

APPLICATION NO: 21/00078/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 14th January 2021	DATE OF EXPIRY : 11th March 2021
WARD: Charlton Park	PARISH: CHARLK
APPLICANT:	Mr Luke Fry
LOCATION:	4 Hartley Close, Cheltenham, Gloucestershire
PROPOSAL:	Extensions, alterations and remodelling to form two storey pitched and flat roof dwelling, existing brick work to be rendered (revised scheme to 20/01907/FUL)

REPRESENTATIONS

Number of contributors	12
Number of objections	5
Number of representations	0
Number of supporting	7

10 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 29th January 2021

[Photos attached]

Many residents felt daunted & unable to challenge or counter the very professional document prepared to support this application (19thJan. 2021)

It is however worth closer scrutiny by the Planning Committee please, not least as it's frontispiece & 5.1 street scene, shows a tree obscuring the bulk of the intended structure; more useful clear views are readily available to illustrate the potential impact as below?

(Picture of existing bungalow)

Absent from the document is any reference to 1, Hartley Close, extended in the last 12-18 months, which employs limited render, new windows & remains faithful to the character of the Close(17/00218).

(Picture of recently extended 1 Hartley Close)

This is also true of 19 & 21, which, while recently "refreshed" with limited render, remain in keeping, while their brickwork flanks being generally more visible to the street scene than the elevations.

Bungalow 7a, which also employs render, is set back & substantially obscured by a 6ft plus brick boundary wall & panelled garden fence. Like 23 Hartley Close, it is not really noticeable from the highway:-

(Picture of 7a Hartley Close)

Absent too is reference to 8 Hartley Close where, given it's location, render was disallowed in favour of the original brick finish.(17/00386). Noted however is the less prominent north side extension to 6 Hartley Close despite the main rendering being enclosed in the rear garden?

(Picture left to right of 8 & 6 Hartley Close)

Artistic licence utilised in "3.2 Character, setting & sense of place", portrayed 6, 15 & 19, as "stand alone" properties with, particularly in the case of 15, neighbouring housing, replaced by blue sky/tree imagery, suggesting less reliance or impact on the surroundings? 15 has more design reliance on 68 & 70 Sandy Lane, as the case officer declared when recommending "permit",(19/02143);

Question? Is that "tolerable" boundary of design,(I personally objected) now being promoted to import yet again, characteristics from without? (the Officers report is available with the December 2019 P. Committee meeting minutes.)

It is our view that the revised proposal seeks to bring about just such an import rather than a home reared solution? Clearly with the design skills displayed by the applicant, reaching an amicable & suitable resolution would seem well within reach?

Despite all the foregoing, reference has only been made to 8, of Hartley Close's 25 properties,which actually create limited disruption to the street scene. Is it not prudent to absorb the "bigger picture"?

Would it not be a tragedy to sacrifice a much valued, admired & openly coherent neighbourhood to what may yet prove to be just another fashionable "trendy box"?

Paraphrasing Joni Mitchell ?

"You don't know what you've got til' it's gone"?

Supporting photographs do not appear to have transferred with the message & will be forwarded directly to the Planning Officer for inclusion.

Comments: 4th February 2021

For purposes of clarity & general visibility, regarding the setting of 2; 4; 6 & 8 Hartley Close, I have forwarded further photographs, taken from the adjacent roadway, directly to the planning officer for inclusion.

Also included is a view of bungalow 7a, to illustrate it's impact on the street scene.

We would be grateful if the P. Committee can encourage the applicant, to bring forward a design that will more closely chime with the established neighbourhood please?

Many thanks

Comments: 5th February 2021

Thank you for "posting" the previous images I sent to you. For "clarity of the setting" regarding 2; 4; 6 & 8 Hartley Close, I would be grateful if you could repeat the exercise with the attached images please?

Also attached is a view of 7a Hartley Close from a "highway" viewpoint if you could include that one also please?

6 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 19th January 2021

Pleased to see the amendments to this development and happy to support it.

2 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 27th January 2021

I am writing in relation to the above application.

I am 100% against it and would like to mention that the raised height of the "low pitched" roof to afford to a "usable first floor" would impact loss of light, privacy and domination of my outlook and shared lawn to the front. No. 4 being built on a slightly higher plane would accentuate that loss.

Also the special features of Hartley Close are that all the houses have been built sympathetically with each other thus affording a very sophisticated feel to it which is very important these days. As it stands this new application would make the proposed house stick out 'like a sore thumb'. Totally unsuitable.

I trust my comments will be taken into consideration as it is a very upsetting situation at an already very upsetting time.

2 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 19th February 2021

I am writing regarding the above building application . I am 100 per cent against this for many reasons - the primary one being the fact that it is proposed to make it a 2storey house which will make a huge difference to my house. The raised height of the low pitched roof to afford a "usable first floor" would impact loss of light , privacy and domination of our outlook and shared lawn to the front. No. 4 being built on a slightly higher plane would accentuate that loss.

My personal view is that if passed, it would open the Close to wholesale change in the future of which I believe it would be detrimental. I have lived in this Close since 1975 and I do not want the special feeling of the Close to be spoilt by a modern two storey house,

which is completely out of character with all the other houses and would stick out like a sore thumb.

Comments: 19th February 2021

I do sincerely hope that this project is changed considerably as the difference to the light and sunshine and privacy in my lounge will be considerable. It isn't a very light lounge in the first place so when the skies are clear and there is sunshine, we can turn the lights off.

64 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DH

Comments: 15th January 2021

This looks much better than the previous design. No objections

18 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 1st February 2021

It is not surprising that the clearly solicited comments from properties nowhere near Hartley Close are from owners of similarly designed dwellings.

To suggest that Hartley Close looks "tired and dated" is complete nonsense.

Despite the extensions that have taken place, many of which have used limited rendering, the road remains a harmonious street scene of timeless and quality brick built houses.

Let's face it, render is only modern in the sense that it enables construction of extensions built with cheap blocks rather than the more expensive brickwork. Furthermore, the brick built houses look not dissimilar to the way that they were presented when newly built. Render, in 40 years' time will look dirty and dated and require renewal.

Finally, I do not believe that a flat roof fits in with this area.

7B Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 3rd February 2021

This design is certainly an improvement on the previous one however my concerns remain and I cannot see how this latest scheme addresses the reasons stated by the

LPA for refusal of application 20/01907/FUL and the views expressed by the Parish Council Planning Committee and Civic Society in their objections.

My view is that whilst the design has been improved, the scale and choice of finishes continue to not respond to or respect the character of the surroundings and would therefore be an incongruous addition to the street scene. Surely therefore this current application does not meet the requirements of the policies either?

Those Councillors who know the street well or who took the time to visit it prior to the previous Planning Committee meeting appeared to me to have a deep understanding of the concerns raised. I think that the open lawns without boundary treatment (whatever the ownership) and the way the properties are set back from the highway in a semi-circle on both sides in that part of Hartley Close were a credit to the developer / town planners at the time, but do increase the sensitivity of developments like this proposal.

I am of the view that any development should be finished predominantly in brick.

I have read the applicant's updated supporting statement (3 Feb). It is of course correct that the use of render has been introduced to Hartley Close, but predominantly in the upper part. Where the lower part is concerned, I'd point out the following:

No.1 - the recent extension to this property, certainly on the front elevation, was finished in brick and you'd need to look closely to see it had been extended at all.

7a does not have much impact on the street scene in my view - this statement is even more true from March to October for obvious reasons and it is a bungalow behind a high wall. This is also an example of a property that has been renovated over time, making use of the existing footprint (garage) to provide additional living space.

No. 6 - use of some render. The Officer's report notes the 'predominant use of brick' but does seem to me to contradict the views expressed when considering No. 8!

No. 8 - the Officer's report and what was granted consent stipulates the use of brick finish and the former details how this outcome was reached following a change from the original proposal which was to use render. It speaks of the finishes used on properties in the 'immediate locality'. When you read this in conjunction with the Officer's report for No. 15 you could think you were talking about 2 different streets, but I would say that immediate locality is the key point and that the conclusion reached by the Planning Officer in the case of No. 8 is relevant to this current application for No. 4. given their relative locations.

Sandy Lane is referenced in the supporting statement and residents thereof who have recently developed / have pending developments for their properties have taken an interest in this application. We can all see that Sandy Lane is an example of a street developed ad hoc over at least the last 100 years for its entire length and so has inbuilt incongruity in architectural style and finishes. Hartley Close is discrete from surrounding roads, it is a cul-de-sac developed in pretty much one phase hence the potential for harm from development which is a significant deviation from the current style and finishes is significantly greater than say Sandy Lane. It is my contention that this proposal would cause such harm.

15 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 3rd February 2021
Support.

The revised plans are more considerate than the prior application which like other residents we did not support due to the use of metal cladding on mass.

The revised design responds to feedback, is reflective of the existing street scene gable end architecture, is overall proportionate and leverages render as the predominant finish which to a less or greater extent is a material featured on many existing properties in Hartley Close. Whilst less prominent and not original to the street, timber is also featured to the frontage of some properties in Hartley Close today. In the case and context of property #4, it is set back from the highway, partly obscured by a tree and therefore the use of timber cladding seems appropriate provided the planning committee gives due consideration over future applications to prevent timber cladding becoming the dominant material on the street.

46 Sandy Lane
Cheltenham
gl53 9dq

Comments: 16th January 2021

I'd like to support this application on the basis of its modern design and well thought out selection of materials.

Hartley Close is an interesting 1970 development which attempted to create a sense of architectural diversity by mixing materials, shapes and variations to the building line. Alas the cost of construction probably limited what could be achieved but it is clear that had the financial constraints and limited pallet of materials not imposed themselves, it would have been far more diverse and interesting.

The proposed changes at number 4 reflect current trends across the late 20th Century estates around Cheltenham. The removal of cheap white plastic windows in favour of elegant aluminium profiles (most likely the original windows were also aluminium), render to cover the mass produced London Phospress bricks and the clever use of shape and colour make this an excellent addition to the local area.

It is nice to see that the current resident did not choose to go down the route of using the new 2020 permitted development rights which would have bypassed any consultation all together and has incorporated the feedback of the local residents into this design.

1 Hartley Close
Cheltenham
Gloucestershire
GL53 9DN

Comments: 2nd February 2021

A number of the properties in Hartley Close have been extended and developed in a variety of ways, utilising a range of materials. These new plans offer a contemporary design that is more sympathetic to the area. We have no objection.

11A Greatfield Drive
Cheltenham
Gloucestershire
GL53 9BT

Comments: 17th January 2021

We have lived in Greatfield Drive for many years and have seen it develop for the better over this time. The road is similar to Hartley Close, a beautiful quiet road coming off Sandy Lane, however when comparing the two, Hartley Close looks like it has been stuck in the past and is in real need of modernisation as the 1970's properties now look tired and old.

Greatfield Drive has had several bungalows significantly increase in size, such as a 2-bed detached bungalow now transformed into a beautiful 6-bed house. This has only made the area more desirable and I cannot see why Hartley Close wouldn't benefit from the same transformation - after all, it is not a protected or listed area.

The plans proposed look very well designed and complement the rendered houses which already exist on the road. Many properties on the road are houses so by adding another storey, this house will fit in nicely with the surrounding area.

Initially, I thought the land in front of the bungalow was a public green but having seen on the plans that it is in fact their front garden, the property has a substantial plot which is set far back from the road and neighbouring properties and cannot even be seen upon entrance to the road. We were surprised to see the negative comments on the last application but in saying that, we actually prefer this design and can see that the architect has obviously taken previous comments on board in the new design to reflect any neighbours previous concerns.

We walk along Sandy Lane and through Hartley Close regularly and as we have seen the benefits of modernising and developing properties on our road, Sandy Lane and Highland Road we feel that it will bring Hartley Close up to date and will complement the high-quality houses in Charlton Kings. We are fully in support of the proposed plans as they fit with the growing culture of contemporary properties in the surrounding area which will all add to the appeal of living in Charlton Kings.

68 Sandy Lane
Charlton Kings
Cheltenham
Gloucestershire
GL53 9DH

Comments: 27th January 2021

It came as no surprise to me when I read all of the objections and the decision to 'refuse permission' based on the previous plans. I think this was definitely a step too far.

I am pleased to see that the revised plans have taken a modern but not extreme approach to updating and extending a 1970's bungalow. A large number of houses in Hartley Close, Sandy Lane and areas surrounding have been updated and modernised in the past few years and this has had a significantly positive visual impact on the area. You only need to take a look at google street maps to see how the houses located in and around Hartley Close look dated, and tired compared to the updated properties that are currently in situ.