

APPLICATION NO: 20/01882/FUL		OFFICER: Mr Daniel O Neill	
DATE REGISTERED: 29th October 2020		DATE OF EXPIRY : 24th December 2020	
WARD: Leckhampton		PARISH: LECKH	
APPLICANT:	Mrs Heidi Wood		
LOCATION:	Edge Hill, Kidnappers Lane, Cheltenham		
PROPOSAL:	Extensions to existing property		

REPRESENTATIONS

Number of contributors	5
Number of objections	4
Number of representations	1
Number of supporting	0

21 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 8th November 2020

We have been enjoying the outlook from the east-facing window of our lounge for 33 years.

We do not want to look at a large new house, which is being built on land nearly 3 feet higher than our house .

The lane is already busy with the new school and we do not want more construction traffic, especially near Edge hill where the road is narrow and very near the 'T junction' with church road.

127 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0NY

Comments: 18th November 2020

I am emailing you my concern about the above application for rebuilding the bungalow Edge Hill.

I am the neighbour of this proposed plan and have spent much time looking at the proposal in detail.

I live at Home Orchard, 127 Church Road and have lived here for over fifty years.

Edge Hill was built in the grounds of Home Orchard, between the coach house and the main dwelling. The height of the bungalow was subject to strict limitations at that time because of its proximity to the main house.

Despite the passage of time the garden of Home Orchard and indeed the house itself remain in the same position and would be totally overshadowed by the proposed height of Edge Hill.

I am hoping to seek planning for an annex for myself in my grounds and have agreed with my architect that the roof height should remain no higher than that of Edge Hill as it is now to have minimum impact.

In all of the planning refusals to a large scale development on the site of Edge Hill a first floor balcony had been included which overlook Home Orchard.

As you will see from a plan of the area my garden would have no privacy, and my sitting area, my light and sky view from inside the house would all be compromised.

I understand the desire for a large house instead of a bungalow but I object to the scale of this plan in relation to the size of the plot.

Such close proximity to both neighbouring properties would surely negate windows on the side elevations? My architect quoted Local Plan CP4 and paragraph 17 of the NPPF which seems to substantiate this.

I would be very grateful if somebody from Planning could come and advise me about this large scale development which is being proposed to overlook both my home and garden.

Thank you for your attention,

The Coach House
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NX

Comments: 14th November 2020

While we quite understand the desire of the applicants to create a much bigger home in order to accommodate their growing family, we do not believe that the very narrow plot which their bungalow occupies can sustain the much larger house that they propose. We are therefore obliged to object to the above planning application.

Our objection firstly relates to the visual impact and loss of residential amenity that would be caused by such a large extension. Your office noted regarding the previous proposals for the site: "The depth and extent of footprint into the rear of the site is excessive and the proximity to boundaries and consequent width of the building is still of concern, both from an urban grain and neighbour amenity perspective." (E-mail from Lucy White, Senior Planning Officer, Cheltenham Borough Council to PSK Architects, 22 August 2018). The current application has not at all reduced the proposed footprint, nor the proximity to boundaries - nor indeed the height, apart from the final 2.8 m at the rear of the building.

As a result, the proposed new building will be a mere 60 centimetres from our boundary fence, and will rise approx. 9 metres above our garden, completely dominating the rear of our house. The proposal would therefore be contrary to Cheltenham Local Development Framework (Supplementary Planning Document: Residential Alterations and Extensions), section 3.2 and Policy SL1: Safe and Sustainable Living of the Cheltenham Plan.

Lucy White's e-mail of 22 August 2018 further refers to the impact of the overly large development on "urban grain", and requests an elevation street scene drawing in order to evaluate this further. The Street Views (1-3) that have been supplied with the current proposal are, however, significantly inaccurate. Firstly, they significantly overstate the amount of space between the extended Edge Hill 2-storey house and the Coach House (in fact, the total space would be under 2.5 metres, with a distance to the boundary fence of only 60 cm). Additionally, the Street Views fail to show that the proposed house would actually loom half a storey above the Coach House (the current bungalow's ground floor already stands almost half the story higher than the ground floor of the Coach House, largely because of the contour of the land). Finally, both the Existing Block Plan and the Proposed Block Plan are inaccurate, as the Edge Hill building sits closer to Kidnappers Lane than the Coach House, rather than the same distance as shown. Such a high building in this location will be harmful in terms of both urban grain and visual impact.

Our second objection relates to "right to light." The height of the proposed extension and its proximity to the boundary fence would lead to infringements of Cheltenham Local Development Framework, para 3.2 and Cheltenham Residential Alterations and Extensions: Design Guide.

Windows on the side of our house on both ground and first floors currently provide direct sunlight to the sitting room and master bedroom respectively; the first-floor side window also provides attractive views of Leckhampton Hill. All this is made possible because of the sensitively angled design of the current Edge Hill bungalow roof. Were the bungalow to be extended so far upwards, all direct light and views would be lost; we would simply look out at a dark, featureless wall a couple of metres from each window.

Since the proposed new building would be a mere 60 centimetres from our boundary fence, and will rise approximately 9 metres above our garden, it would also place our patio in almost constant shade, as mentioned above. Our conservatory, too, would be thrown into shadow. We are unclear whether "right to light" extends to the loss of direct sunlight to these areas, although Cheltenham Local Development Framework, para 3.2 and Cheltenham Residential Alterations and Extensions: Design Guide, both suggest that this is the case.

Our third objection relates to loss of privacy. The side elevation of the current proposal indicates a first floor bedroom window that would have a clear view of our patio almost immediately below, which is our principal outdoor seating area. We believe that this is contrary to Cheltenham Local Development Framework (Supplementary Planning Document: Residential Alterations and Extensions), section 3.2, and paragraph 17 of the National Planning Policy Framework.

In conclusion, the applicants would surely benefit from a larger home, and we would certainly have no objection to a sensitive single storey extension nor indeed to appropriately placed dormer windows within the bungalow's current roof. Sadly, however, their current proposal for such an excessively large building on the very narrow Edge Hill

site would be severely damaging for the reasons outlined above. We trust that these comments will be taken into account in the decision-making process. We should be happy for you to arrange to visit our home and garden if you wish to view the application site from that perspective.

Little Bradwell
Kidnappers Lane
Cheltenham
Gloucestershire
GL53 0NX

Comments: 20th November 2020

Whilst supporting the need for increased accommodation on the site we object on grounds of visual impact.

We believe that the style, massing and choice of materials of the proposed redevelopment is too impactful and overpowering.

The bungalow is originally an infill site between the larger red brick house on the corner of Kidnappers lane and Church Road, and the Coach House. It is a very narrow plot.

We have extended our house so understand the needs of a growing family, but we have always tried to extend in a way that did not change the character of the existing building and chose a limited / muted pallet of materials to reduce impact.

There is also the potential for a stunning piece of architecture that responds to all the site constraints and creates a lovely home.

The opening up of the driveway will also change the character of the lane at an area of the lane that is already quite dangerous.

10 Pilford Road
Cheltenham
Gloucestershire
GL53 9AQ

Comments: 19th November 2020

I am one of the borough councillors for Leckhampton.

I think the proposed building in itself is an interesting and imaginative design and, as a two-storey building, not out of keeping with the immediate area.

But I think officers should pay careful attention to the concerns of the neighbour at the Coach House. Because of the narrowness of the application site it does seem to me that the proposed building will be extremely close to their boundary and so quite close to and

higher than their house, perhaps overshadowing it. This is not apparent from the street views so I hope officers can verify their accuracy.

The Local Development Framework Residential Alterations and Extensions Supplementary Planning Document does stress the importance of maintaining space between buildings and neighbours' right to adequate daylight (p7) and the need for skillful design of side-facing windows to preserve privacy (p9) and these must be respected.