

APPLICATION NO: 20/00587/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 4th April 2020	DATE OF EXPIRY : 30th May 2020
WARD: Lansdown	PARISH:
APPLICANT:	Mr Simon Thomas
LOCATION:	17A Eldorado Road, Cheltenham
PROPOSAL:	Demolition of existing two-storey extension and single-storey garage to be replaced with proposed two-storey extension. (Re-submission of previously withdrawn application 19/01988/FUL).

REPRESENTATIONS

Number of contributors	5
Number of objections	5
Number of representations	0
Number of supporting	0

Roscalen
19 Eldorado Road
Cheltenham
Gloucestershire
GL50 2PU

Comments: 8th April 2020

This is a huge increase in the size of the property, more than doubling the number of rooms and significantly altering the appearance of the Victorian row of properties in this conservation area. It fills in the space between buildings. The plans build across a window of number 17 and overlook the garden of number 17, invading the owners privacy. It also overlooks number 15 and properties in Eldorado Crescent. I have spoken to the residents in each case.

26 Eldorado Crescent
Cheltenham
Gloucestershire
GL50 2PY

Comments: 22nd April 2020

We write in our personal capacity as owner occupiers of 26 Eldorado Crescent ('our house'), which is directly to the rear of the property. We commented on the previous application in respect of the property 19/01988/FUL and this letter repeats those comments as we do not consider that the re-submitted application has addressed any of our concerns.

We object to the proposed development on the basis that the proposed extension to the south east of the property is both too wide and too high, i.e. is inappropriate in terms of 'massing'.

The ground level of the properties (including our house) in Eldorado Crescent which are to the rear of the property is markedly lower than the ground level of the property itself. Consequently the property in its current form is very dominant and significantly overlooks the rear of our house. When the deciduous trees in the garden of the property are in leaf, their foliage provides a natural screen which reduces the feeling of domination by the property. However, when the trees are not in leaf, the feeling of dominance returns. The proposed extension to the side of the property would be much wider and much higher than the existing extension which it is proposed to demolish. As a result the dominance of the built form of the property over our house would be unacceptably increased.

Further, local planning and conservation area policies emphasise the importance of open views, vistas and the gaps between buildings. Extending the property as proposed into the current gap between it and 15 Eldorado Road, and increasing the height of the extension, would drastically reduce the gap that is very evident from the rear of our house, and would drastically reduce the open view, through the existing gap, of sky and sunlight that is available at the rear of our house, particularly (although not exclusively) in those months when the screening trees are not in leaf and the sun is lower in the sky.

We ask that the application is refused.

32 Eldorado Crescent
Cheltenham
Gloucestershire
GL50 2PY

Comments: 26th April 2020

The proposal appears unchanged from last time and so my comments remain unchanged.

- 1) There will be 2 new windows at first floor level in the proposed extension, both of which would be nearer to my property. This may affect my privacy.
- 2) The proposed extension will be wider and taller than the existing structure. This may affect the light to my property.
- 3) I have had previous discussion with the owners of 17A about the tall trees at the bottom and side of the garden of 17A. The trees have the effect of blocking light - the afternoon and evening sun to my property - due to the aspect of my home and the direction of the afternoon sun.

I welcome the proposal to remove the 2 trees indicated in the plans.

I would be concerned that the proposed building plans may aggravate the problem with the trees at the bottom of 17A/my garden. In an effort to provide increased screening, the issue may not be addressed. The silver birch tree does not affect me at all.

I also note that an additional 1st floor window is indicated on the plans, (rear ensuite window) but does not appear on the drawings

Flat 3
15 Eldorado Road
Cheltenham
Gloucestershire
GL50 2PU

Comments: 22nd April 2020
Letter attached.

Rosemead
17 Eldorado Road
Cheltenham
Gloucestershire
GL50 2PU

Comments: 21st April 2020

I am surprised to see this application resubmitted without any discussion with the objectors to see if their concerns could be satisfied with amendments or alterations to the scheme and during a time of self isolation which makes it extremely difficult to meet on site and view the various issues. I asked for a meeting prior to the submission of the previous application to see what could be done but without success. This meeting was to discuss the impact of the proposal on 17 Eldorado Road and the fact that there is a requirement for "enjoyment or access of light or air drainage or otherwise" in my Title Deeds which this application does not respect.

The only addition to the Application would appear to be the Daylight Report which accepts that it reduces the light into the window referred to as 19 by virtue of the fact that it is intended build across it. The adverse impact this will have on the property needs to be viewed from the inside. All the other areas of objection have remained the same. It is also important to appreciate that it is not only light that is affected but also the privacy of the gardens to the side and the rear.

In my previous letter I pointed out that it was difficult to see how the proposed extension would fit in with my extension as there were no drawings to indicate how it was to be done, however the graphics in the Daylight Report indicate that the single storey extension to the rear is intended to build right up to the boundary which will leave a gap of only inches between the two extensions and make it impossible to gain access to the gutters and the pitched roof. It is also intended to build across my window.

All the previous objections still stand and it is to be regretted that this application has been submitted at a time when site meetings cannot take place to consider the full impact of the proposal. I do request such a meeting. I look forward to hearing from you.

[REDACTED]
Flat 3, The Garth, 15 Eldorado Road, Cheltenham, GL50 2PU
[REDACTED]

Mr Ben Hawkes
Planning Officer
Cheltenham Borough Council
Municipal Offices
The promenade
Cheltenham
GL50 1PP

22nd April 2020
Ref: 20/00587/FUL

Dear Mr Hawkes,

Further to our telephone conversation earlier today, I must stress my concerns regarding the re-submission of this planning application. Specifically, to overlooking and loss of privacy to the side windows of our property at number 15 Eldorado Road.

Please see below pics detailing the side windows and rooms. I would urge you to make a site visit after the Covid-19 lockdown, to assess this prior to making a decision on this project.

Pic A – 1. Flat 4, Bedroom 2. Flat 3, WC 3. Flat 3, Bathroom 4. Flat 4, Bathroom 5. Flat 4, Kitchen



Pic B – 6. Flat 1, Bathroom 7. Flat 1, Kitchen 8. Flat 1, Bedroom



Pic C – 9. Flat 4, Bedroom 10. Flat 3, Hall



As previously mentioned, the impact on all the flats at number 15 that face that wall will be significant, as the current drawing feels rather imposing compared to the existing structure. A new look that respects the current footprint, would have less impact on our property, and would attract far fewer concerns from me.

I would be grateful if you would apply my concerns to this planning application, and reference [REDACTED] at 4, 15 Eldorado Road, as I write on her behalf too.

Many thanks in advance
With kind regards

[REDACTED]