

APPLICATION NO: 20/02138/FUL		OFFICER: Mr Ben Warren
DATE REGISTERED: 3rd December 2020		DATE OF EXPIRY : 28th January 2021
WARD: Park		PARISH:
APPLICANT:	Mr and Mrs S Carpenter	
LOCATION:	14 Gratton Street, Cheltenham, Gloucestershire	
PROPOSAL:	Proposed rear extension and front basement extension with internal alterations	

### REPRESENTATIONS

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

13 Gratton Street  
Cheltenham  
Gloucestershire  
GL50 2AS

**Comments:** 22nd December 2020  
Letter attached.

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Letter attached.





13 Gratton Street  
Cheltenham  
Gloucestershire  
GL50 2AS

David Oakhill  
Head of Planning  
Cheltenham Borough Council  
PO Box 12,  
Municipal Offices  
Cheltenham  
GL50 1PP

19<sup>th</sup> December 2020

Dear Sir

**Your reference 20/02138/FUL**

Thank you for informing me of the proposal to build an extension to the rear of the house next door to mine. I wish to object to this application made in respect of 14 Gratton Street. My reasons are outlined below.

The planned extension will have a very significant adverse impact to the rear of my property. It will overlook and overshadow my entire back yard, leading to a significant "loss of light" and an major loss of on my visual amenity. I have a small back yard measuring 2.6 meters by 6 meters which is planted with two vines, a cold frame, numerous pot plants and includes a table and four chairs. I use this all the year round especially in the summer months. I enclose a picture (figure 1) of the western wall of my yard looking towards the rear of neighbours house – 14 Gratton Street. I also enclose a picture on which I have drawn the extent of what is being proposed. You will note that my neighbour plans to add 0.5 meters vertically above the wall dividing our properties. From that point a roof is planned with its apex about 3.5 meters high. Moreover, the planned extension would be to the full extent of my back yard some 3 meters long. The scale of these proposals is shown in the second picture enclosed (figure 2) and it is clear that the proposed building will have a very significant effect in terms of "loss of light", especially in the afternoon and evening, to both my back yard and to the rooms at the rear of my house.

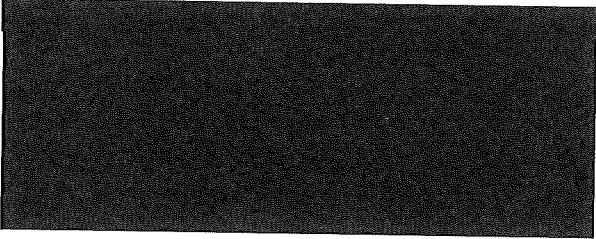
I would also like to suggest that these proposals will have an overbearing visual impact on my property. This is illustrated in figure 2 which indicates that the proposed new building will have a significant adverse effect on the openness of the views to the west of my property. The building of the extension next door would, therefore, make my back yard far less attractive, more difficult for me to nurture and grow plants, and far less useful as a valued part of my property. These proposals could, therefore, be construed as "garden grabbing".

I contend that these plans are not in keeping with the character of the neighbourhood. As I understand it, the houses on Gratton Street were built in the 1820s and are very typical of that time. It is said that the properties housed local traders and shopkeepers and, in common with the immediate area, benefits from being a designated conservation area. I would like to suggest that the scale of these proposals is inappropriate given the special historical significance of the area. It is noteworthy that none of the houses on the street have extensions on the scale of those proposed by the new owner of 14 Gratton Street.

In short, I would like to suggest that if these proposals were to be approved, I would suffer a significance loss of light, an adverse visual effect, a reduction in the usefulness of my back yard, and the proposals, if successful, would represent a major challenge to the special historical character of Gratton Street.

I look forward to hearing from you

Yours faithfully



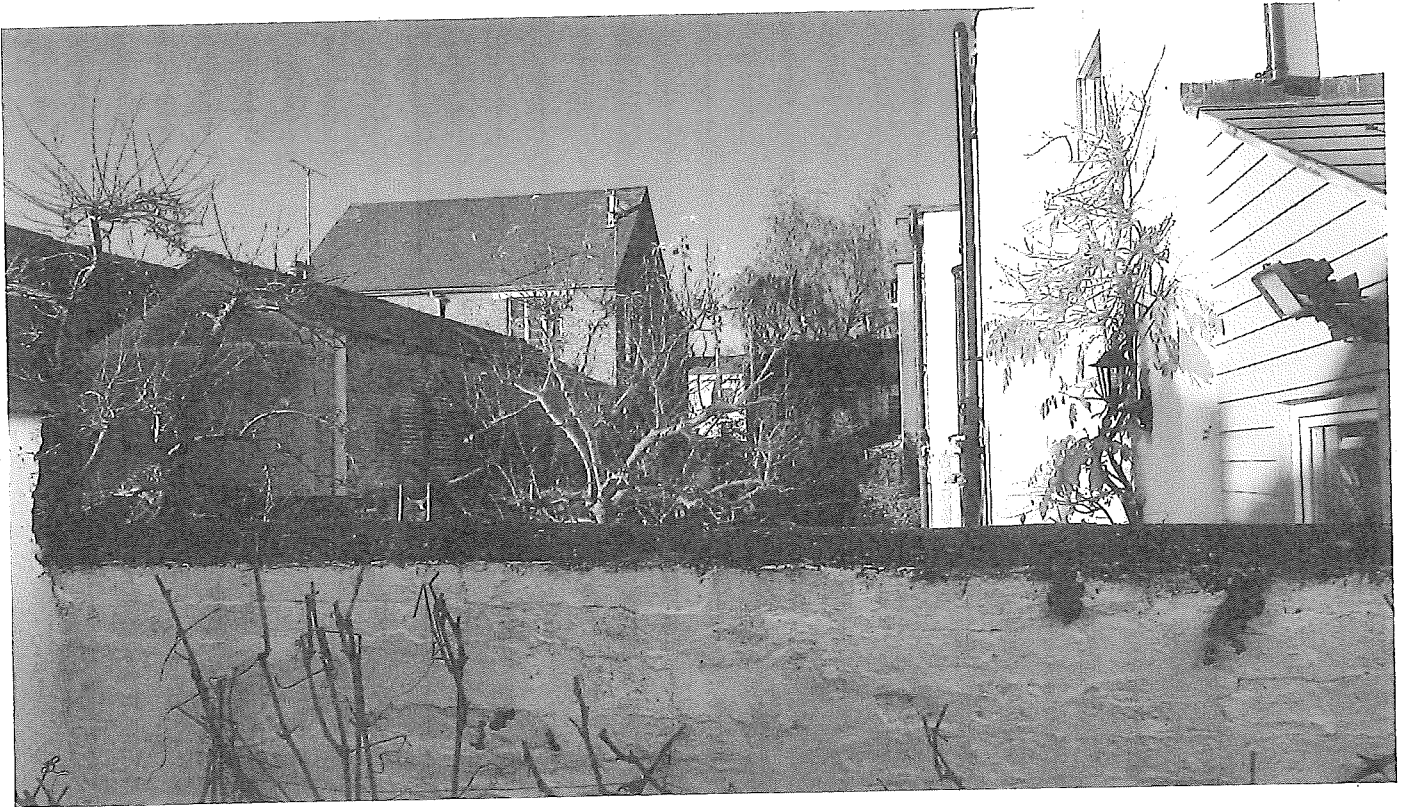


fig 1. View from my back yard taken 17/12/20



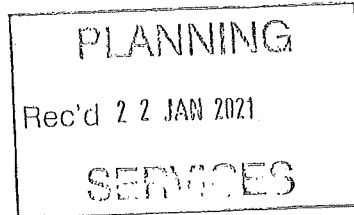
fig 2 View from my back yard  
with new roof and wall added.

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PO Box 12,  
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Cheltenham  
GL50 1PP

Dear Sir

Your reference 20/02138/FUL



20<sup>th</sup> January 2021

Thank you for arranging for a site visit and sending me copies of the revised plans in respect of the planning application you have received in respect of 14 Gratton Street. I wish to continue to object to these revised plans for the reasons outlined below.

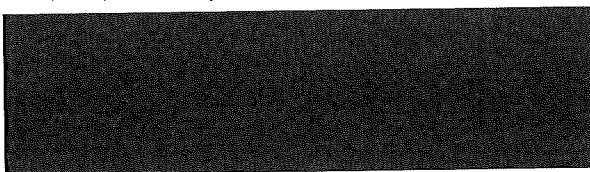
The revised planned extension will still have a very significant adverse impact to the rear of my property. Its height and length have not been changed and it will continue to overlook and overshadow my entire back yard, leading to a significant "loss of light" and major loss of my outlook and visual amenity. As noted in my letter of December 19<sup>th</sup> I have a small back yard which is used throughout the year. I enclose a picture (figure 2) of the western wall of my yard looking towards the rear of neighbours house – 14 Gratton Street. I indicated on that photograph the height (3.5 meters) and length (3 meters) of the planned roof and there is nothing in the new plans to change this impression of the impact of what is being proposed. While I recognise that the applicant now is planning to build about 1.8 meters from the rear western wall of my yard the height and length of the revised proposed building will have the same effect in terms of "loss of light", especially in the afternoon and evening, to both my back yard and to the rooms at the rear of my house.

Similarly, the new proposals will do nothing to ameliorate the detrimental effects on the back yard of my property making it far less attractive, not as usable as a "garden", and a less valued part of my property. The earlier judgements that I made in terms of the adverse effect of these proposals on the special character of the neighbourhood, as protected by conservation area status, still apply.

In short, I would like to suggest that if these proposals were to be approved, I would suffer a significance loss of light, reduction in outlook, and a decline in the usefulness of my back yard. As noted earlier these proposals, if successful, would represent a major challenge to the special historical character of Gratton Street.

I look forward to hearing from you.

Yours faithfully



This shows that the revised extension will have the same impact as would the original



PLANNING

27 JAN 2021

SERVICES

View from my back yard  
with new roof and wall added.

fig 2