

APPLICATION NO: 19/02143/FUL	OFFICER: Mr Gary Dickens
DATE REGISTERED: 26th October 2019	DATE OF EXPIRY : 21st December 2019
WARD: Charlton Park	PARISH: Charlton Kings
APPLICANT:	Mr & Mrs Hodgetts
LOCATION:	15 Hartley Close, Cheltenham
PROPOSAL:	A wrap around extension comprising two storey to the side and single storey to the rear.

REPRESENTATIONS

Number of contributors	6
Number of objections	4
Number of representations	1
Number of supporting	1

16 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 15th November 2019
Letter attached.

18 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 11th November 2019

I would like to object to the proposals for the extension of 15 Hartley Close on a number of grounds.

- This proposal creates a house that is not in keeping with the other houses in the Close both in its' size and materials.
- It is so large that it severely damages the existing harmonious street scene which is largely of medium sized brick built houses.
- The spacing of the existing houses is such that the sense of place created by the back drop of Leckhampton Hill will be substantially limited by the infilling of the gaps left between the houses when the estate was originally designed.
- It would appear that the proposed extension is excessively large when compared to the existing dwelling.
- Permission has not been granted for any two storey extensions within Hartley Close which create such detriment to the existing design, those extensions that have been approved have not damaged the originally designed street scene nor diminished the amenity of other residents.

- I would request that you reject this application but invite a re-application for extension on the southern aspect of the dwelling.

17 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 15th November 2019

I have no objections to the application 19/02143/FUL. from my perspective.

11 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 11th November 2019

Whilst we are not adverse to this development we do have real concerns regarding the demolition work and the excavation work to lay new foundations given our garage party wall/foundations/shared sewer/roof and driveway. With any demolition there is potential for unexpected damage to occur. Given new development work would be carried out 1-3 meters from our party wall the party wall agreement act 1996 should come into play. I would therefore welcome an appointed surveyor to visit our property to make a photographic record of condition which will show our garage and driveway to be in good serviceable condition. Included in the agreement we would appreciate our neighbours signed assurance that should any unexpected damage occur their builders liability insurance would cover prompt repairs.

Whilst we do not wish to frustrate or halt this development we do want our property legally protected from potential damage.

We are neutral regarding the actual development itself.

14 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 14th November 2019

Having studied this application online, we write to register our objections which we outline below.

The property is opposite our address and we find the size of the extension (2 storeys) to be visually overwhelming. (I emphasise that this is a very large extension as it is very nearly the width of the existing double garage) The other major impact is the white rendering to be used on most of the building. A neighbouring property has done the same but on a smaller scale and it does not 'blend' with the other properties. It also highlights the visual impact this will have.

The extension will use up a considerable amount of the existing driveway and thereby limit the amount of off road parking and increase 'on road' parking. This will impact the access of commercial vehicles, e.g. refuse and recycling as it is a narrow road.

Hartley Close was originally designed to have this open aspect with space around the properties and this extension is overbearing and spoils the Close as a whole , degrades our environment and lessens our amenity. The Councils Supplementary Planning Document: Residential Alterations and Extensions (2008) covers many aspects pertaining to this application.

Approval will also set a precedent. Should the neighbouring property wish to do the same it would present a huge development . What is proposed goes against national and local planning regulations and guidance.

We would not oppose a 2 storey rear extension.

We do hope you will consider our views and comments and that this application will be rejected as it stands now.

10 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 15th November 2019

In principle we have no objection to the extension of property in Hartley Close.

Development of Hartley Close was sensitively monitored in the early 70's to ensure an open harmonious character & street scene that minimised the impact on the bordering ANOB. The established "group" symmetry remains in context today & is justifiably recognised as an environmental aspect meriting protection within the towns current planning guidance.

More so, no where is there perhaps a better example than within the grouping of Hartley Close properties 9,11, 15, 17, 10, 12, 14, 16 & 18 ?

The proposals as set out, contrast in material harmony, create precedent & erosion of spacing while harming the original openness secured nearly 50 years ago.

In our view it detracts rather than complements or respects the grouping while also failing to uphold the street scene character.

We also believe that the proposed 2 story side extension presents an unprecedented erosion of spacing that could leave the Close vulnerable to further unsuitable development in the future.

We would urge rejection of the scheme.

Comments: 20th November 2019

Illustrated below is the current street scene/context relating to the above proposal (Photos attached).

The grouping of the properties originally highlighted, of which 11 & 15 are such a prominent part, is not new to the development of extensions & to reaffirm in principle, it is not where our objection lies.

Further illustrated are the 3 major extensions that have been permitted previously & clearly the care taken in ensuring they both blend & enhance rather than contrast & disrupt the established environment.

We seek please, the protection of this amenity, ambience & openness, otherwise we fear Hartley Close's fine example of careful planning will be irretrievably lost.

Mr Gary Dickens
Planning Officer
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

16 Hartley Close
Charlton Kings
Cheltenham
GL53 9DN



15 November 2019

Dear Mr Dickens;

RE: Proposal for a wraparound extension comprising two storey to the side and single storey to the rear at 15 Hartley Close, Cheltenham, Gloucestershire. Reference number 19/02143/FUL

Thank you for the opportunity to comment on the above proposal which has been submitted for planning application.

We have reviewed the application online and are writing to oppose both the size and scale of this extension.

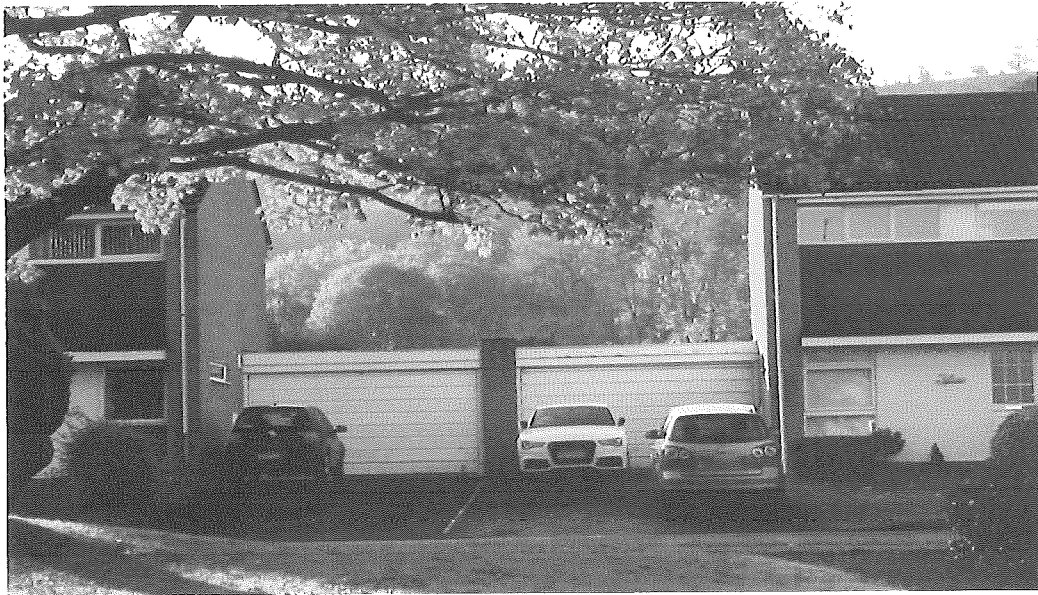
Please note that we do not object to the applicant modernising this property, or with the proposed single extension to the rear of this property but we do object to the extension to the side of this property as detailed in the accompanying plans.

As you will be aware, Hartley Close is a residential cul-de-sac which has an element of space about the properties. There are a range of two storey properties and bungalows, detached and semi-detached within the Close.

Our home is located on the opposite side of the street from 15 Hartley Close, with our principal living room looking out onto this property and therefore will be impacted visually by the changes proposed.

The current property, which is not made evident on the submitted plans, is a 4 bed two storey house, linked via a common garage wall to the adjacent property at 11 Hartley Close. The two houses are symmetrical in nature, with a set back, single storey garage, which allows for glimpses to Leckhampton Hill from the street and a sense of spaciousness, which is a feature of this residential area.

Please see below the photographs of these two properties, as it provides a perspective on the significant impact of any side extension.



Core Policy CP7 (Design) requires development to be of a high standard of architectural design and to complement and respect neighbouring development. The council's adopted *Supplementary Planning Document: Residential Alterations and Extensions (2008)* also sets out design guidance in terms of extension to residential properties. The document emphasises the importance of achieving subservience, and that an extension should not dominate or detract from the original building but play a supporting role. The proposed plans included in this application note the substantial size and height of the proposed extension, and in particular the two storey side extension which comes forward from the principal house. This will certainly result in the extension becoming a dominating feature of this property, creating an overbearing and oppressive impact on the street and contrary to the supplementary planning document guidance.

The design guidance also states that materials have a key role in aiding an extension to read as a subservient addition. The document states that the chosen external facing materials for an extension should match or complement those used in the existing building to achieve an appropriate addition. It is noted in the application that rendering is to be used, when the current property is predominantly constructed of brick, similar to the majority of other properties on this street. It is our view that this is not considered to be in-

keeping or complementary of the immediate neighbouring development, and that any extension should be predominantly brick so the extension complements the parent dwelling and the character of the surrounding area.

The windows proposed are to be Pebble Grey Aluminium which again is not in keeping of the current windows in the original property, which are UPVC white, similar to the other properties on the street. I would welcome confirmation be made that should this be agreed, that all windows at the front will be replaced to ensure a consistent look for the property.

The two storey side extension as indicated in the drawings submitted, seems to require a "decoupling" of the current garages, creating a walkway in between and therefore reducing the current garage size from a double to single garage along with a loss of car parking space on the drive. As the property is being altered from a 4 bed home to a 6 bed home this could create a demand for additional car parking requirements, which will need to be met by an increase in on street parking.

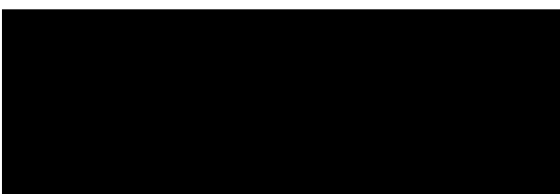
Of greater significance is that the symmetry of the two properties will be lost, a reduction in glimpses of the surrounding hills and trees from the street and spaciousness on this residential street. I am cognisant that there is no "right to a view" however the size and scale of this proposal, particularly the side extension is out of synch with the adjoining and neighboring properties. It will be overbearing and out of character for this residential street creating a negative visual impact.

We have noted on the planning web portal that the neighbours located next door, at 11 Hartley Close are neutral to this work, including the side extension. We find this surprising and this subsequently creates a further concern that should this side extension be granted at 15 Hartley Close precedent would be set that could result in the current or future owner occupiers of 11 Hartley Close requesting to do a similar change. This would significantly impact on the current space between the two properties, which would be out of character of all other houses on the street and create a terracing effect between the two properties.

In conclusion we reiterate that we are opposed to proposed alterations to the side of the property at 15 Hartley Close, but not at the rear of the property. We would suggest that their aim to create further space in their home can be achieved by a reconsideration of their current plans to a larger one or two storey rear extension, thus avoiding the need for a side extension of the size and scale proposed. This would be more aligned to the current national and local planning regulations and guidance whose purpose is to ensure any alterations *"achieve well designed places that are visually attractive and sympathetic to local character and setting... development to be of a high standard of architectural design that positively responds to and respects the site and its surroundings ... and extensions playing a supporting role and not dominate or detract from original dwellings"*

I trust that these comments will be seriously considered in the committee's deliberation and the proposal is rejected with a request for an alternative plan to be proposed. We await the outcome of the planning decision in due course.

Sincerely,



Current Hartley Close street scene



Current Hartley Close street scene



Existing extensions within the Hartley Close grouping



Existing extensions within the Hartley Close grouping

