

<b>APPLICATION NO: 20/00454/FUL</b>		<b>OFFICER: Mr Daniel O Neill</b>
<b>DATE REGISTERED:</b> 12th March 2020		<b>DATE OF EXPIRY :</b> 7th May 2020
<b>WARD:</b> Swindon Village		<b>PARISH:</b> SWIND
<b>APPLICANT:</b>	Mr & Mrs Modi	
<b>LOCATION:</b>	154 River Leys, Cheltenham	
<b>PROPOSAL:</b>	Erection of conservatory to rear of the property (part-retrospective)	

## REPRESENTATIONS

Number of contributors	<b>2</b>
Number of objections	<b>1</b>
Number of representations	<b>1</b>
Number of supporting	<b>0</b>

155 Riverleys  
Cheltenham  
Gloucestershire  
GL51 9SE

### **Comments:** 18th March 2020

I do not object to the construction of the conservatory in general, however I do have concerns about the way that the side windows will overlook my garden (155 Riverleys), and access to a shared drain.

A conservatory, especially in a small house such as this, will potentially be used a lot, and this will mean that the observable windows on the property will undergo a change of use. Instead of the main building windows looking across to my garden at an oblique angle, the conservatory will protrude windows into the garden and the side windows will look sideways directly into my garden, which in turn would reduce the privacy in my garden, and I'm assuming the same for the neighbour on the other side of the conservatory.

Can I therefore request that any side windows on the conservatory be made of frosted glass please? My main concern is not actually for myself, it is for any tenants, as this is a rented property. I spent a lot of time constructing my garden to provide a pleasant and natural seating area at the back of the property for myself and any tenants to enjoy. The change in use of windows that the conservatory at 154 introduces potentially reduces that benefit. I can envisage added difficulties where any tenants may want to construct a physical obstacle to block the conservatory windows such as boarding or allowing/encouraging climbing plants to grow up the fence in order to block the views from the conservatory window. The owners of the conservatory may not take kindly to boards being erected or foliage growing over and down the side of their conservatory. A three-way dispute may then open up between the tenants, my neighbours and myself trying to resolve a privacy issue that could have been prevented during the design stage of the conservatory.

Additionally, as I understand it, both 154 and my house at 155 share an underground waste water drain, and both properties have an access point/drain cover approximately 6 feet away from the rear walls of each house and approximately midway across the width of each plots. I have had to access my drain cover on a couple of occasions in order to unblock the underground pipework when it became blocked. Will the conservatory be covering the drain cover at 154? If so I am concerned that this may impact my property or theirs. I'm assuming these drain covers were positioned in the initial design/build of the properties for a reason, and that without them the ability to maintain and rectify any underground drainage issues would be impaired in some way.

I am concerned that at some point in the future a blockage or other problem with this drainage becomes more difficult or costly to resolve because there is no longer access to this drain cover, and that the addition of the conservatory has in effect caused a change of use and function of the drainage system. Would it therefore be possible to have reassurances that the drainage cover at 154 is still easily accessible in some way please?

I hope the owners of 154 do not mind me communicating directly via the planning portal like this. I would communicate directly with them, but as I have no communication from the owners directly over this, this seems to be the preferred method of communication.

153 River Leys  
Cheltenham  
Gloucestershire  
GL51 9SE

**Comments:** 18th March 2020  
Letter attached.

17th March 2020

  
153 River Leys

Dear Mr Oakhill

Re Proposal: Erection of conservatory to rear of the property (part-retrospective) at 154 River Leys, Cheltenham, Gloucestershire

Thank you for your letter dated 12th March 2020 regarding the proposed erection of a conservatory at 154 River Leys, Cheltenham, Gloucestershire GL51 9SE.

I do have a number of concerns regarding this proposal:-

The plans do not appear to be very clear.

1. What distance is the brick wall to my boundary at 153? I need to know how far away it is from the boundary as its jointly owned.
2. What is happening to the boiler flue above the window and back door? I do not want it sited over my garden.
3. What plans are in place for the access to drain they are going to cover on their patio?
4. The plans 1035381/379 are not very accurate in that my property is set back from 154 by 5ft.

Is this not a part extension rather than a conservatory as two elevations are brick walls?

Has anyone been out to site to view the property? No 9 is incorrect - Yes it will be seen from the road Yeend Close behind the property.

Depending on the response of above, i still have other major comments of objection:-

1. My property at the rear faces 288 degrees West therefore a construction would block out my sunlight considerably!
2. Privacy issues concerning a window over looking my garden is NOT acceptable at all.
3. Privacy and disruption issues of noise from the proposed erection as my living room is the same side at the rear.
4. With a glass roof proposed this will indeed cause light pollution at night into my bedroom which is not acceptable.
5. The visual impact of the proposal will not be acceptable from my property as it is already set back from 154.

I would urge the council to rethink this application. We live in very close proximity in River Leys .

Yours sincerely



Picture 1 My sunlight midday Friday 13th March 2020



Picture 2 Access Drain in patio at present



Picture 3 my house 153 recessed back from 154 by 5 ft.

Proposed erection would be a further two fence panels down my garden making it over 1/3 of my garden in shade.



of a brick wall.

Picture 4 my view from my sofa in my living room would be