

<b>APPLICATION NO: 20/01907/FUL</b>		<b>OFFICER: Mr Ben Warren</b>
<b>DATE REGISTERED:</b> 3rd November 2020		<b>DATE OF EXPIRY :</b> 29th December 2020
<b>WARD:</b> Charlton Park		<b>PARISH:</b> CHARLK
<b>APPLICANT:</b>	Mr Luke Fry	
<b>LOCATION:</b>	4 Hartley Close, Cheltenham	
<b>PROPOSAL:</b>	Extensions, alterations and remodelling works to form two storey flat roof dwelling	

## REPRESENTATIONS

Number of contributors	<b>8</b>
Number of objections	<b>8</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

6 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

### **Comments:** 18th November 2020

We wish to advise you of a number of strong objections we have to the proposed development of a two story flat roof dwelling. As an immediate neighbour of the proposed development we are of the view that the proposed development will have detrimental impact on us and the neighbourhood in general. Our specific objections are as follows:

#### 1. Noise and disturbance from the development (especially traffic)

A) the increased tarmac indicates an expectation of multiple vehicles coming and going from this property as a reflection of its much increased scale. These will use our shared driveway and will inevitably impact the amenity of our property.

B) While we are all temporarily working at home these days the office provision, tarmac and internal layout of the proposal (not to mention it's utilitarian external appearance) suggest future use of the building as a mixed office/residential property with all the comings and goings that inevitably go with that.

#### 2. Privacy

A) The proposed development adds an entire extra floor to the existing bungalow and overlooks our private garden space at the north end of our property.

B) Panoramic windows of the proposed extension will look directly at those in our property (please see our own recently granted permission). Due to significant difference in land levels, the panel fence will not afford privacy (these levels are not addressed in the proposal). Whilst the current occupants may accept this, the interests of future owners of the property should be considered.

#### 3. Visual Impact and design quality

A) We believe the proposed development is not overall of high quality, is not visually attractive, is not good architecture and is not sympathetic to local character and the surrounding environment. It does not maintain the strong sense of place that Hartley Close currently has. It does not use quality materials, is not attractive or welcoming as a house and does not contribute to the overall quality of the neighbourhood.

B) We believe that the proposed development is a direct contravention of the National Planning Policy Framework (mainly chapter 12 "Achieving well-designed places") . It does not respect overall street form and layout and uses poor and incongruous materials and design to undermine the integrity of the neighbourhood. The proposed development would be entirely out of character for the neighbourhood and the current style of properties in the street.

C) The design, scale and vehicle provision indicate the intended use of this property to be as much a future business site and investment project as a domestic one. This is not an appropriate development for the street.

D) Although many people are now working at home I think we should be wary of creeping commercialisation of quiet domestic properties and neighbourhoods.

E) The proposed development is completely at odds with the other houses in the street and is not sympathetic to local character and history, the surrounding built environment or landscape setting.

F) The proposed development would extend a three bedroom, two reception room bungalow into a four bedroom, two story, office building complete with flat roof. The proposed plans suggest an investment opportunity rather than a domestic neighbourhood development and we should be able to look to the council to protect us from this type of challenge to the community and certainly to consider the wider implications that allowing such a precedent would set.

We are not in principle opposed to the right to extend and develop properties but this proposal does not seem to be in any way appropriate.

**Comments:** 25th November 2020

Following conversation with cllr:

I think it is fair to say that none of the people who have objected to this proposal want to stop the new owner developing the property. The problem is the style and materials and ultimately the scale of the development which is driving some of those style choices. I feel they are attempting more than the plot is designed for and are trying to set a precedent for further development which would be hard to resist and progressively degrade the neighbourhood.

- If the design didn't add a full extra storey (rather than dormer etc), it wouldn't need a flat roof. Even with this it is domineeringly large.
- If it didn't have a flat roof it wouldn't make sense to use cladding material; traditional materials would be a more obvious choice.
- The design anticipates increased occupancy above the original with traffic/parking etc accordingly.

The property is at present a three bedroom bungalow. All of the bungalows on the road were built the same way in I think 1971, with a hatch to the dining room from the kitchen (probably now bricked up but that was the fashion then) and No 4 is unchanged. Despite the estate agent calling it a 4 bedroom bungalow the photographs on the most recent sale show that it was still set up as a three bedroom property with a dining/reception room and a very small kitchen which was typical for properties of the time.

Re-developing this type of bungalow to a four bedroom fully two storey building (not 'dormer windows' etc) has never been allowed in Hartley Close before and would set a precedent allowing all the others in the road to be similarly scaled.

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**Comments:** 17th November 2020

The proposed design of the substantial extension is completely out of character with any other property in Hartley Close and for that matter the neighborhood. The extremely modern look of the proposal and especially the the flat roof would be an eyesore.

18 Hartley Close  
Cheltenham  
Gloucestershire  
GL53 9DN

**Comments:** 18th November 2020

This proposed development is totally out of keeping with the existing street scene.

None of the immediately local houses have flat roofs nor are they clad in metal.

This proposal is overbearing and quite frankly appears, from the limited drawings, to be an eyesore.

Please can you have regard to what this area looks like and not succumb to every hare brained modern design just because they appear in the latest edition of Architects Weekly.

10 Hartley Close  
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**Comments:** 14th November 2020

It is disturbing to see such an intrusive modernist proposal, neither complementing or respecting the character of the Close or any property within it.

It fails to blend in shape or material terms & appears to offer all the charm & context provided by a branch of Aldi or Joni Mitchell's "Parking lot"?

An alternative proposal would be welcomed.

9 Hartley Close  
Cheltenham  
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GL53 9DN

**Comments:** 20th November 2020

The project as presented in these drawings is totally unsympathetic to neighbouring properties and quite unattractive.

The design appears to have been developed to provide the maximum accommodation for the lowest price, rather than to provide good quality housing.

7B Hartley Close  
Cheltenham  
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GL53 9DN

**Comments:** 20th November 2020

We object to the application due to the choice of materials / finishes proposed which appear more Tewkesbury Road than Hartley Close, being entirely out of keeping with the tasteful brick finish of other properties in what is currently a highly attractive street scene bordering the Cotswold AONB. We politely request that the applicant's architect comes up with alternative finishes and that the planning officers do not allow the application to be permitted in its current form.

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**Comments:** 18th November 2020

My concern is not with the wish to extend or modernise the property but the current size, design and finish proposed.

Core Policy CP7 (Design) requires development to be of a high standard of architectural design and to complement and respect neighbouring development.

This application does not respect or complement the local street development with the architectural design proposed.

The current single storey property is constructed of brick, similar to the majority of other properties on this street. The intention to finish with full rendering and Vieo metal cladding as well as a flat roof which is certainly not in-keeping or complementary of the character of the street and adjacent properties.

The council's adopted Supplementary Planning Document: Residential Alterations and Extensions (2008) also sets out design guidance in terms of extension to residential properties. The document emphasises the importance of achieving subservience, and that an extension should not dominate or detract from the original building but play a supporting role. The proposed plans included in this application note the substantial size and height of the proposed extension which will certainly result in the extension becoming not only the dominating feature of this property, but to fully change the look of the entire original building. It is my view that this will create an overbearing and oppressive impact on the street and contrary to the supplementary planning document guidance.

I therefore request a recommendation is made to change the proposed application to one more aligned to current planning guidance.

22 Hartley Close  
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**Comments:** 25th November 2020

This application is totally out of character in Hartley Close. There have been many conversions and additions to property in this road and all have managed to conform to the existing standards. These plans would not enhance the area at all.