

APPLICATION NO: 19/01735/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 12th September 2019		DATE OF EXPIRY : 12th December 2019	
WARD: Charlton Park		PARISH:	
APPLICANT:	Ceres Estates		
LOCATION:	Sandford Park House, 39 - 41 London Road, Cheltenham		
PROPOSAL:	Change of use and refurbishment of Sandford Park House to provide 12 no. apartments, associated external improvement works and erection of 3 no. dwellings in rear curtilage.		

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

1 Keynshambury Road
Cheltenham
Gloucestershire
GL52 6HB

Comments: 2nd October 2019

We have a number of concerns, and would like to object to the proposed plan to build 3 new dwellings and also the parking plans for Sandford Park House.

Our current outlook is across tall green hedges which maintains our privacy from the current car park opposite to our house. The proposed 3 dwellings are clearly in very close proximity to the road and will disturb our current privacy greatly and will, in our opinion provide a negative line of vision.

This is currently a quiet road (in a quiet neighbourhood) with many people walking up through from the mews in the road, which already has very limited parking, with the majority of the road having double yellow parking lines. The proposed 3 dwellings and parking for the Sandford Park house development will clearly increase traffic to our small and narrow road, putting peoples safety at risk, and will inevitably cause parking issues (never mind people turning round in driveways etc).

This is in addition to the increased noise and disturbance in a quiet conservation area.

Finally, we have never been consulted or communicated to around the change of use and we had no idea you were going to build flats/new dwellings This is an already overcrowded area and we would like to protect our privacy, safety of fellow neighbours in our street and maintain the balance of the area.

21 Corpus Street
Cheltenham
Gloucestershire
GL52 6EZ

Comments: 2nd October 2019

Object to the 3 mews due to amenities. Parking is inadequate for corpus street residents currently. As we are not allowed to apply for a parking permits in the nearby AS zone the free parking necessary for flats as well as the mews will mean a lack of parking for Corpus Street

residents. I feel we will also be overlooked by the mews which will negatively impact on our house price and other Corpus Street residents.

17 Corpus Street
Cheltenham
Gloucestershire
GL52 6EZ

Comments: 4th October 2019

I write with reference to your letter of 12th September 2019 in which you outline the change of use and refurbishment of Sandford Park House to provide 12 no. apartments, associated external improvement works and erection of 3 no. dwellings in rear curtilage at Sandford Park House 39-41 London Road.

I have lived in Corpus Street for 12 years and one of the main reasons of choosing this to be our home was the fact that it was quiet neighbourhood in a safe area with off-street parking (as well as several spaces at the bottom and top of the street). Our children were born shortly after and we knew that it would continue to be a wonderful place to stay and raise our family as it was peaceful and we were not overlooked.

Perhaps it is of no great surprise to you, therefore, to hear that your letter concerns my husband and me very much and we oppose the application. Our garden backs on to Keynshambury Road and therefore, the 3 dwellings will be a concern. However, the greater issue is the 12 apartments, which will overlook our garden and only increase noise and light pollution, not to mention the increase of traffic and possible parking issues in an already populated area.

I eagerly await details of the next stage of the planning proposal.

16 Corpus Street
Cheltenham
Gloucestershire
GL52 6EZ

Comments: 30th September 2019

I have several concerns about this development. Although the plans for the new mews houses have some shutters for privacy there are windows that appear to look directly across the gardens and into the back windows of corpus Street houses. In addition to this there has been no attempt to provide any privacy for the residents of corpus Street from the block of flats causing the gardens and back windows to be extremely overlooked. There is already a big problem with parking in the area and the plans don't appear to address this adequately which will make parking for current residents all the more difficult.

With 15 more dwellings proposed the currently relatively peaceful neighbourhood could become more crowded and noisy.

16 Corpus Street
Cheltenham
Gloucestershire
GL52 6EZ

Comments: 2nd October 2019

1) privacy the new flats and buildings will directly overlook my home. They will all be able to see into my family garden. The new homes will be able to see into my bathroom, kitchen and bedroom. This is a large invasion of privacy.

2) noise and light pollution

The plans will cause a great deal of noise pollution. This will be from the cars and occupants in the buildings. We have walled gardens and can already hear the buolders. The noise from the occupants will resonate through our gardens to the back of our homes.

The light produced by the new homes will directly effect our gardens and the back of our houses.

3) parking

Parking is reallly poor in our area, we already have to park streets away and walk with our shopping etc. The new homes will bring multiple cars and there is only one space each of the new homes and only one visitors space for the apartments.

The main road is very busy already and so the new quantity of cars will make the busy road worse and will increase air pollution.

4) The new homes will have a big impact visually on our homes. It will block sunlight to our gardens and the view from our back garden and the windows at the back of our house.

14 Corpus Street
Cheltenham
Gloucestershire
GL52 6EZ

Comments: 3rd October 2019

We have had many parking problems in this area, , each will have at least 2 parking spaces, 3 houses 2/3 cars may be. This will have a massive impact on parking:

The houses erected some 10 or so years ago effected all the residence of Corpus Street we all lost our parking space in favour of the new homes.

Since the houses 14-22 have a conservation order on them, it seems the council do very little to help home owners preserve what they label "conservation"

What does it mean if your property is in a conservation area?

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This means that when a conservation area is designated, the Council has recognised that the area has a special character and identity which is worth protecting.