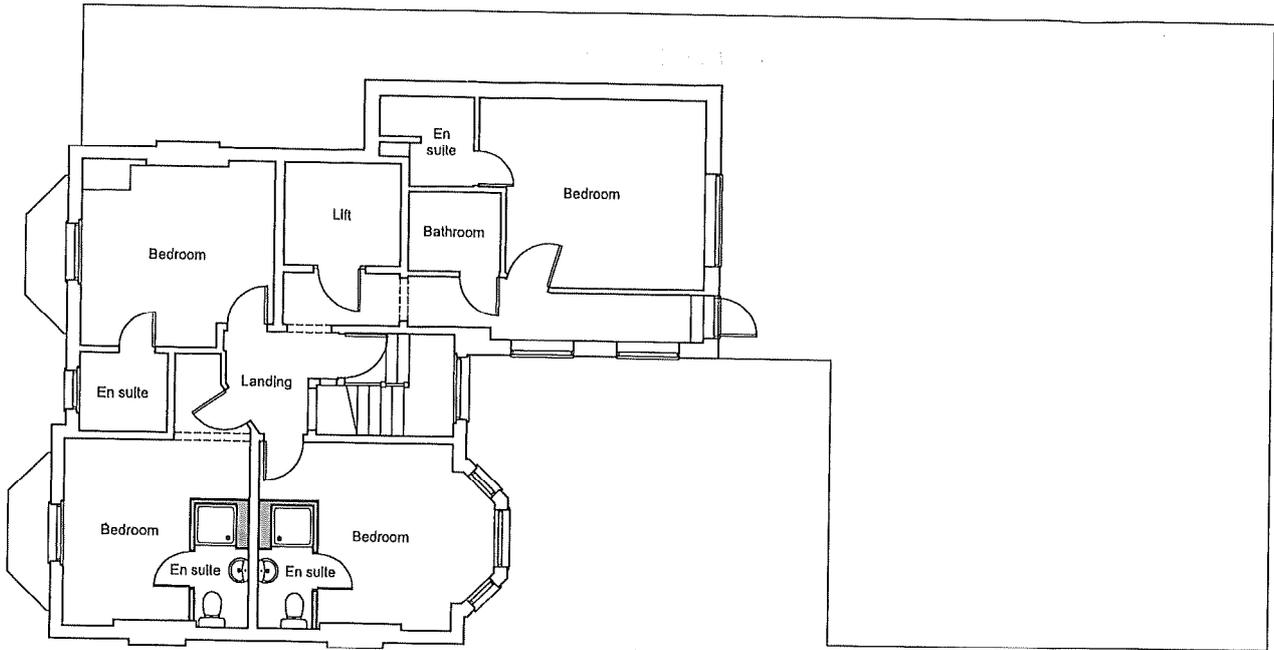
Dear Gary,

RE: PROPOSAL OF USE OF CARE HOME
TO HMO COMPRISING OF 13 BED ROOMS
AT DARLEYDALE, 3 S. LIBERTUS RD.

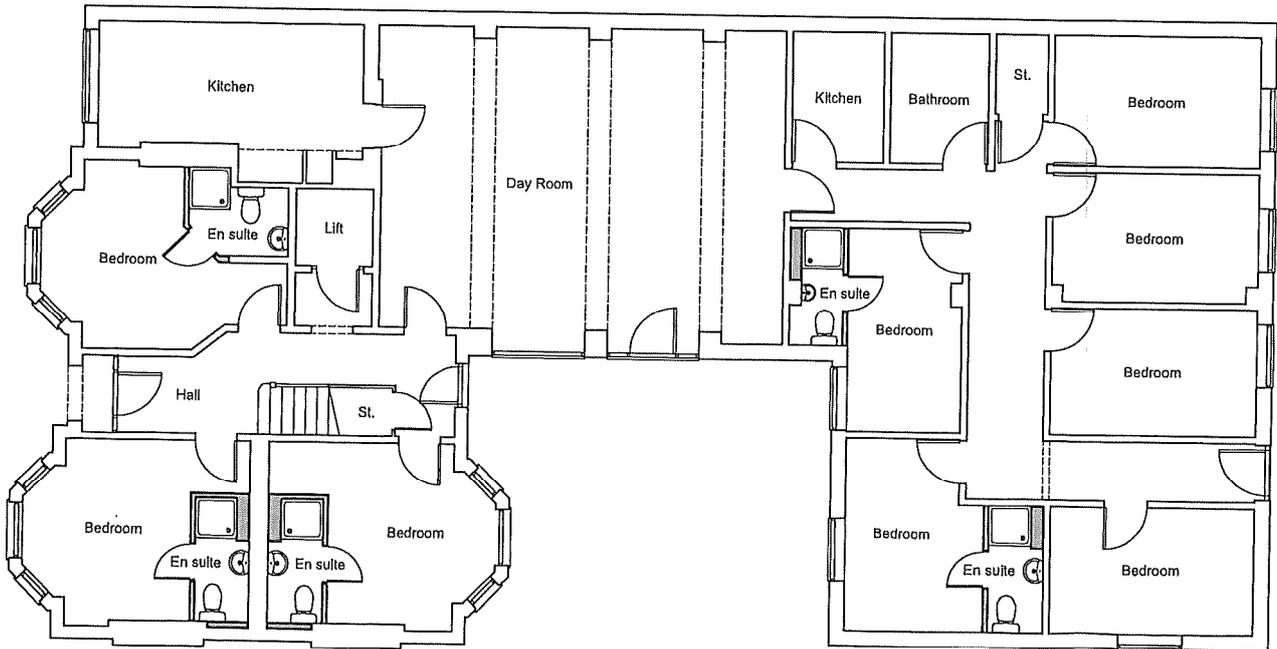
I would like to register my objections
to this HMO. I believe there will
be even more parking problems with
these extra people living in the HMO.

Already we have problems in GRIMWADE
CLOSE due to the ^{imposed} parking restrictions
around Libertus Rd and the train
station. In addition I believe the
flat roof of the property would be
improperly used causing distress
for neighbours, sunbathing parties etc.

Yours



First Floor



Ground Floor

This drawing, design and the illustrated works are the copyright of Urban Aspects Limited and may not be reproduced either wholly or in part without written consent.

Client		Darley Dale Care Home					
Project		35 Libertus Road, Cheltenham					
Drawing Title		Proposed Floor Plans					
Date	Scale	Drawn	Status	Job No.	Dep No.	Rev.	
May 2019	1:100 @ A3	GMP	PA	OCR19.01	03	-	

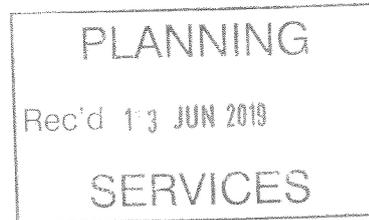
7 Bath Mews • Bath Parade • Cheltenham • GL53 7HL

T 01242 806170 M 07795 398585 E russell@urbanaspects.co.uk

www.urbanaspects.co.uk

33 Libertus Road,
Cheltenham,
GL51 7ED

Cheltenham Borough Council,
Promenade,
Cheltenham.



10 June 2019

Dear Sir, Madam,

Darley Dale, 35 Libertus Road, Cheltenham – Application for Use as HMO

We wish to oppose the proposed application for a licence/approval for change of use from the current residential care home for the elderly to an HMO and set out our reasons below.

1. Size of the Development.

- The development proposes the provision of 13 bedrooms, i.e. there is a possibility that as many as 26 people could be living in the house.
- Due to the nature of the development (on the ground floor for example four bedrooms share only one bathroom) we fear that the accommodation will attract very young people who will often frequently have friends staying over, so exacerbating the sheer number of people on site.

2. Effect on Neighbours.

- This is a residential area and Darley Dale has for the past 20 years operated as a care home for the elderly with few visitors and so has been relatively quiet. The influx of a significant number of likely young (and probably noisy) people is bound to have a negative impact on the quality of life currently enjoyed in the neighbourhood due to the sheer concentration of people in a relatively confined space.
- There is a large flat roof extension to the rear with a doorway leading onto it. Previous planning has stated that occupants are not to use this except in case of emergency escape. This very large flat roof gives a “birds’ eye” view into neighbouring properties, including our own house and garden, and we feel would be likely used for entertaining in summer months.

3. Parking Issues.

- According to the plans, there will be provision for 6 cars only and it is questionable as to how those cars are going to manage to manoeuvre in and out except by reversing onto the road near to the junction with the main Libertus Road.
- Given that the majority of people nowadays have a car, the property may generate a need for parking provision for as many as 26 additional cars. There are double yellow lines to the front of Darley Dale and to the side of the property – in Rowanfield Road – there is already inadequate parking.

4. Safety Issues.

- Darley Dale is situated on the corner at the junction of the busy Libertus Road and Rowanfield Road. It is already extremely difficult to exit Rowanfield Road to join Libertus Road between 8am-9am and again between 4pm-6pm.
- Additionally, due to the angle of the junction at the corner, when joining Rowanfield Road from Libertus Road there is a tendency for cars to “take the corner wide” and cross into the path of traffic travelling up Rowanfield Road. With the addition of between 13-26 additional people exiting the property, we feel that an accident is bound to occur sooner rather than later.
- Bin collection is already a problem. With the additional needs generated by the proposed development, we fail to see how refuse can be collected without causing mayhem.

Due to the reasons above, we respectfully request that the application be refused.

Yours sincerely

