

APPLICATION NO: 19/01956/FUL	OFFICER: Miss Michelle Payne
DATE REGISTERED: 28th September 2019	DATE OF EXPIRY : 23rd November 2019
WARD: Benhall/The Reddings	PARISH:
APPLICANT:	Clark Holdings (UK) Ltd
LOCATION:	18 Hatherley Lane, Cheltenham
PROPOSAL:	Sub-division of/alterations to existing pair of semi-detached houses to create 3no. terraced dwellings, and extension to create additional dwelling at 18/20 Hatherley Lane

ADDITIONAL REPRESENTATION

27 Hatherley Lane
Cheltenham
Gloucestershire
GL51 6PN

Comments: 18th November 2019

Following the 3rd revised plan and the Planning Officer's report, we acknowledge that many of our concerns have been addressed.

However, the following objections remain:

1) We dispute that the unauthorised use of this property has been going on for over 10 years. The neighbours understood the property was a HMO (House of multiple occupancy) for people on low income and on benefits advertised as "Hatherley Boarding House". These residents had few cars. Just over 3 years ago, the long term residents were given notice and the property refurbished. During the refurbishment there was no residents. Following the refurbishment, the property was advertised as "Hatherley Studio Lets" and the current low budget hotel business was started. The guests are tradesmen and other workers visiting the area during the week and tourists at the weekend. Mid-week, the parking and vehicle access increased significantly including many large transit style vans. The bins were changed from domestic wheelie bins to commercial style large bins.

This planning application should not be seen to condone or enable continuation of the unauthorised use. Even if this application is approved, to which we are opposed, it does not guarantee when or if the work will proceed and the unauthorised use cease.

2) On behalf of 14 Faringdon Road, we are opposing the 4th dwelling including 2 storey extension.

The extension is only 4m from its boundary when we would expect there to be 7m causing it to be overbearing on this property. The amenity space for this new property is too small and would lack privacy from all sides. It will exacerbate an already over developed site creating extra vehicles accessing a very busy road. It would create an unwelcome terrace effect and be out of character for an area of detached and semi-detached houses.

3) However, should this application be approved there must an additional condition added:

"that before first occupation of any of the dwellings the existing use should cease in its entirety"

The reason for this condition is to avoid approving uses that may lead to claims of statutory nuisance if the existing use continues in part. This is to protect the future residents of the dwellings

In summary

The unauthorised use of this property should be re-investigated. It should not be up to the owner whether unauthorised use continues.

We are opposed to the 4th new property with two storey extension as overbearing on 14 Faringdon Road, over developing the site, causing an uncharacteristic terrace effect and being out of character with the area.

Should approval be given, for which there is opposition, then an additional condition must be added: "that before first occupation of any of the dwellings the existing use should cease in its entirety"