

# The Parish Council of Leckhampton with Warden Hill

Cheltenham, Gloucestershire

---

tel. ( [REDACTED]

Clerk: [REDACTED]

email – clerk@leckhamptonwithwardenhill-pc.gov.uk

Head of Development Services,  
Cheltenham Borough Council,  
Municipal Offices,  
Promenade,  
Cheltenham  
GL50 1PP.

Planning Application Consultation ref 21/00552/FUL. Observations by Leckhampton with Warden Hill Parish Council

LOCATION: 21 The Lanes

PROPOSAL: Extension over existing garage

**The Council objects to this application for the following reason:**



The construction of the extension over the existing garage as presented in the plans, would significantly impact the **visual amenity to the neighbouring property at No 23 The Lanes.**

**The extension would result in a loss of outlook and would have an overbearing impact on neighbours.**

The photo on the left shows No 21 The Lanes in the foreground with No 23 behind and illustrates the close proximity of the properties. It also shows how the extension will go above the garage facing No 23.

The photo on the right shows clearly the garage and house wall of No 21 behind No 23. **The proposed top storey will stretch well across the open sky shown here as the roofline will extend at the height of the house and right across to the right of the garage wall (per drawings). This will reduce the light considerably and will overshadow No 23.**

The photos below show the existing garage and top floor of No 21 The Lanes.

No 23 has a conservatory attached to the rear of their property, facing No 21 garage wall.



It is understood that the initial plans submitted showed the first-floor extension coming right out in line with the garage which resulted in the first floor facing wall being less than the requisite 12 metres minimum distance from the neighbouring property. The initial plans were refused due to "Loss of outlook and an overbearing impact".





The revised plans have offset the upper storey extension above the garage by 2 mtrs but **the width and pitch of the roof are still the same as before thus blocking a similar amount of light from No 23.** Furthermore, the measurements from the rear of No 23 are: Conservatory depth 3.5mtrs plus distance from conservatory wall to the property boundary (No 21 garage wall) is barely 6 mtrs **thus total distance from No 23 upper storey wall to proposed upper storey of No 21 is approx. 11.5 mtrs.** Furthermore, I believe the revised plans will still result in a loss of outlook and have an overbearing impact on the neighbouring properties.

I am therefore requesting that this application be "called in" by the local Borough Councillor to be put to Planning Committee and that measurements be checked by the Planning Officer.



Signed by authority of the Council: Emma Nelson Date: 30 March 2021