

<b>APPLICATION NO:</b> 21/02779/FUL	<b>OFFICER:</b> Miss Michelle Payne
<b>DATE REGISTERED:</b> 18th December 2021	<b>DATE OF EXPIRY :</b> 12th February 2022
<b>WARD:</b> Charlton Kings	<b>PARISH:</b> CHARLK
<b>APPLICANT:</b>	Mr And Mrs Moore
<b>LOCATION:</b>	15 Morlands Drive Charlton Kings Cheltenham
<b>PROPOSAL:</b>	Application to demolish existing garage and construct two storey side extension to include internal works and replacement windows

## REPRESENTATIONS

Number of contributors	<b>3</b>
Number of objections	<b>3</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

63 Little Herberts Road  
Charlton Kings  
Cheltenham  
Gloucestershire  
GL53 8LL

### Comments: 6th January 2022

To whom it may concern

I am writing to formally raise objections in response to the planning application submitted for 15 Morlands drive (reference 21/02779/FUL). I had hoped to discuss these in person as stipulated within the letter notifying me of this development by the borough council, however there was not the opportunity to do so, in both the limited time given (the ability to comment by 7th January upon receiving notice via letter on 23rd December) and the availability of the planning officer in question (on leave until the closing date for comment).

The objections that I would like to raise are as follows;

- Impact of privacy
- Impact of light
- Overshadowing
- Layout and density of building
- Visual impact/ Loss of residential amenity

Impact of privacy - 15 Morlands drive partially overlooks my property (63 Little Herberts road, a bungalow) through one directly facing (although obscured glass) and three side windows (not directly overlooking) at present. In the proposed planning application however there would be 4 windows directly overlooking my property resulting in no privacy to our garden or communal family space (living room)

Impact of light - The natural light that we receive in our garden in the afternoon/evening comes as a result of the space between 15 Morlands drive and its neighbouring property 14 Morlands drive, knowing this we deliberately designed our garden space to take full advantage of this with a patio and seating area in the optimal space. On the basis of the

approval of application, we would no longer receive this natural light and afternoon sun to our garden and living room as it would be blocked by the proposal in question.

Overshadowing - The proposed developments to 15 Morlands drive would result in a shadow being cast over both my property and garden due to it completely blocking the sun in the afternoon/evening.

Layout and density of building - The planning application for 15 Morlands drive is not in character with the properties within its neighbouring area and furthermore is not representative of an extension but of a rebuild due to the extensive nature of the proposed plans which would see the property more than double in size.

Visual impact/loss of residential amenity - With the proposed development 15 Morlands drive will be overbearing, unacceptably high in density and an overdevelopment of the site. It is out of scale compared to neighbouring houses and existing developments in the vicinity. There will be a loss of open aspect of the area and space between the houses. Loss of existing views from neighbouring properties and the imposing nature of 15 Morlands drive would adversely affect the residential amenity of neighbouring owners.

I would appreciate a formal acknowledgement from the Cheltenham borough council in response to my objections

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I write with reference to the Planning Office letter of the 17th December informing me of the above proposal.

Discounting the fact that this was the first I had heard of such a proposal, the abbreviated time scales, left me somewhat bemused. The letter was dated the 17th December but did not arrive until the 23rd December. It then quoted any objections must be received by 7th January 2022. When I telephoned the (direct dialling in) phone number for the relevant Planning Officer, (to discuss the implications of the Bank Holidays on the timescales and enquire as to the format of replying), I was met with a recorded message stating the PO was in fact away from the office until the aforementioned deadline of 7th January. No alternative contact point was supplied.

I have several objections to the proposals as they stand. (Never mind the fact that the plans themselves on the website are both poorly labelled and confusing.) The whole thing does not so much have the appearance of an extension but more the magnitude of a new house build.

From my family's perspective this is an overbearing form of development and out of context with that already in place. The proposed new wall itself must be very close to the published seven metre guideline (for two-storey extensions) to the property border?

My main concern however is the " overlooking" aspect of the second storey and the loss of privacy due to size and proximity. Currently there is one window on the existing facing wall and, as it is a bathroom, this is glazed with obscuring glass. I am assuming this was a major consideration when the original planning permission was given for the whole development of Morlands Drive? The current proposal has 3 new windows facing my, and my near neighbour's, property. One of these new windows will be a bathroom but nevertheless the two others are surely not permissible?

In addition, the reverse side of our house is West facing. An increase in the footprint of Number 15 Morlands Drive, as currently proposed, will increase the shading in our back garden/living room and thus greatly reduce the sunlight/daylight ( if not almost eliminate the former entirely from the afternoon onwards) currently experienced.

In conclusion, the house next door,( at Number 16 Morlands Drive), completed a two storey extension a few years ago which not only managed to avert a sense of enclosure ( by "setting back" from existing building line) but also did not (by omission of windows on the second floor) impact existing privacy. My submission is that the same considerations, at the very least, should be applied in this specific case.

I look forward to receiving confirmation, of your receiving this objection, in due course.

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**Comments:** 6th January 2022

We are writing to give our formal objection. We strongly oppose a large two storey side extension of 15 Morlands Drive.

Firstly, we would like to raise the overwhelming issue of privacy. Currently, our property is very private, however, the proposed application would allow for 15 Morlands Drive to have direct viewing access into our garden and the rear of our property. We believe this to be very intrusive, and ultimately an invasion of our privacy, and that is just unacceptable.

Secondly, we must raise the point of the very significant visual impact that the proposed plans would cause. The first one being that it would take away any natural day light that would normally enter our kitchen space- this is simply due to the size of the proposed extension. Also, to further elaborate on its size, it will undoubtedly make the property look over developed and unsightly when compared to the neighbouring houses and bungalows. After looking around at other extended properties in Morlands Drive, we can not see any extensions of this size or that have had two storey extensions in place of a garage.

Finally, we would like to raise awareness to the loss of a highly significant amenity. We are obviously referring to the very desirable views of Little Herbert Nature Reserve. From our bedroom windows, we are greeted with the picturesque views of the Nature Reserve, however, should the proposed plans presented be approved, then we will be greeted by their house which will have doubled in size.

We look forward to having a response from you showing that you have received our objections.