

APPLICATION NO: 20/01041/FUL		OFFICER: Mr Daniel O'Neill
DATE REGISTERED: 30th June 2020		DATE OF EXPIRY : 25th August 2020
WARD: Charlton Park		PARISH: CHARLK
APPLICANT:	Mr And Mrs D Eade	
LOCATION:	4 Moorend Glade, Cheltenham, Gloucestershire	
PROPOSAL:	Proposed single storey and two storey rear extension	

REPRESENTATIONS

Number of contributors	2
Number of objections	1
Number of representations	1
Number of supporting	0

17 Moorend Glade
Cheltenham
Gloucestershire
GL53 9AT

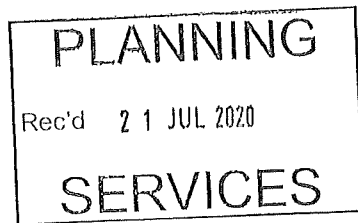
Comments: 10th July 2020

Thank you for alerting me to this planning proposal and inviting me to comment. I write as a nearby resident on the same small estate. The proposed additions will be completely invisible from our property. However the stark white two story extension will be very visible to everybody entering Moorend Glade from Moorend Road, whether on foot, on a bike or in a car. I suggest that the visual impact of the proposed extension would be much improved if the external details and finishes were more in harmony with the surrounding estate.

6 Moorend Glade
Cheltenham
Gloucestershire
GL53 9AT

Comments: 21st July 2020

Letter attached.



7 Greatfield Drive
Charlton Kings
Cheltenham GL53 9BT

David Oakhill – head of planning
Cheltenham Borough Council

A handwritten signature in cursive script, appearing to read "By hand".

21 July 2020

Dear Sir

Proposed single storey and two storey rear extension at 4 Moorend Glade, Cheltenham:
Your reference: 20/01041/FUL

I write with reference to your letter of 1st July.

I am the son of the owner and occupier of 6 Moorend Glade ("MG"). [REDACTED] I hold power of attorney for him. I have discussed the content of this letter with him and he has agreed that I should make these submissions on his behalf.

The Application

Before I deal with my father's objection may I point out that there is a fundamental inaccuracy in the application. Question 9 asks whether the site is visible from a public road. The answer provided is "no". This is inaccurate. The proposed development will be visible from both Moorend Glade and Moorend Road. 4 MG is possibly the most prominent site in the whole development. All residents bar those whose properties are closer to Moorend Road drive past it in order to obtain access. MG is an adopted highway.

Lack of Amenity

My father's property lies to the left of 4 MG when viewed from the lower part of MG and is directly and adversely affected by the proposed development. My observations are as follows:

1. In my view the proposed two storey rear extension will adversely impact light, air and amenity to my father's property. I specifically refer to Planning Policy CP4 and the accompanying explanatory notes which only permit development which would not ".....cause unacceptable harm to the amenity of adjoining land users.....";
2. When viewed from the road it is very clear that 4 MG is set slightly higher and further back than 6 MG (see figs 1, 2 and 3 in the accompanying set of photographs and the explanatory notes which I have added for commentary). This has the effect of making the bottom right hand corner of my father's garden (when viewed from the house) slightly darker and damper than the remainder of the garden. Roughly half of the main body of 4 MG already extends beyond the building line of the back wall of 6 MG;
3. The position is further exacerbated by the fact that the rear gardens of both properties rise by some 2-3 feet over a relatively short distance. The rise is demonstrated by the slope in the road to the frontage of 4 MG. In addition my father's rear patio (see fig 4{ }) is set significantly below the level of the lawns of both properties. He is able to sit out

there on sunny days throughout the year when the temperature permits. The kitchen is dark when there is no sun and this proposed extension will only make it more so;

4. Fig 5 demonstrates the point at which the sun rises during summer. It was taken at about 8.30 on the morning of 17th July. The sun moves from the position shown to the right during the course of the morning. The creation of a substantial two storey extension on such a prominent property is likely to deprive my father of both light and amenity during each day and in particular will make the garden and kitchen substantially darker than they already are;
5. I have noticed from the plans that the intended new blank wall of the extension is simply a blank. My father has no wish to be overlooked (as he will be from the "Juliette" balcony) although it is conceded that the existing bedroom windows do overlook 6MG. The creation of such a large area of brickwork adjacent to 6MG is not a feature that either he or I find attractive. The plans that I have seen suggest that it may be painted white or some similar colour. In my view that will only make the extension even more obvious;
6. Both 4 and 6 MG back on to St Edwards School. Whilst my father enjoys the sound of the children on most occasions the existence of this new extension may reflect sound back into his garden whilst shielding 4 MG from that particular source of noise. Again I refer to Policy CP4 and the accompanying notes which suggests that this form of potential adverse impact arising from noise should be considered.

In short both my father and I find the proposal one which has been tabled purely for the benefit of the new owners of number 4 and one which takes no account of the harmonious and thoughtful way in which Bovis designed the development in the mid 1980s. In particular there will be a significant loss of amenity which my father has enjoyed since he moved there in 1985 with my late mother.

In all the circumstances I would request the officers / planning committee to reject the application in so far as it provides for a two storey rear extension. My father and I would very happily discuss the creation of a single storey rear extension because that would not create a loss of amenity if handled in a sensitive way.

[REDACTED] - attorney for [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

PS. I submitted this by email to the built environment email address on the weekend. I now deliver it by hand in order to ensure that the objection is fully logged & noted.

Explanatory notes to accompany objection letter and photographs re proposed two storey development at 4 Moorend Glade Reference: 20/01041/FUL

Fig 1: This shows the right hand side of my father's property and the left hand side of 4 MG. I have measured roughly the difference between the first course of brickwork at the two properties. 4MG is approximately 2 feet higher at this point. I have not been able to compare heights at other points but I would expect it to be the same or greater. It makes 4MG an imposing property even now.

Fig 2: This looks from half way up my father's garden towards 4 MG and shows the significant amount by which 4MG extends beyond the back wall of 6 MG.

Fig 3: This looks backwards down my father's garden from a point close to the top. It again demonstrates the way in which 4MG towers above my father's property and gives some ideal of the fall between the top of both gardens and the bottom;

Fig 4: This shows the flank wall of 4MG and the way in which the developer was forced by the plot characteristics to produce a patio with a brick surround with garden about 1-2 feet above. Just behind the point at which this photo was taken there is a sitting area where my father likes to enjoy the morning sunshine. The proposed extension will take away a considerable amount of amenity in terms of light and air.

Fig 5: This is taken from just outside the double doors at the end of my father's kitchen. He sits outside these doors when the weather permits. It shows the sun in the position where it would be at about 8.30 on a July morning. Earlier in the year it would rise slightly to the left and later in the year the point at which it rises would be slightly to the right.

Fig 6: This is taken from the left hand edge of my father's patio and demonstrates the extent to which 4MG currently impinges upon 6MG. The two storey extension would probably take away a further considerable amount of the light and air up to the point at which the vegetation starts to rise towards the back of the garden.

Fig 1

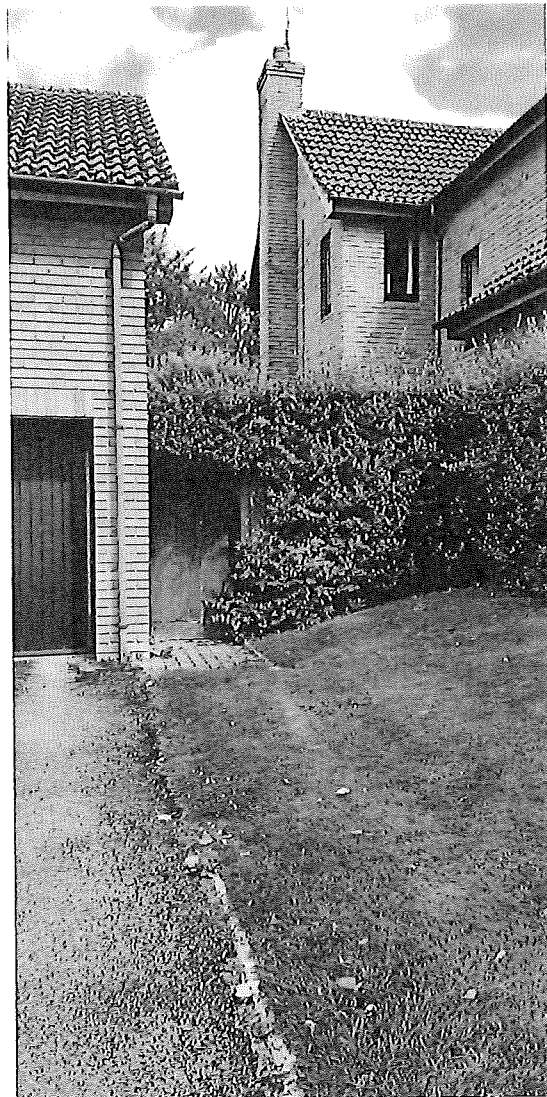


Fig 2



Fig 3



Fig 4



Fig 5



Fig 6

