

APPLICATION NO: 20/01946/FUL		OFFICER: Miss Claire Donnelly	
DATE REGISTERED: 6th November 2020		DATE OF EXPIRY : 1st January 2021	
WARD: Charlton Park		PARISH: CHARLK	
APPLICANT:	Mr T Russell		
LOCATION:	24 Charlton Close, Cheltenham		
PROPOSAL:	Proposed car port and garage - re-roofing and render walls (revised proposal to previously approved application; 20/00542/FUL, to increase the width of the car port) (part retrospective)		

REPRESENTATIONS

Number of contributors	6
Number of objections	6
Number of representations	0
Number of supporting	0

32 Charlton Close
Cheltenham
Gloucestershire
GL53 8DJ

Comments: 24th November 2020

The building which has been constructed occupies a larger area than that represented in the approved plans to the extent that it actually overhangs the neighbouring property. Visually the impact of the two neighbouring properties essentially touching one another is completely out of character with the other properties in the local area. Aside from the unpleasant visual impact, with the buildings now so close together maintenance will be near impossible.

High Ridge
33 Charlton Close
Cheltenham
Gloucestershire
GL53 8DH

Comments: 11th November 2020

Visual impact:

Charlton Close is a neighborhood of detached houses and bungalows, spaced apart. This extension essentially turns 24 & 26 into non-detached bungalows, as, due to this unapproved extension, they are actually touching. This does not fit the character of the street.

Amenity:

Aside from the unpleasant visual impact, due to extension now abutting the bungalow next door, maintenance on that side of the bungalow will be near impossible.

26 Charlton Close
Cheltenham
Gloucestershire
GL53 8DJ

Comments: 28th November 2020

My neighbour was granted planning permission earlier this year to make modifications to the bungalow next door to us, which he had recently purchased. As part of the original planning application a workshop and car port were also applied for. We did not comment on the original proposals as these appeared to be acceptable at that time.

As the build started to take place it quickly became apparent that the extension was being built exceptionally close to our house. At that point we contacted the planning department to raise concerns and also sent in photographs. The Enforcement Team opened a case and after making a visit to the site, reported that the building under construction was in breach of the approved planning permission and was therefore unauthorised.

The owner has now submitted an application to regularise the works which have been carried out and to have the current build approved. We understand from the owner that mistakes have been made with measurements and that it was not intended for the building to be so close to our house.

The current situation is that the building, as constructed overhangs our house quite considerably and also I believe touches our roof. This leaves us in a situation where we would not be able to easily access our own gutters or part of the adjoining section of roof. It also results in an overbearing appearance, with the new build having the effect of looming over our property.

The building is also out of keeping with the properties in the road and does not compliment or respect our property. It is visually out of keeping with its surroundings with many visitors commenting with shock and disbelief at the size of the building and the impact on our property.

I have listed below the local policies which I understand are relevant and which I believe the development as constructed contravenes.

POLICY CP 4 - SAFE AND SUSTAINABLE LIVING (Objectives O3, O4, O16, O23 and O32)

Development will be permitted only where it would:

- (a) not cause unacceptable harm to the amenity of adjoining land users and the locality (notes 1 - 4);

POLICY CP 7 DESIGN (Objective O2)

Development will only be permitted where it:

- (a) is of a high standard of architectural design; and
- (b) adequately reflects principles of urban design; and
- (c) complements and respects neighbouring development and the character of the locality and/or landscape (note 3). Extensions or alterations of existing buildings will be required to avoid:
- (d) causing harm to the architectural integrity of the building or group of buildings; and
- (e) the unacceptable erosion of open space around the existing building. Note 1 Principles of urban design relevant to this policy are set out in table 3. Key design considerations for individual buildings are set out in table 4. Note 2 Development should reflect the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and supplementary planning guidance on conservation areas. Note 3 See also policies RT 2 (retail development in the Core Commercial Area) and HS 2 (C) (housing density)

As described above the unauthorised work is clearly contrary to the above development plan policies and results in an unacceptable development which has a harmful impact upon the character of the area as a whole, being out of keeping with other development in the area. Policy CP 4 clearly indicates that development should not be approved if it causes "unacceptable harm to the amenity of adjoining land users and the locality". The extension as built clearly does cause harm to our amenity and the general area. If approved the extension would prevent me from accessing a section of my property - i.e. some of the roof and all of the guttering along the adjoining side. This would result in us not being to maintain our property properly where it adjoins the new build section.

28 Charlton Close
Cheltenham
Gloucestershire
GL53 8DJ

Comments: 10th November 2020

I did not review the details of the initial planning application because I assumed that the the building would adhere to planning consents and would have to be reasonable to be approved.

I was shocked to see the finished structure and that it blatantly disregards the agreed planning application. It appears to have been built on the boundary line and the roof and guttering actually extend above and over the neighbouring house.

The extension of the roof guttering over the neighbours' roof creates a terrible eyesore and is completely out of keeping and totally unnecessary.

No fair minded person could possibly think it is reasonable for the current structure to remain as it is, given the impact on the neighbouring house.

I cannot imaging that if the applicant was in their neighbours' shoes they would find this at all acceptable.

17 Charlton Close
Cheltenham
Gloucestershire
GL53 8DH

Comments: 10th November 2020

The carport which has been constructed outside of the initial planning constraints appears too large and significantly too close to the neighbouring property to be fair to current residents. The roof appears to overhang the neighbours property. Number 26 Charlton Close should not be adversely affected by the builder contravening initial planning consent for their gain, and modification of the new building would be appropriate in my view .

Rede House
23 Charlton Close
Cheltenham
Gloucestershire
GL53 8DH

Comments: 23rd November 2020

The building recently altered at 24 Charlton Close bears little relation in size to the original application and as such is excessive and overbearing.

It has fundamentally affected the neighbouring property with the degree of encroachment.

Please request a revision to the build as originally proposed for the well being of the existing neighbours and deter such cavalier approaches to planning legislation.