

Updated 16.03.2022

Leckhampton with Warden Hill Parish. (Comment)

Planning Application 22/00124/FUL

The Parish Council objects to this revised application because it would be overdevelopment on this plot of land and in this road. There appears to be no material difference in the style, height or change of colour of the proposed properties

It is very important that new-builds reflect the properties already in the road but the proposal to build two 'town house' style houses with tall facing gables, rendered in grey would not compliment the street scene. The use of grey rendering is completely out of character with Cheltenham stone and cream rendering as seen in the road. As already mentioned in the previous statement of objection, the road has a mixture of Victorian cottages, rendered in cream, 1920's and 1930's brick and cream pebble dash properties and more modern brick houses. The chapel is a focal point on the road. Most properties have some gravel mix hard standing for cars. Most importantly they retain some planting in the front garden and they have a brick wall or fence on the boundary of the property. No mention is made in the revised application of any front garden landscaping. Landscaping, as mentioned in the application, would therefore be in the back garden, but that is a grassed area already. It therefore requires only a modest change when the garage is taken away. It is not acceptable to completely tarmac over the front gardens without any planting. No such similar access or parking provision can be seen in Pilley Lane. This is a pleasant area of Cheltenham and it must remain so.

Contrary to the statement made in the application, the two houses would not be modest in size. There are few if any four-bedroom properties in the road or with a third storey at the rear. Some properties in Pilley Crescent have expanded into the roof space but there is no intrusion into adjoining properties because the gardens are much longer. The rear dormer windows in the proposed development would overlook the whole of the line of back gardens in Pilley Crescent and would, therefore, be extremely intrusive of privacy.

The proposed ridge height and overall mass is not acceptable. Steep, front facing gables with extensions on the side are not characteristic of the properties in the surrounding area. No comparison can be made with the houses numbered 21 and 23 Pilley Lane, They are 1970's modest gabled properties of cream stone and rendering.

Planning Policy Context, 4.9, Policy SD 14 states that development must not cause harm to the local amenity. This development is quite out of keeping with other properties in the area.

4.14, Policy D1, states that new development should reflect the principles of urban and architectural design. This development would be totally at odds with other properties along the road. The development would not compliment and respect neighbouring development and the character of the area.

Design and Layout.

5.8. The proposed development may be of a high standard of design but it would not reflect other properties in the area.