

APPLICATION NO: 19/01230/FUL		OFFICER: Mr Ben Hawkes
DATE REGISTERED: 22nd June 2019		DATE OF EXPIRY : 17th August 2019
WARD: College		PARISH:
APPLICANT:	Mr Sean Durkin	
LOCATION:	151 Old Bath Road, Cheltenham	
PROPOSAL:	Erection of detached garage	

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

153 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DN

Comments: 12th July 2019

I object to the following proposal for the following reasons:

1. Visual impact/visual amenity:

From the pavement, the proposal would look unsightly and out of keeping with all of the nearby properties. Those houses with garages are sited alongside rather than directly in front of them as this proposes. Furthermore, from our aspect it would cause a detrimental impact to the view over neighbouring gardens as the garage proposed has a very much higher pitched roof and bigger footprint than depicted in the 3D pictures. The planting cannot disguise the building, nor is the wall representative of its true height. The building would look even more obvious during the winter months when the foliage of most of the plants and trees nearby dies back. Granting such permission would set a precedent all down the Old Bath Road, significantly detracting from its rural, green and attractive appearance, in effect promoting a greater urbanisation of a biodiverse Green area where almost all properties have well tended front gardens.

2. Traffic & Safety:

Parking in the garage will be challenging, requiring multiple turns in a drive which already has a minimum of 3 medium to large vehicles parked on it and often more and would create more fumes and pollution. A smaller turning area would make parking tricky and exiting/entering from the road more challenging. The result is likely to be a preference for reversing out into the road, which would endanger not only other vehicular traffic but also pedestrians and cyclists, especially as the access is on a blind bend. This would become almost a requirement for visitors. In addition, with less parking space there is a real concern that visitors' traffic would have to kerb park nearby, possibly affecting egress/ingress from nearby properties, adding to the already and known dangers on the bend. In order to mitigate the dangers of this bend the home owner has already closed one entrance to his driveway, so this corner has already been identified as a risk.

3. Amenity/Environment:

Damage to mature trees and planting: digging the foundations is likely to damage the nearby mature tree and other planting which would be a health and safety risk and spoil the visual impact of the area.

Comments: 15th July 2019

I am the owner and resident of one of the two directly neighbouring properties affected by this proposal at 151 Old Bath Road. I live at 153 Old Bath Road.

I attach the reasons for my objection in the attached note which is a copy of the text I submitted on line.

I am very grateful that the site has been pegged as some of the 3d images attached to the planning application were seriously inaccurate and misrepresentative.

I hope my comments will be given due consideration before any decision is made.

149 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DN

Comments: 15th July 2019

Letter attached.

14th July 2019

Ref Erection of Detached Garage at 151 Old Bath Road, Cheltenham 19/01230/FUL

We consider the plans submitted to be inadequate in terms of the details submitted as referenced at the end of this submission. We contend that insufficient information has been submitted to be able to accurately assess the proposal, but based on the current submission, we wish to strongly object.

Detrimental effect upon the Visually Amenity and Character of the Area.

The site is narrow in width, historically comprising a proposed vehicular access serving the allotments to the rear which was widened slightly to accommodate a small dwelling. It is located on a bend on a very busy road where the speed limit is frequently exceeded. The width of the modestly fronted dwelling constructed on this narrow plot, does not allow for a garage to be located at its side in accord with the other substantial properties along this side of the road. To put this into context, the application plot width is approximately 12 meters wide compared with ours being approximately 21 meters wide. Although not in a Conservation Area, this side of the Old Bath Road comprises substantial wide deep fronted plots with the dwellings set back, all of which contributes to the setting and character and visual amenity of the area. Along the whole length from Pilley Bridge to the Tennis Club, this openness is intact and uncompromised by garages in front of the dwellings. Consequently in our view, the erection of a garage in the position proposed would be detrimental to the visual amenity of the area and would act as a precedent for others to follow suit on this side of the road, and which would erode the open character of the area over time. The location of the garage adjoining and parallel to the front boundary with the footpath will introduce a visually dominant, prominent building isolated from the applicants dwelling. This would result in accentuating the narrowness of the site, with a concentration of building to the detriment of the balance of the open space setting and built environment. The pavement and road is at a lower level and the garage will have added prominence as a result and would appear as an alien feature divorced from the dwelling frontages and not a subordinate element to the main dwelling.

Vehicular usage within the site and exit onto the highway

In this location on a bend of a busy, fast road, a **swept vehicle path analysis** is warranted in our view, which will demonstrate the unacceptability of the proposal. In the position proposed the distance from the garage door to our boundary is insufficient to facilitate a vehicle to ingress and egress without making multiple manoeuvres. Use of the existing vehicular access being located on a bend is far from ideal. We resort to winding the window down to listen for traffic when coming out of our own access which is further away from the bend. There have been several accidents over the years along this stretch, the latest being a few Sundays ago just up from the application site. The application site access is in a more dangerous location and the temptation to reverse out or in to the drive to obviate the need for multiple

manoeuvres will be highly dangerous to road and footpath users as well as the applicants themselves and visitors.

Currently, the area in front of the house affords parking and turning for the applicants' 3 cars. If the garage were built, the remaining turning area available within the drive to manoeuvre the applicants 2 / 3 cars, would be substantially reduced and again give rise to temptation to reverse out onto the road. Any visitor parking in the addition to the up to 3 resident cars parked outside the garage, would be very limited with very restricted manoeuvre room again making reversing out into the road very probable and would encourage on road parking on a blind bend or with cars parked half on half off the pavement. The ensuing impact on road users and pedestrian safety will be dangerously unacceptable and as such the planning application should be refused as the site is not large enough to accommodate a garage and the necessary maneuvering area for multiple vehicles in this dangerous location on a busy fast blind bend.

Detrimental to existing Tree

The proposed garage is located under the canopy of the tree outside the site. The applicant has planted some evergreen shrubs with limited success and replaced some a number of times. If the garage were built the tree and shrubs would not in our view survive thus further exposing the garage as a very dominant independent feature.

Inaccurate plans.

The information submitted is unclear containing no scale bar, reference dimensions or property boundary line. It is unclear as to the proposed size of garage or levels of land. The 3d views are of a poor quality and misleading and it appears there are inconsistencies with the 2d drawings and with the actual site conditions. It is unclear whether a survey of the site has been undertaken or whether these have simply been 'traced' from google maps.

For an application of this sort a topographic survey should have been undertaken to clearly illustrate land levels (the proposal appears to be sunken into the ground on 2d drawings but not 3d). The drawings should clearly state the size of footprint and ridge / eaves height of roof as a minimum. The drawing states 'All dimensions to be checked / taken on by site contractors' - does this mean the size will be decided upon building the structure if permitted? This is surely not correct practice and procedure. The 3d views are inaccurate of the setting (no fall on drive / inaccurate height to boundary wall to note a couple) and have deceptive wide angle views. We consider they are generally of a poor quality and should not be considered as representative of site conditions. Consequently we have produced a dimensioned site plan from the application details to be able to try and properly consider the proposal. We will submit this to the case office for verification and thus confirmation that our dimensions are correct or if inaccurate, please could the correct measurements be given to us. We would welcome a visit from the case office and Committee Members before determination.

In summary, the principle of erecting a garage on this site remote from the existing dwelling and in a very prominent location adjacent to a very busy, fast road on dangerous bend, with insufficient turning area in front of it, warrants a refusal for the reasons stated above. We reserve the right to make further representations once accurate plans have been submitted.

