

<b>APPLICATION NO: 20/01344/FUL</b>		<b>OFFICER: Mr Ben Warren</b>
<b>DATE REGISTERED:</b> 12th August 2020		<b>DATE OF EXPIRY :</b> 7th October 2020
<b>WARD:</b> Park		<b>PARISH:</b>
<b>APPLICANT:</b>	Miss Kathryn Farmer	
<b>LOCATION:</b>	46 Bournside Road, Cheltenham, Gloucestershire	
<b>PROPOSAL:</b>	Erection of an outbuilding/garden structure in the rear garden. (Part Retrospective)	

## REPRESENTATIONS

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

48 Bournside Road  
Cheltenham  
Gloucestershire  
GL51 3AH

### **Comments:** 2nd September 2020

1. The submitted information does not reflect the design & materials used on the building part constructed to date. Materials indicated appear all wood but as built include a corrugated metal roof. There seems to be no stated overall intended size that will control the final building size. There is lighting installed (not stated in the application) & so potential for light pollution. The submitted information fails to show our property with the visualisation actually drawn from a perspective within our rear garden, giving a false impression of ample surrounding space. These conspire to minimise, within the application, the negative impact of the 'as built' design, scale, & proximity of this outbuilding that is a more agricultural style, not in keeping or sympathetic to its actual setting of mature suburban gardens.

2. The outbuilding includes a large elevated platform now giving a direct sightline & loss of privacy into both our rear external area and internal habitable rooms, negatively impacting the amenity & peaceful enjoyment of our home. This will be exacerbated for 9 months of the year when we do not benefit from full leaf cover within our garden and trees beyond.

3. This proposal creates potential precedent for a scale of rear garden development which would impact on the overall character of Bournside Road - smaller scale & lower outbuildings exist with no impact on others in line with the intention of planning guidance.

### **Comments:** 8th October 2020

If we understand correctly, the revised application now limits the size of the structure to as existing & mentions the introduction of a green roof (replacing the corrugated current one we assume?) however there are no further details available.

The overall scale - particularly height - of the current structure seems excessive for a garden building and so our previously expressed objections (negative visual impact; creation of potential for garden development precedent being unsympathetic to the unique character of the neighbourhood, and the adverse impact on privacy of our amenity & garden) still stand.

72, Avening Road  
Whitecity  
gloucester  
gl4 6uj

**Comments:** 17th September 2020

In Response to the objection from 48 Bournside Road

I invited the neighbour to see that we have no view up their garden and cannot see into their garden or their bathroom even if I wanted to look in which I don't - The hedges are very tall and the angle of the slope means that we cannot see .

This invitation was declined twice .

Yes there is a corrugated roof - there is also a corrugated roof on the schools structure immediately behind their garden also - it's functional to keep out the rain and provide protection from falling branches

The platform though elevated slightly from ground level flattens out a slope and is no higher than the adjacent garden it is also raised above the flood water of the river Chelt.  
Video of said raised river has been submitted .

The roof of the structure is in fact beneath the level of the houses and therefore it is impossible to overlook the garden of the neighbours from a submissive position - by definition we cannot overlook something from below .

The references to taste are subjective and not relevant to planning but cultural views based on personal assumptions and opinions.

We have mitigated the views by putting canvas screening for our privacy and theirs The lighting is in the form of fairy lights not at all dominant or brightly lit.

There is no bar or sound system and rarely are we awake past 9 pm .