

<b>APPLICATION NO: 20/00273/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>
<b>DATE REGISTERED: 14th February 2020</b>		<b>DATE OF EXPIRY : 10th April 2020</b>
<b>WARD: St Peters</b>		<b>PARISH:</b>
<b>APPLICANT:</b>	Mr Stephen Harper	
<b>LOCATION:</b>	21 Great Western Road, Cheltenham	
<b>PROPOSAL:</b>	Demolition of the existing garage and outbuilding and erection of 2 storey extension to form 4 x 1 bedroom flats.	

## REPRESENTATIONS

Number of contributors	<b>6</b>
Number of objections	<b>6</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

24 Great Western Road  
Cheltenham  
Gloucestershire  
GL50 3QN

**Comments:** 28th February 2020

It is with regret that we feel that we have to object to this development. The parking in this area is already at saturation point and the potential of adding an additional 8 cars to the street would be unacceptable. If the plans could be changed to use the garden as off road parking then we would not object to the planning

22 Great Western Road  
Cheltenham  
Gloucestershire  
GL50 3QN

**Comments:** 4th March 2020

Having lived in Great Western Road for over 20 years I have seen the parking situation escalate to saturation point. I strongly object to the potential of up to 8 additional cars taking up future parking spaces when it is already a struggle to park for existing residents.

20 Great Western Road  
Cheltenham  
Gloucestershire  
GL50 3QN

**Comments:** 2nd March 2020

I would like to object to this application as it will result in, potentially result in, an additional 6 cars being parked on a road where parking is already limited. There currently is not enough parking space allocation for the number of properties on the road as it is.

This is already a real issue for the road resulting in residents having to park on neighbouring roads.

Even during the day it is problematic as commuters use the road to park for free and also when residents have returned from work are having to wait for commuters to finish their shifts to vacate the parking places they have occupied during the day so that they can park.

18 Great Western Road  
Cheltenham  
Gloucestershire  
GL50 3QN

**Comments:** 24th February 2020

I am emailing you regarding the demolition of the existing garage and outbuilding and erection of 2 story extension to form 4x1 bedroom flats at 21 Great Weston Road.

We of 18 Great Weston have no objections to the planning of 4x1 bedroom apartments, however we strongly object if no correct parking facilities are put in place. We would like to suggest that the green land area next to the house could be used for parking. As you may already know parking on Great Weston Road is already a nightmare and without correct parking put in place, it will become worse.

14 Great Western Road  
Cheltenham  
Gloucestershire  
GL50 3QN

**Comments:** 17th February 2020

I am a resident in Great Western Road and wish to object to this proposed development on the grounds of overcrowded residents parking issues. I've raised this with the council at the community centre meetings in Grove St earlier this year, with councillor Diggory Seacombe, (who did not respond), and councillor David Willingham who took the time to send an extensive, detailed response.

This is a real, everyday issue for residents in this area. I have lived here for 25 years and have always been able to park near my home, however in the last few years the increase of developments in the locality including new builds and renovations / conversions have put additional pressure on residents parking, making it harder to park here.

These developments have not included adequate if any provision for off road parking. At most, some have incorporated off-road parking for one vehicle, a drive or garage, while the majority have none. This is an old part of town where most of the houses are terraced and very few have driveways or garages, so we all rely on the availability of roadside parking which has become increasingly cramped and inadequate.

With the introduction of permit parking bays in August 2018, there are more permits than available spaces. This is largely due to the increase of new developments and conversions in the area, namely Market St, New St, Burton St, Grove St and New St.

Around 50 new houses, 2 pub conversions, 2 maisonettes and 3 flats have been added to the above named streets alone since the Waitrose development was built on a large existing NCP car park.

Most of the additional properties built since then do not have adequate if any provision for off road parking. Grove St has no roadside parking at all, so any of the new properties there with inadequate or no off-road parking for two cars now over-spill into surrounding streets. The integral garages in the newer houses along Market St are rendered useless as its impossible to turn a car into and out of them. The road is too narrow, with cars parked down one side.

Many of the residents in this street have also incurred additional parking fines for parking in the turning bay in Great Western Road overnight, if there are no available spaces in the permit bays by 8am the following morning. At least 4 cars park there every night due to lack of space. It's a huge inconvenience as well as costly to have to be vigilant about this. We all accept that we may not be able to park in our own streets if they are full. It's not acceptable to have to drive further afield hoping for a space elsewhere within the permit zone. There are no guarantees either as these are all residential too.

The argument of encouraging green policies with the reduction of car ownership is pointless for me. I am a mobile therapist and rely on a car for my self-employed business. If I could manage without a car, I would.

I now consider whether to go out in my car in the evening, because I may not be able to park anywhere near my home on return. There is always the option for us to move, but more car user/s will just replace us. The problem won't be solved.

The proposed conversion of 21 Great Western Road into 4 flats with no provision for off-road parking is only going to make the parking situation far worse still, with 4 to 8 potential vehicles all needing to park roadside too. The existing drive and garage will go, which currently provide off road parking for 2 cars.

I have written to the council recently about converting the grassed area at the end of the turning bay in Great Western Road into a permit parking area for over-flow residential parking. This used to be a garage. It is not used for anything other than to cross over to reach Honeybourne Way.

I believe there are proposals to turn this into a wildflower meadow which is nice, but we have the Honeybourne Line and Winston Churchill gardens which are more suitable places for this, away from traffic and safe for children.

Unless additional space for parking is provided in the area, we can't take any further new developments that have no provision for off road parking for 2 cars per household.

19 Great Western Road  
Cheltenham  
Gloucestershire  
GL50 3QP

**Comments:** 1st March 2020

We are residents of 19 Great Western Road (GWR), the neighbouring property to the site in question. We object to the proposed development for the following reasons.

#### Parking.

This has already been covered extensively by 2 other residents of GWR and a representative of St James Action Group. We agree with everything that has been written. In addition, we would like to point out the following. The applicant appears to suggest that any new residents will choose not to own a vehicle. Whilst it is true that the property lies in a location that is conducive to "vehicle free living", very few, if any of the current residents choose to do so. In fact the majority of properties have multiple vehicles and are well within their rights to do so in the same way that residents of the proposed flats would be. All of the evidence suggests that new residences will only add to the already drastic problem of parking on GWR.

#### Side-entrance and refuse/bike shed.

The shared side entrance lies between our property and number 21. To increase security, the alley has a locked gate at the entrance to GWR. The drawings of the proposed plans do not show our property has a door that opens into this alley. The proposed plans to allow access for refuse collection will mean that this gate has to be removed, considerably reducing the security of our property.

It is not clear from the plans what the height of the shed will be. If the shed were to be taller than the existing fence between our properties, it would block light from our garden throughout daylight hours. It would drastically block light from our outdoor dining area during the evening hours in the summer.

The refuse shed will cause an unpleasant smell, especially during warm weather in the summer, precisely when we spend the most time in the garden. The proposed volume of bins available to the flats is excessive and will only add to the smell problem. All of the other properties on GWR have their bins and recycling collected from the street in front of them, having one property without these will not make the street look "clean and tidy".

The latter two points (height and smell) could be reduced by putting the shed against the opposite fence.

In many places throughout the application an attempt is made to imply that most of the properties on GWR have been developed to a similar specification to what is being proposed. "Multiple developments have occurred over recent years to the neighbouring sites making this one of the last to be developed in the area." This is absolutely not the case. The only extension we are aware of is our single story extension to the rear of the property which cannot be compared to the scale of this proposition. The applicant claims that the development would be "completely appropriate for the area and would continue the trend of development along Great Western Road", this is untrue and worryingly misleading.

Whilst the problems of parking and the refuse shed outlined above remain, we object to this application.