

<b>APPLICATION NO: 21/01475/FUL</b>		<b>OFFICER: Mr Ben Warren</b>	
<b>DATE REGISTERED:</b> 23rd June 2021		<b>DATE OF EXPIRY :</b> 18th August 2021	
<b>WARD:</b> Charlton Kings		<b>PARISH:</b> CHARLK	
<b>APPLICANT:</b>	Mr & Mrs Bullock		
<b>LOCATION:</b>	2 Morlands Drive, Charlton Kings, Cheltenham		
<b>PROPOSAL:</b>	Extensions, alterations and remodelling works to form new dwelling		

## REPRESENTATIONS

Number of contributors	<b>18</b>
Number of objections	<b>17</b>
Number of representations	<b>1</b>
Number of supporting	<b>0</b>

51 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LL

**Comments:** 6th September 2021

I do have a few concerns about the proposal in relation to our small property. In our back garden we have a small bit of decking 4.5m x 4.2m and then our shed 8ftx6ft . At the end is a small fence which belongs to 2 Morlands Drive and a huge hedge which is (height wise) in line with our second floor. Probably about 15 feet. We have been here since 1998 and although been told by various people the hedge is 'illegal' it has remained. At the moment for 10 months of the year the decking on the one side remains wet as the sun doesn't get to it and is very slippery. The hedge is the main reason we don't get the necessary light and needs to be reduced to an acceptable height. I would presume if a two storey extension is granted the chances are the hedge will go up, not down, to prevent looking into Garden Road, so again unacceptable for all. To the left of the hedge is the only bit of light we get for a few afternoon hours. This is where I believe the proposed 2 storey building will be seen by us, so preventing the only light we get, and also looking into our tiny spot. I do not believe a 2 storey property is acceptable for us or Garden Road. It doesn't look in character to the cottages of the area as well. If an extension is needed why not extend out the back on the one level? We had 6 people living in our cottage at one point (4 children) and the only extension we were allowed was a bit of land out the front to the side - up until the building line - to create another room. So I imagine this wouldn't be an issue for anyone if built in the back of number 2?

21 Garden Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LJ

**Comments:** 14th July 2021

My family and I have lived behind 2 Morlands Drive for well over 12 years and have enjoyed the privacy that our surrounding neighbours' property allow. We are exceedingly concerned that if the

proposed extension/ remodelling were to go ahead then our privacy would be severely impacted and as a result we wish to object to any alterations that would add height to the building.

Thank you

3 Morlands Drive  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LP

**Comments:** 2nd July 2021

We have lived happily in Morlands Drive for over 25 years. In that time 2 new dwellings have been built in the road & numerous alterations & extensions have been carried out accordingly.

We have personally never felt the need to object to any of the above proposals as generally they have been visually reasonable in their planning & implementation.

Can I make it clear from the start - we are not objecting to a dwelling being built on the plot for a family home

However To use words out of the Charlton Kings own Policy Document "Housing development should be sympathetic to the existing street scene"

Unfortunately This proposed new re-development of No 2 Morlands Drive is 100% not in keeping with the road both visually or architecturally.

If a street scene of the proposal to take in all the neighbouring properties was raised by the applicants this would very clearly be seen by all.

(On a side issue - do the local council have an architectural body that looks at all planned constructions & give their independent advice to the council - If so can I ask what were their findings for this application, if available)

We also believe that the currently submitted information is misleading with the drawings offering little information visually or otherwise. This if it were more open would enable us to see the full impact this proposed dwelling would have on the surrounding area & the local community.

A quick couple of examples are the parapet roof structure, which is totally out of keeping with all the neighbouring properties - Not only in the road itself but also in the general locality, where it is predominantly pitched roof structure of varying designs  
Also the scale of the dwelling, given that it does not have a pitched roof is very unclear.

To finish on a couple of personal notes.

We understand that a re-development will eventually be done upon the plot. To which if the design & structure are in keeping with the locality, they will have our support.

I also noticed on the planning application - section 6 - Regarding the trees & foliage. The applicants ticked that no trees, bushes, foliage will be removed in order to carry out any of their proposed works.

I take it from their own submission that this will remain.

Many thanks for taking time to read the above

**Comments:** 6th September 2021

The new proposal for 2 Morlands Drive has still not dealt with the issue of massing on the plot. Primarily from the depth & width perspectives.

From a depth point of view, the proposed dwelling will stand out at the rear of the adjoining properties by approximately 2 to 2.5 meters. This will not only leave the adjoining properties with a view of a solid white wall of immense proportions, but will also take out virtually all sunlight from the garden at number three for a couple of hours in the morning, whilst doing the reverse to number one in the late afternoon.

If a sun path analysis could be carried out, this would show you the effect that this proposal would have on the neighbouring properties.

From a width perspective, given the close proximity to the dwellings to the left & right. It is undeniably going to overshadow & dwarf the buildings, whilst potentially being unbuildable due to the very close proximity of both neighbouring boundaries.

There are other issues which are fairly obvious like privacy & materials that are unsympathetic to the area, but i think they have been mentioned in previous comments.

Can i request that the architects acting on behalf of the owners & the planners have a conversation and hopefully address these issues. (Remember hands are not tied)

There are obvious solutions that can not only address the needs of the new owners, but can also address the needs & way of life of the local community.

10 Detmore Close  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8QP

**Comments:** 3rd July 2021

The design of the proposed development is totally out of keeping with the local designs and builds. The construction of a flat roof property does not reflect the the neighbouring properties or of the surrounding area and I believe that the property if built would not be in keeping with the local area

**Comments:** 3rd July 2021

The design and build is not in keeping with the local architecture, I feel this design is not sympathetic to the local designs and features of all the surrounding properties and the local area.

The main objection is the construction of a flat roof, and the rendered walls. If this design were of a pitched roof and brick facade then it would be in keeping with the local area.

I have no objections to the renovation and building of 2 storey dwelling in the road but of a suitable design to keep in with the local designs and features

55 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LL

**Comments:** 8th September 2021

If the proposed development proceeds we will lose the privacy we have enjoyed for over 30 years. Our garden, conservatory and other rooms will be directly overlooked.

When this area was built in the early 1960s the siting of bungalows at number 1, 2 and 18 were so placed that adjoining houses were not overlooked.

The proposed development is out of place as it does not fit in with the appearance of adjoining properties which are primarily yellow brick with brown tiled roofs and have a mellow matching appearance.

A grey and white finish would stick out like the proverbial sore thumb.

The final point is that there are precious few bungalows to meet the demand from an aging population and if this planning application succeeds there would be one bungalow fewer. Bungalows are rarely built nowadays because of the proportionately larger plot sizes involved and developers tend to want to maximize the number of dwellings on a given parcel of land.

20 Garden Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LJ

**Comments:** 30th August 2021

We are very concerned that the 3 gable windows will overlook our house and garden and unreasonably reduce our privacy. We have also very strong reservations that the height of the house will negatively impact on the light in our garden.

16 Morlands Drive  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LR

**Comments:** 14th July 2021

While on a personal level I like the look of the modern structure proposed, I do feel it is not in keeping with the current aesthetics of the drive. Whilst it does not directly effect us, I do sympathise with the immediate neighbours and how this could impact their view and lighting.

48 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LU

**Comments:** 10th July 2021

Having looked at the proposed building I must say that it seems totally out of character for the area. Having lived in Charlton Kings for 40 years this sort of development would be more suited on an industrial estate. It is too blocky and with a strong commercial feel to it it is not really suitable for a mature residential street which comprises a mix of houses and bungalows. Which having no objection in principle to a new dwelling there, it should be more in keeping with the existing properties. We are on the edge of an AONB and this definitely would not fit in with that ethos

12 Morlands Drive  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LR

**Comments:** 16th July 2021

I wish to object to the plans put forward for 2 Morlands Drive, Charlton Kings, GL53 8LP.

The house design OK but a flat roof not acceptable.

It would not be in keeping with existing homes in Morlands drive.

**Comments:** 7th September 2021

Letter attached.

8 Morlands Drive  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LR

**Comments:** 1st July 2021

I feel that the proposed structure is very different from near by existing properties and that it will spoil the feel and character of the road. In particular the proposed flat roof will not blend in with the other houses and bungalows which all have tiled pitched roofs. Also the other properties are predominantly faced with brick where as the proposed property will be completely rendered. Until now all property upgrades in the road have been sympathetically designed to fit with their surroundings.

15 Morlands Drive  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LR

**Comments:** 1st July 2021

The proposed plan is not sympathetic to the street aesthetic:

Namely:

- no roof
- no exposed brickwork / the facade appears to be fully rendered
- oversized in proportion to plot

We don't object to the demolition / rebuild or indeed a second story residence but feel this sits at odds with the feel of the cul de sac.

30 Campion Park  
Up Hatherley  
Cheltenham  
Gloucestershire  
GL51 3WA

**Comments:** 1st July 2021

Having been raised in Morlands Drive, this application is of great concern. Having been supportive of recent construction in the area, this proposal is totally out of keeping with neighbouring properties in the location, as illustrated below:-

The current submission indicates a parapet roof structure; this is out of keeping with existing neighbouring properties not only within Morlands Drive, but the locality in general where pitched roof structure of varying pitch and design are prevalent,, especially where the road-facing elevation sits so close to the footpath.

The current proposal also incorporates large glazed elements and weir details into collector units and associated downpipes (material and colour not indicated in either submitted forms or elevations) which are not reflected elsewhere within the local area. We would not consider the general design, materials and detailing to be suited to the location.

The scale of the proposed building to other neighbouring properties, in particular the massing of the two storey element in relation to the boundary is not reflected elsewhere on Morlands Drive. It should be noted that where properties along Morlands Drive have structure located near the boundary, these are exclusively single storey.

We believe that the scheme currently submitted with the two storey structure so close to the boundary will over shadow neighbouring properties; as such we would request a sun path analysis be undertaken to indicate this will not be the case?

We believe the currently submitted information is misleading, with the drawings offering little information visually or otherwise on the existing materials and how these will be considered in the proposal. We would request a street scene of the proposal, to take in the neighbouring properties along Morlands Drive to help illustrate how the current proposal will sit within the existing context of the road.

**Comments:** 3rd September 2021

While we welcome the revised information uploaded to the public access dated 3rd September for the proposed extension at 2 Morlands Drive, we still hold concerns, namely (and as listed under heading 2.1 5 Basic Design Principles in the Cheltenham SPD);

Maintaining character - the window design and fenestration pattern do not follow any of the neighbouring properties.

Maintaining spaces between buildings - as indicated in the SPD, the spaces between buildings will be maintained by the Council in an attempt to prevent a terracing effect; the submitted plans are in clear opposition to this statement with construction being borderline un-buildable due to boundary proximity .

Ensure adequate daylight - the revised plans still indicate the rear of the house projecting beyond all neighbouring properties. While welcoming the reduction in roof pitch to this rear portion of the building, this would still result in a significant reduction in daylight to neighbouring properties.

In summary, the general massing, depth, and character of the extensions is still in clear opposition to the Council's own guidance, and as such should be refused until the elements highlighted are revised in order to maintain the integrity of architecture in Morlands Drive, Charlton Kings and Cheltenham in general.

34 Hillary Road  
Cheltenham  
Gloucestershire  
GL53 9LD

**Comments:** 4th July 2021

On behalf of the owner of 1 Morlands Drive:

- The scale and style of the proposed building will have an overwhelming visual impact. The design has made no attempt to be consistent with any existing architectural elements in the area. It is an oversized, flat roofed block that will clash with the design of all other properties in the cul de sac, which are brick with tiled, pitched roofs.
- It will overshadow the the conservatory, kitchen and side garden of the bungalow at 1 Morlands Drive and block out afternoon sun.
- whatever proposal is eventually allowed it is essential that specific conditions are attached to recognise that this is a quiet, narrow street with older residents and family properties needing access. Work on site must not start too early or extend into the evening; this restriction must apply to deliveries. The road must not be blocked by lorries and the grass verges/trees & pavements must not be damaged.

Nappings Paddock  
5C Morlands Drive  
Charlton Kings Cheltenham  
Gloucestershire  
GL53 8LP

**Comments:** 3rd July 2021

We have no problem with the demolition of the existing bungalow and the redevelopment of the plot for a family sized house.

However, we feel that the proposed design is out of keeping with the neighbouring houses in Morlands Drive.

49 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LL

**Comments:** 27th August 2021

The proposed building is oversized in relation to the other nearby buildings. In particular the roof line is higher than the adjacent building, and other buildings in line with it. A two-storey development on the 'footprint' of the present bungalow, with a roofline that complements others in the street, would be more suitable. The protruding dormer windows at the rear of the current proposal are obtrusive, especially in relation to the gardens of houses at 47,49,51,53 Little Herberts Road.

**Comments:** 7th September 2021

In the light of the revised presentation of 3 September 2021:  
the height of the proposed building is now in line with nearby buildings, and the removal of dormer windows from the rear of the property is definitely to be preferred. Personally I should prefer that the building should not be changed from bungalow height, but I am prepared to recognise that this straightforward two-storey proposal is an improvement on the previous presentation.

21 Garden Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LJ

**Comments:** 29th August 2021

I have looked at the plans, and my objection is to the height and the style of the building. I brought my house 13 years ago and one of the main attractions was that the rear garden was not overlooked by many properties, however with this building the occupants will be able to see not only my garden but into the upstairs bedrooms. I consider this as a breach of my privacy for me and my family.

Another point is that this is out of character for the area, the new occupant has only just moved to the area with the view of turning a bungalow into a three story house if this was the intention then why not buy a three story house in the beginning? The house is of a modern design and would not blend in or complement the houses surrounding the area. I would also be concerned that such a house would affect the re-sale price of my property as it will affect the privacy of my rear garden.

70 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LN

**Comments:** 30th July 2021

The proposed building is out of keeping with the surrounding area. It is very close to several small, old cottages of historic importance which would be overshadowed by this development. I feel the area it adjoins in Little Herberts Road should be a conservation area and that any development should be looked at with care for the surrounding buildings. A more traditional design should be approved.

**Comments:** 8th September 2021

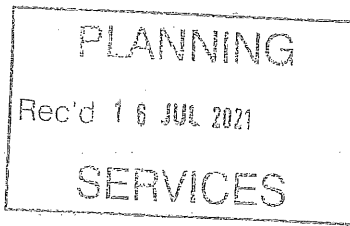
The house is still out of proportion to the others in the area and does not fit in with the character of them either. A single storey extension would be more in keeping with the location (the corner) and would lessen the impact on the neighbouring properties.

27 Highland Road  
Cheltenham  
Gloucestershire  
GL53 9LU

**Comments:** 30th July 2021

The design, finish and flat roof are totally out of keeping with the adjacent and surrounding properties. It is not appropriate to replace a bungalow with a two storey dwelling in this location and the application should be refused.





12 Morlands Drive  
Charlton Kings  
Cheltenham  
GLOS GL53 8LR

Tel: [REDACTED]

Dear Planning Dept.

I wish to object to the plans put forward for 2 Morlands Drive, Charlton Kings GL53 8LP.

The house design O'K but a flat roof not acceptable. It would not be in keeping with existing homes in Morlands Drive.

Thank you

[REDACTED]

Drawing number A3 21-17-13

