

| | | | |
|---|---|--|--|
| APPLICATION NO: 20/00214/CONDIT | | OFFICER: Mrs Victoria Harris | |
| DATE REGISTERED: 5th February 2020 | | DATE OF EXPIRY : 1st April 2020 | |
| WARD: Lansdown | | PARISH: | |
| APPLICANT: | Mr J Krauer | | |
| LOCATION: | Wyastone Hotel Parabola Road Cheltenham | | |
| PROPOSAL: | Variation of condition 2 on Planning permission 17/01835/FUL - to reflect the as built changes and improve design | | |

REPRESENTATIONS

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

Evelyn Court
Malvern Road
Cheltenham
Gloucestershire
GL50 2JR

Comments: 23rd February 2020

Evelyn Court (Cheltenham) Limited is the freeholder and management company for the 19 properties and communal areas comprising Evelyn Court. Our responsibilities include maintaining Evelyn Court's communal areas on behalf of our leaseholders as well as waste management.

Condition 6 : The Management Committee of Evelyn Court objects to the removal of condition 6. Evelyn Court's residents utilise the gardens at Evelyn Court, which back onto Lansdown Terrace Lane. The proximity of the development to our gardens (within several meters, directly overlooking) compromises the privacy of our gardens. We therefore object to any removal of the obscured glazing condition.

Condition 2 : The Management Committee of Evelyn Court objects to the variation of condition 2, specifically the internal layout changes from a 1-bedroom to 2-bedroom design. The provision of 1 bike space per dwelling in the bike storage area is not proposed to increase, despite the doubling of bedrooms available. There is also no provision for off-street parking for these dwellings. As a result, the demand for on-street parking in the lane is likely to increase, as will associated vehicle noise. Parking in Lansdown Terrace Lane is very limited; the lane is tight with few passing places. The council frequently has difficulty getting down the lane to service our communal recycling and refuse areas, due to parked or manoeuvring vehicles. If the design is to be changed to 2-bedroom dwellings, we request that consideration is made into placing a section 106 planning obligation on the dwellings, removing eligibility of future occupiers for residents' parking permits.

17 Evelyn Court
Malvern Road
Cheltenham
Gloucestershire
GL50 2JR

Comments: 15th February 2020

I wish to strongly object to the above planning application on the following grounds

1. The requirement for obscured glazing for the upper floor windows was to protect the privacy of the neighbours as the development is within 7 metres of the shared amenity space for Evelyn Court. It is immaterial whether the view from the first floor windows is from a bathroom or a bedroom, it still results in a loss of privacy for the residents of Evelyn Court.
2. The colours of the windows, downpipes and render are not in keeping with the location. The windows in particular should be white as per the original consent.
3. I consider this application to grant permission for what has been built rather than what was originally granted planning permission shows the contempt the developer has for both the planning process and the local residents. Throughout the building work contractors have failed to keep their vehicles, plant and materials within the site boundaries as undertaken in the Construction Method Statement submitted. This has caused annoyance and inconvenience to local residents and the council's refuse collectors have not always been able to collect rubbish and recycling.

Comments: 10th March 2020

I see, that as well as the other unsightly aspects of this development, waste pipes have now appeared on the front of the building. As previously stated by other objectors from Evelyn Court, the exterior appearance of these three houses is far from the original planning consent and I feel that any alterations from that consent should be strongly resited.

8 Evelyn Court
Malvern Road
Cheltenham
Gloucestershire
GL50 2JR

Comments: 21st February 2020

As a householder in Evelyn Court directly overlooking (from the first floor) this property I strongly object to the above planning application:

1. Obscured Glazing:

My privacy would be compromised by the removal of obscured glazing for the 1st floor of the property. I have a bedroom, bathroom and kitchen directly overlooking the property and is also within a small distance of our shared garden. I believe the change is requested as it is now a bedroom however the loss of privacy would still be significant regardless of whether this is a bathroom or a bedroom. The loss of privacy was noted by the planning officer in the initial application.

2. Render and Drain Pipes

These are not in keeping with the Lansdown Conservation area and stand out amongst other buildings in the area. The window frames are meant to be white as per the original plans and the builder clearly had no intention of installing white (sash) windows as the current windows were installed early on in the build to make the building watertight. The overall combination of the previous hotel and this building was described by a visitor as "it looks like a Gulag". It is garish and frankly looks out of keeping with the neighbouring properties.

3. General

The developer/builder seems to have had no intention to adhere to the original plan. Furthermore, the changes appear to be intentional and planned i.e. they had no intention of adhering to the original planning approval or changes recommended by the planning officers. The overall impact on our street and outlook is significant. Evelyn Court is one of Cheltenham's "gems" and the owners of the various properties have made significant investments in the upkeep of the building, for which we have received civic awards. It seems inconceivable that developers don't show similar respect for the heritage of Cheltenham's iconic landscape.

Finally, it is also worth noting that the planning team gave permission for previous changes without consultation which is disappointing as I could have made objections at an earlier stage.

Comments: 11th March 2020

I continue to object strongly to these changes. Drain pipes are now being installed to the front of the building and it continues to be an eyesore in our local area. It seems that contractors are able to apply for retrospective planning permission regardless of the significant impact it has on the residents.

6 Evelyn Court
Malvern Road
Cheltenham
Gloucestershire
GL50 2JR

Comments: 23rd February 2020

I have the following objections to this planning application.

- A. The need for obscured glazing remains. The property overlooks mine, and also both my garden and the Evelyn Court communal one, and our privacy is compromised accordingly.
- B. The elevation facing the rear of Evelyn Court is not in keeping with the rest of the neighbourhood. Sash windows were originally proposed, and have now been replaced with cheap modern ones, and the rendering is unsympathetic and ugly.
- C. The increase to two bedrooms from the original one will increase the pressure on parking in Lansdown Terrace Lane, which is a narrow cul-de-sac. Council vehicles using it regularly will be severely inconvenienced.

2 Evelyn Court
Malvern Road
Cheltenham
Gloucestershire
GL50 2JR

Comments: 24th February 2020

I overlook the front and side (west and south elevations) of the development and am a regular user of Lansdown Terrace Lane.

With regards the request to retrospectively vary condition 2, my opinion is that the amendments proposed (style/colour of windows, doors and rainwater goods) will harm the character and appearance of this development and its surroundings. Specifically:

1. This building previously had white sash windows. The Officer Report on the original planning decision took into consideration that "The new windows match the existing and are of a traditional design." The developers are now deviating from this, having instead installed modern grey metal casement windows and modern grey doors. I believe these do not suit the development.
2. Lansdown Terrace Lane is a prominent lane on the boundary between the Lansdown and Bayshill Character Areas within the Cheltenham Central Conservation Area. Being one of Cheltenham's best preserved back lanes, with many period mews properties, it was recently selected as a filming location for a BBC drama, evidencing its heritage value. I believe the proposed amendments will have a negative impact on the architectural integrity of this historic lane, are incongruous in the context of neighbouring properties and the materials proposed do not respect the back lane character as required by Cheltenham Local Policy Plan BE6.
3. The introduction of multiple boiler flues, which emerge through the front upstairs walls, have a negative impact and are not shown on the plans.
4. The new smaller window installed on the south elevation appears out of proportion to the original reveal and window sill, which are both larger and remain in-situ. The proposed plan for the south elevation as provided in the application does not reflect these characteristics of the as-built design.
5. The estate agent's brochure for the dwellings includes a to-be illustration of the development with sash windows, traditional doors and no flues; comparing this to the as-built design highlights many negative aspects of the changes.

With regards the request to retrospectively remove condition 6, I agree with the Officer Report in the original application that privacy of adjacent properties should be protected.

For the above reasons I believe the application should be resisted.

Thank you for the opportunity to comment.

Comments: 10th March 2020

[Subsequent to the revised application on 03 March this comment replaces my original comment of 24 Feb]

I overlook the front and side (west and south elevations) of the development and am a regular user of Lansdown Terrace Lane.

With regards the revised application, my opinion is that the amendments proposed (style/colour of windows, doors and rainwater goods) will harm the character and appearance of this development and its surroundings. Specifically:

1. Prior to re-development, this building had 1-over-1 vertically sliding sash windows with a single discrete meeting rail visible in the middle when closed. These matched neighbouring properties and are simple to source/repair/replace like-for-like. The Officer Report on the original planning decision took into consideration that "The new windows match the existing and are of a traditional design." The developers have now deviated from this in installing modern style casement windows. The new windows double the quantity & size of the rails visible in the centre of the window, use internal metal handles visible from outside and use an opening mechanism where the top half of the window swings into the lane. I believe these do not suit the character of the development, do not match the previous windows and do not match neighbouring properties.
2. The development is being sold as 3 independent dwellings. The double-rail design and unique handles of these windows will make it difficult for new owners to source like-for-like

windows in the future when they need to be replaced or repaired. As a result, there is an increased likelihood that future windows will not match, harming the building's appearance.

3. Lansdown Terrace Lane is a prominent lane on the boundary between the Lansdown and Bayshill Character Areas within the Cheltenham Central Conservation Area. Being one of Cheltenham's best preserved back lanes, with many mews properties, it was recently selected as a filming location for a BBC period drama, evidencing its heritage value. The grey colour of the windows, doors and rainwater goods does not match neighbouring properties. Using doors and windows of a modern design is not in keeping with neighbouring properties. I believe the proposed amendments will therefore have a negative impact on the architectural integrity of this historic lane, are incongruous in the context of neighbouring properties and the materials proposed do not respect the back lane character as required by Cheltenham Local Policy Plan BE6.
4. The window installed on the south elevation appears out of proportion to the original reveal and window sill, which are both larger and remain in-situ. The proposed plan for the south elevation as provided in the application does not reflect these characteristics of the as-built design, instead showing a smaller sill.
5. The introduction of multiple boiler flues, which emerge through the front upstairs walls, have a negative impact and are not shown on the plans. In addition, new waste pipes have also appeared on this most visually prominent elevation and are likewise not shown on the plans. These elements are currently white and it is unclear if these are also to be painted to match the rainwater goods.
6. The estate agent's brochure for the dwellings (www.kingsleyevans.co.uk/page/property/jet_kie-CHL190192/) includes a to-be illustration of the development with sash windows, traditional doors and no flues; comparing this to the as-built design highlights many negative aspects of the application.

For the above reasons I believe the application should be resisted.

Thank you for the opportunity to comment.

18 Lansdown Terrace
Cheltenham
GL50 2jp

Comments: 12th February 2020

We would firstly like to object to the colour / window frame type of this development. You'd expect this to be white sash? This lane has much history and to have grey frames and gutters is totally unfitting for the setting.

May we also object to the fact that these properties now seem to have had opaque windows exchanged for clear which we are assuming means the room will not be used for the original permission use as a bathroom. This in turn potentially increasing the number of residents requiring services such as parking etc?

We can see these properties from 3 floors of our house and I have to say they are totally unsightly for such a preserved area using these grey tones. If the windows were white sash it may help. I'm sure I previously saw architect drawings showing white sash?