

<b>APPLICATION NO:</b> 21/00193/FUL		<b>OFFICER:</b> Mrs Lucy White	
<b>DATE REGISTERED:</b> 9th February 2021		<b>DATE OF EXPIRY :</b> 6th April 2021	
<b>WARD:</b> Charlton Kings		<b>PARISH:</b> CHARLK	
<b>APPLICANT:</b>	Mr and Mrs McCrerrick		
<b>LOCATION:</b>	Waterside, Church Walk, Charlton Kings		
<b>PROPOSAL:</b>	Erection of replacement dwelling		

## REPRESENTATIONS

Number of contributors	<b>11</b>
Number of objections	<b>8</b>
Number of representations	<b>2</b>
Number of supporting	<b>1</b>

6 Grovelands Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BS

**Comments:** 5th March 2021

Our house and garden look over the river to Waterside Gardens at the Copt Elm Road end. Having seen the plans for Waterside I feel the new dwelling is most attractive, enhancing the area and it would be good to have the gardens maintained equally well.

We have no issues with privacy as long as there are no plans for housing immediately over the river.

Near neighbours may have privacy issues if the new dwelling's living room looks directly into their rooms/bedrooms.

I should like to be reassured that the trees on the opposite side of the river are in good repair as they may damage our house if they fell.

Exeleigh  
3 Church Walk  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BJ

**Comments:** 4th March 2021

I would like to object to the proposed dwelling on the following grounds:

1. This area and its environs is an historic part of Charlton Kings, with pleasant, open vistas down towards the river and foot bridge, from both Church Walk and School Road. It is much-loved by families and residents alike. Whilst we have no objection in principle to a new-style dwelling, the large footprint/size and positioning of the proposed dwelling very close to the public footpath and amongst more traditional, smaller houses means that it would have a negative visual impact on

this charming, characterful area. It would dominate the neighbourhood and change the views, affecting others' enjoyment of this part of the village.

2. From the plans it would appear that there are two roof terraces and many huge floor to ceiling windows. Whilst we note that the proposal is limited in height, these terraces and the large number of windows would encroach on our/others' privacy and our ability to enjoy our property which is to the south, unless strategic planting of mature trees and shrubs is included in the plans.

3. This is a very large plot of land which adds significant greenery to the area. It also contributes to this part of Charlton Kings being regarded as a hidden oasis. The woodland and foliage muffle the traffic noise from London Road, and play an important part in the character of the neighbourhood, as well as fulfilling an environmental role. And yet no mention has been made in the plans for what landscaping, tree planting etc will be done and what existing planting will be retained.

47 School Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BL

**Comments:** 22nd March 2021

Windows and terrace area will be overlooking my property giving me no privacy

4 Porturet Way  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BN

**Comments:** 10th March 2021

The design of the proposed house is completely out of character of neighbouring properties and totally out of keeping with the area. Strongly object to this planning proposal lets keep the character of the area as it is a beautiful and is enjoyed by many.

4 Grovelands Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BS

**Comments:** 16th March 2021

There is a Horse Chestnut tree (ref 0.60 ht11 72.86) located beside the swimming pool, which is opposite our garden in Grovelands Close, this tree unfortunately fell down and damaged fences and the cabin in our properties. The tree could not be taken down as it would destabilise the river bank but I just thought a word of caution when working in that area. There is a lot of ivy surrounding the trunk of said tree so may need to be cleared to avoid further destabilisation. I would love to see as many of the trees maintained as it is such a beautiful unique view, with squirrels, cranes, kingfishers, bats, doves etc. I wish our new neighbours well with their application, it will be an interesting development.

5 Porturet Way  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BN

**Comments:** 1st March 2021

We are concerned about the following:

1. Tree removal and the impact on the natural habitat in the garden
2. Loss of privacy for houses in School Road and Porturet Way due to the layout of the house and extension to the current footprint.
3. Lack of detail in relation to the following:
  - A. The current outbuildings and swimming pool
  - B. Intentions regarding any changes to the riverbank and the subsequent impact that this would have on flooding and established wildlife.

3 Porturet Way  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BN

**Comments:** 28th February 2021

I am concerned about the loss of privacy for the houses on Porturet Way. The upside down living and first floor sun terrace mean that the living areas higher than the existing houses and gardens meaning the new house will overlook us.

There is a lack of information in the application about what will be done in the garden in relation to the existing outhouses and swimming pool. Will these be left or replaced. If replaced what with?

It is also important that the wooded character of the plot is maintained. I would hate to see the established wooded area being lost. The trees provide an important habitat for wildlife including bats.

The current banks of the river are in poor condition so I would be interested in knowing what the intention is for these. Any changes which would push any potential flooding in the direction of Porturet Way need to be avoided

I understand that the access from the new property will be via Copt Elm road. I would like to know how far from the existing garage the new owners plan to clear and tarmac for vehicular access.

**Comments:** 6th July 2021

I appreciate the use of obscured glass to remove some of the issues of over looking neighbouring properties but am still concerned that the upside-down nature of the house and elevated nature of the site will mean that the new property will overlook the lower properties in school road and Porturet Way especially from the first floor sun terrace

My second concern relates to the garden and parking. I have tried contacting both the architects and the local councillors to understand the plans for the garden but have received no response. While I appreciate the tree protection orders and will preserve some of the wooded nature of the site, and that the remaining vegetation may not offer significant habitats, I am still concerned

about the vehicular access being from Copt Elm Road and how close to the house the new owners will want to park. I have still not seen any information on this and would like this clarified

1 Porturet Way  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BN

**Comments:** 28th February 2021

I object to the proposed plans on multiple counts.

1- Tree removal: this will significantly increase the rain run off leading to an increased risk of local flooding and damage to the river banks. Furthermore, the environmental impact of removing so many trees would reduce the absorption of traffic pollution and noise from the busy Copt Elm Road.

2- Local wildlife: the trees and vegetation are also are a natural habitat to many protected species including bats and kingfishers. The plans show the removal of over 20 trees which would be devastating to the flora and fauna in the area.

2- Loss of privacy: the increased footprint of the proposed building and the design with the living quarters on the first floor will significantly impact every dwelling bordering the property. The design would overlook and impose on all neighbouring properties.

I believe it would be possible to build a suitable dwelling within the existing property, which would have the living quarters situated on the ground floor. The proposed plan would have the main living areas directly overlooking multiple bathrooms and bedrooms across at least 6 properties which is very invasive. The removal of trees, increased footprint and overall design of the proposed building is insensitive to the existing neighbouring properties and would have a major environmental impact.

45 School Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BL

**Comments:** 1st March 2021

I am concerned about the loss of privacy as the window walls on both the ground and first floor living areas (see drawings for North Elevation - River Chelt) will mean the house will be directly overlooking our private garden and internal living area.

43 School Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8BQ

**Comments:** 26th February 2021

My objections are that the plan will directly overlook my garden and most of my house, particularly as the plan is 'up-side-down' with the living areas upstairs. The windows on the eastern aspect are also very large and the house will be further forward towards the eastern

boundary. Not only will we be overlooked and lose our privacy but we will I'm presuming, be looking straight in to their rooms.

I think it would be better for the front/east side to be no further forward than the existing property. It has such a long back garden which is south/ west facing, this would mean more house getting more light beyond 1 Church Walk, going deeper that way into the garden with loads of garden left beyond towards Copt Elm Rd.

I like the design and materials but don't think it compliments it's plot or this much loved historic area of Spring Bottom. I am pleased it has a pitched roof and that it isn't higher than the existing ridge height. The very modern houses built a few years ago on Balcarras Lane with large lovely windows are now all covered in net curtains. Presumably not the architects vision?

My other concerns are the amount of foundations and walls which will be built along the north side of the property or near the river. These banks and natural vegetation all absorb and slow down the flood/ surge of waters all along that stretch of river as do the banks opposite in Porturet Way and Grovelands Close. This is a potential food / drainage risk which I don't see addressed in the water level maps. Those show water amounts and levels but don't account for the rapid flow and surges that happen.

**Comments:** 18th July 2021

The updated planning application includes more opaque windows to the north and west aspects to reduce invasion of privacy which I am pleased to note.

So why are the large living area windows still clear glass on the eastern aspect, that directly overlook my house and garden? There is some screening from leaves in the summer in the garden but not upstairs in our bedroom windows and obviously no screening at all from these deciduous trees at other times of year.

The large magnolia tree in the front garden( east side) is marked for removal. This also helps to screen a little when in leaf, so will also reduce our privacy.

The root protection circles around the trees on the west side of my property will surely be affected by the foundations/ digging in the east side of the new dwelling.

What assurance will I have to totally protect my trees from root damage that could cause future tree damage particularly T33 and 34. The large tree in Waterside T32 would also cause massive damage if weakened.

37 Copt Elm Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8AF

**Comments:** 26th May 2021

I live in Copt Elm Close and we regularly see bats in our garden at this time of year and through the summer.

With regard to the above property, I would like to ask if any inspections have been carried out to establish whether any bats are roosting, either in the property itself or in any of the outbuildings?