

APPLICATION NO: 21/02361/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 23rd October 2021		DATE OF EXPIRY : 18th December 2021
WARD: St Peters		PARISH:
APPLICANT:	Mr Z Kwinter	
LOCATION:	37 Market Street Cheltenham Gloucestershire	
PROPOSAL:	Proposed side and rear extensions	

REPRESENTATIONS

Number of contributors	4
Number of objections	4
Number of representations	0
Number of supporting	0

31 Market Street
Cheltenham
Gloucestershire
GL50 3NJ

Comments: 6th January 2022

I was concerned to see that my letter objecting to these plans was categorised as being neutral when I checked out the revised plans.

Please note that I strongly object, in spite of the planning office categorising my comments as being neutral. I feel the plans are deliberately misleading as this house is multiple occupancy and it is my belief that the owners have every intention of continuing to use it in this manner. The impact on the area and existing residents is of concern to me.

Comments: 26th November 2021

I am extremely concerned about the planning proposal, reference above, which will have an immediate impact on the surrounding environment and the residential amenity for me and my neighbours.

This property is already rented out, with the downstairs rooms being used as bedrooms. Additions to the house would mean that there could potentially be a total of 6 bedrooms. The proposal makes it sound as though it is a family house that will be extended, not a multi-let property.

This is a residential neighbourhood, primarily occupied by families and people who have lived here for a considerable period of time, owner occupiers such as myself. If this property is extended further, I am concerned that this will continue to be let, but to more occupants. Bearing in mind this is not necessary for the occupants of the house to enhance their living circumstances and it is purely for financial gain, I am angry about the potential impact on the rest of the neighbourhood.

In addition, building works would be incredibly intrusive for us all and would have a major impact on the already difficult situation with parking.

30 Market Street
Cheltenham
Gloucestershire
GL50 3NH

Comments: 13th November 2021

As a resident of the street who works from home throughout the week I have noted the following observations and challenges. I have noted the objections below as this will not have been considered by the property owners with the proposed development.

Parking

Parking is limited on the streets for the residents. There is no note within the plans whether this will block parking spaces but looking at the plans it would seem to require this - This will cause disruption to residents obtaining parking. Secondly, it would seem the intention of the development is to increase the number of people renting within the building - I do not believe the additional strain in parking has been considered by additional residents on the street.

Street

The street is a single lane dead end road and connects to 2 other streets at the bottom of the road. It is in heavy use by residents as well as deliveries etc. The plans for development will likely require partial closure of the street which is unacceptable to residents as they will be unable to leave or arrive in the area. The significant disruption on the streets alone would have a significant effect on residents.

Pavement

I also register concern that the pavement will be unsafe during the works on the side of the road of the property. This will cause significant disruption not only the residents but they many people who go through it each day. I have observed a significant number of children (including my own) using this pavement throughout the day as well as pram users and disabled people. As there are a number of schools and a park 50 metres down the road, I'm concerned that the safety of the public has not been taken into account with the proposed development.

Length of Time

No length of time has been included within the plans - how long will the residents and the public have to deal with the disruption.

Noise Pollution

To follow on from length of time - what would the level of noise pollution be? It would seem the levels would reach unreasonable due to the nature of the work. As I work from home (as do others on the street) and I also have a young child who has naps within the day and due to the noise created will severely impact the quality of life we have. This will interfere in peaceful enjoyment living within our properties.

Overdevelopment

It would seem this property is already occupied as a HMO - I'm concerned at this proposed development as it seems out of ordinary for the street as well causing parking strain due increased people living within the property. It would seem that the intention for the proposed development is to get in as many people into the property as possible to maximise the rent obtained from the property. The development could also cause damage and issues for neighbouring properties due to the overdevelopment.

I implore you to consider the above points in consideration on the permission of this proposed development and how the proposal should be rejected.

35 Market Street
Cheltenham
Gloucestershire
GL50 3NJ

Comments: 26th November 2021

Following online review I strongly object to the planning proposal ref 21/02361/FUL and would like to raise the following objections in respect of the proposed side extension which will fill the gap between 35 Market Street and 37 Market Street and the rear extension to 37 Market Street.

Both extensions will have a negative impact on the residential amenity of my home.

Overbearing physical presence.

The increased scale and mass of 37 Market Street will be oppressive and intrusive and totally out of character with neighbouring properties 31, 33, 35 and 39 Market Street which are 2 bedroom owner occupied family homes.

Overdevelopment.

Already extended twice 37 Market Street is currently run as a 4 bedroomed HMO in which the existing ground floor rooms named in the proposal as sitting room and dining room (front) are let as bedrooms. The addition of rooms named in the proposal as bedrooms 1, 3 and 4 will potentially increase the occupancy in the property to 6 bedrooms.

Loss of light/overshadowing.

The gap between 35 and 37 Market Street provides light to the rear of 35 Market Street particularly the ground floor rooms namely the kitchen and dining room. In addition the gap provides light and sunshine to the small rear courtyard and garden of 35 Market Street. This light is valuable all year round but particularly in the winter months from late morning until mid afternoon (please see attached photos taken Sunday 7th November).

Loss of privacy. The 3 house terrace 31, 33 and 35 Market Street was built some years after the already existing terrace ending at 37 Market Street. The gap between 35 and 37 Market Street tapers towards the rear because the terrace 31, 33 and 35 Market Street had to be angled into the gap between the railway line, what was the Co-Op Dairy and the existing terrace ending at 37 Market Street. Because of the angles created (which can be seen in the attached photos) the rear bedroom numbered 3 on the proposed 1st floor extension to 37 Market Street will overlook the rear courtyard and garden of 35 Market Street.

Noise.

This is already an issue and the proposal raises concerns that additional rooms in 37 Market Street will increase the likelihood of further noise disturbance to 35 Market Street. The close proximity of the proposed side extension to 37 Market Street and the gable end wall of 35 Market Street is a particular concern as the external walls of 35 Market Street are constructed of single skin brick.

Property maintenance.

Loss of the gap between 35 and 37 Market Street will make it virtually impossible to gain access in order to maintain the gable end and fascia of 35 Market Street without incurring considerable cost.

Parking.

Market Street is a residents parking zone with permits allocated to properties limited to 2 per household.

Comments: 26th November 2021

Letter attached

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Comments: 20th December 2021

Following your letter dated 14th December 2021 I have reviewed the revised planning proposal ref 21/02361/FUL.

My objections to the side extension which will bridge the gap between my property 35 Market Street and 37 Market Street raised and detailed in my email dated 10th November 2021 (overbearing physical presence, overdevelopment, loss of light/overshadowing, loss of privacy, noise, property maintenance and parking) still stand.

In addition I am raising the following new objection to the revised planning proposal. The rear extension and positioning of the double doors exiting from the dining area and kitchen will significantly reduce the size of the rear garden which is used by the residents of this rented 4 bedroom property as a smoking area. The addition of 2 more bedrooms in the proposed side extension will increase the occupancy and possibly the number of smokers. As a non smoking chronic asthmatic the excessive pungent smoke already causes discomfort forcing me to close my kitchen window and on occasion causes me to retreat indoors when outside enjoying my garden.

Should anyone from the planning dept or committee wish to visit my property in order to put any of my comments into context they would be welcome.

Comments: 4th January 2022

Tidying up my small rear courtyard and garden on New Years Day I felt compelled to add to my previous objections regarding the proposed side extension to 37 Market Street. Closing the gap between the two houses will mean the loss of late autumn/winter/early spring sunlight to my courtyard and garden and will also reduce the light levels in both my kitchen and dining room.

As planned for the last few years in mid 2021 I made the final payment on my 25 year mortgage which enabled me to retire early on a modest pension. My aim is to spend time outdoors gardening and indoors getting creative in the kitchen and my hope is that by adopting a more relaxed lifestyle the management of my type 1 diabetes will be improved. However I feel the proposed side extension to 37 Market Street will have a considerable impact on my enjoyment of my house and garden.

Therefore I respectfully request you consider the responsibility of the council under the Human rights act in particular protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which include the home and other land and I appeal to you to reject this planning application.

39 Market Street
Cheltenham
Gloucestershire
GL50 3NJ

Comments: 12th November 2021

Photos attached

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Comments: 2nd January 2022

I am writing in response to the letter I received dated the 14th of December 2021 advising me of revised plans for the proposed rear and side extensions at 37 Market Street.

I still very much object to the proposed plans on the same ground of my original comment/email (please see and look at photos). Namely, affecting light to my rear windows and garden. Overdevelopment of the property, noise and the affect on local amenities such as parking. I would like to point out that there are no measurements on the proposed plans which makes me highly suspicious of how far out the rear extension will come both at ground and first floor level.

The amended plans once again give the impression that the property will be rented out as a 4 bedroom home. I do not believe this will be the case as the two downstairs rooms labelled dining room and Livingroom have frequently been rented out as bedrooms. I believe if the proposed plans go through it will be rented out as 6 bedrooms. This is not acceptable. Especially when you see that there is one small showroom/toilet for that many people, plus a tiny patch of garden. Once again as there are no Measurements on the plans they do not properly illustrate how small these living spaces will be for that many people.

I urge the planning department to consider the impact these extensions will have on me and my neighbours were they to go ahead. I would welcome a member from the planning department to visit so they can see first hand my concerns.

Comments: 11th November 2021

I wish to make you aware of the strong objection I have with regards to planned side and rear extensions at 37 Market Street. As an immediate neighbour the proposed extension development will have a serious impact on my standard of living. My specific objections are as follows:

Impact on natural light and privacy: If built the proposed rear extension will sit right against the garden wall which separates the two properties. This combined with another floor being built on top will mean that my ground floor kitchen window and bathroom window will have very little if any natural light. It will mean that part of my outside space will be reduced to little more than a narrow corridor to the rear garden. I currently use this

area to grow plants in a greenhouse. I will no longer be able to use the space for this purpose. The proposed rear extension will also affect the amount of natural light received by my rear upstairs window. There will also be a significant increase in the amount of overshadowing from number 37 into my garden. There will also be even less privacy in my garden if a first floor extension is to be built. Please see attached photographs to illustrate my point.

Noise and overdevelopment: 37 Market street is already a 4 bedroom HMO. On the existing plans it lists two ground floor rooms as dining and sitting rooms. They are not used for this purpose. They are often rented out as bedrooms. I am very concerned that if the proposed side and rear extensions go ahead then the house will be rented out to up to six people (possibly more as they are all double rooms). This is undoubtedly going to have an impact on the noise levels coming from next door. It is a clear overdevelopment of the original property which will be completely out of character for the area (both from the front and the back).

Amenities: Having 6 or more people living at number 37 Market street will mean more pressure on local amenities. In particular parking on Market Street and the surrounding area can be very tight. This will only be exacerbated further.

I would urge you to consider the responsibility of the council under the Human rights act in particular protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which include the home and other land. I would welcome the opportunity to meet with a representative of the planning department at my home to illustrate my objection first hand.

From:
Sent: 25 November 2021 16:42
To: Internet - Built Environment
Subject: 21/02361/FUL
Attachments: 20211107_132036.jpg; 20211107_141229.jpg; 20211107_141922.jpg

Dear sirs

Michelle Payne called me back regarding my phone message and I'm sending my comments for a final time with photos attached.

Ref 21/02361/FUL resending as originally sent to an incorrect email address.

Dear sirs

Following online review I strongly object to the planning proposal ref 21/02361/FUL and would like to raise the following objections in respect of the proposed side extension which will fill the gap between 35 Market Street and 37 Market Street and the rear extension to 37 Market Street. Both extensions will have a negative impact on the residential amenity of my home.

- Overbearing physical presence. The increased scale and mass of 37 Market Street will be oppressive and intrusive and totally out of character with neighbouring properties 31, 33, 35 and 39 Market Street which are 2 bedroom owner occupied family homes.
- Overdevelopment. Already extended twice 37 Market Street is currently run as a 4 bedroomed HMO in which the existing ground floor rooms named in the proposal as sitting room and dining room (front) are let as bedrooms. The addition of rooms named in the proposal as bedrooms 1, 3 and 4 will potentially increase the occupancy in the property to 6 bedrooms.
- Loss of light/overshadowing. The gap between 35 and 37 Market Street provides light to the rear of 35 Market Street particularly the ground floor rooms namely the kitchen and dining room. In addition the gap provides light and sunshine to the small rear courtyard and garden of 35 Market Street. This light is valuable all year round but particularly in the winter months from late morning until mid afternoon (please see attached photos taken Sunday 7th November).
- Loss of privacy. The 3 house terrace 31, 33 and 35 Market Street was built some years after the already existing terrace ending at 37 Market Street. The gap between 35 and 37 Market Street tapers towards the rear because the terrace 31, 33 and 35 Market Street had to be angled into the gap between the railway line, what was the Co-Op Dairy and the existing terrace ending at 37 Market Street. Because of the angles created (which can be seen in the attached photos) the rear bedroom numbered 3 on the proposed 1st floor extension to 37 Market Street will overlook the rear courtyard and garden of 35 Market Street.
- Noise. This is already an issue and the proposal raises concerns that additional rooms in 37 Market Street will increase the likelihood of further noise disturbance to 35 Market Street. The close proximity of the proposed side extension to 37 Market Street and the gable end wall of 35 Market Street is a particular concern as the external walls of 35 Market Street are constructed of single skin brick.
- Property maintenance. Loss of the gap between 35 and 37 Market Street will make it virtually impossible to gain access in order to maintain the gable end and fascia of 35 Market Street without incurring considerable cost.

- Parking. Market Street is a residents parking zone with permits allocated to properties limited to 2 per household.

Best regards
35 Market Street
Cheltenham
GL50 3NJ













