

APPLICATION NO: 22/00124/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 21st January 2022		DATE OF EXPIRY : 18th March 2022
WARD: Leckhampton		PARISH: LECKH
APPLICANT:	Hopley Morgan Developments Ltd	
LOCATION:	15 Pilley Lane Cheltenham Gloucestershire	
PROPOSAL:	Erection of 2no. semi-detached dwellings including associated access, parking and landscaping following demolition of existing dwelling and detached garage	

REPRESENTATIONS

Number of contributors	3
Number of objections	3
Number of representations	0
Number of supporting	0

2 Pilley Crescent
Cheltenham
Gloucestershire
GL53 9ET

Comments: 7th February 2022
Letter attached

6 Pilley Crescent
Cheltenham
Gloucestershire
GL53 9ET

Comments: 11th February 2022

Zesty claim within their 'Planing, Design and Access Statement' that the proposed development "provides two sensitively designed dwellings which relate well to the surrounding area".

In support of this claim they principally cite evidence relating to the Pilley Lane elevation, the illustrations of the scaling of the structures in relation to the existing Chapel and adjacent bungalow, the gable elevation and common building materials. The document notably fails to address at any point the neighbouring properties to the rear.

The height of the Chapel gives the street and rear elevations visual interest. The imposing of these high roofed properties will do nothing to enhance the street or rear elevation and will be taken as a precedent for the replacement of other properties. The street elevation is viewed by passing traffic and pedestrians and is not overlooked by residential properties. The rear view will be seen by many residents of Pilley Crescent and will present a bland, bulky mass devoid of any detail other than the windows that will overlook the gardens of the nearer properties.

In their defence of the structure's height Zesty evidence the expansion into roof spaces of some existing properties. Where this has been done in the Crescent the work has been done in the context of existing trees and shrubbery, in properties with substantially

deeper rear gardens, a lower building height and generally with a much more attention to detail than this proposal.

25 Pilley Lane
Leckhampton
Cheltenham
GL53 9EP

Comments: 10th February 2022

It would be over development on the site of the present bungalow. The two houses would be overbearing in style and size. No other properties on the lane have such a steep front facing pitched roof, as is being proposed in the application. Houses in the road are all modest in style, including Victorian cottages, 1920's council built houses and more modern, 1930's and 1980's houses. The later are quite small and originally built for hospital staff. All are modest in size. Even the two other gabled properties on the other side of the chapel are modest in size and style, and are not imposing. Buildings in the lane are faced in cream/off white rendering, cream pebble dash and brick. None are faced in dark grey as per the application.

The Council should resist allowing a front garden to be completely covered in tarmac without ensuring that some planting is included, such as trees or shrubs. Hard standing in other gardens in the road has retained some privacy with either a brick wall or fencing.

Three storey properties would be overbearing for other properties in Pilley Crescent.

It is very disappointing that no green measures in the form of solar panels or heat pumps are included in the application. This development would not compliment other properties in the road.

Comments: 13th March 2022

I object to the revised application. There are no material changes or improvements to make the development acceptable.

It is an application for a development that is not sensitive to the area in question. The proposed houses would not reflect the size, scale and appearance of other properties in the area, and they would not bear any resemblance to other properties in the road.

Neither would it be a harmonious addition with the existing street scene. Surrounding roads include Victorian cottages, houses, council built 1920's 1930's and more modern properties. Nearly all are stone or brick properties with cream rendering. None are light or dark grey in colour. Only one or two front gardens are tiled over for car parking but most retain some planting and a brick wall or fence, which is very important in maintaining a visually pleasant area. No additional landscaping for the front garden has been proposed. It would not be a modest development. The overall mass and style is not appropriate for this road. No other houses have such steep front facing gables and none have extensions for a third storey/roof rooms at the rear. Town- house style properties are not to be found along the road. It is immaterial that the two houses will be lower than the chapel. Unfortunately the style of the proposed houses is of little architectural merit and the site is not big enough for two large properties.

Pilley Crescent is on higher ground than Pilley Lane and its residents would be disadvantaged by this development. Although there are extensions into the roof space in some of the houses in Pilley Crescent, none intrude on the privacy of their neighbours because the gardens are much longer. This development would stand out at the back,

would look very unattractive and would compromise the privacy of those people whose houses are side on to the development.

This is not a low speed area at present. No green credentials are mentioned which is a pity.

Cheltenham Borough Council,
Municipal Offices,
Promenade,
Cheltenham
GL50 9SA

2 Pilley Crescent,
Leckhampton,
Cheltenham
Gloucestershire
GL53 9ES

Dear Miss Michelle Payne,

Ref No: 22/00124/FUL

WE STRONGLY object to the:

Proposal: Erection of 2 semi-detached dwellings at 15 Pilley Lane, Leckhampton, Cheltenham

Concern with proposed design

The DARK GREY RENDER is not in keeping with homes in the area.

The LIGHT GREY RENDER is also not in keeping with the area.

Most of the houses in this vicinity have red brick, but certainly not dark grey exteriors. The window frames in the plans also look very dark which would be very different from the houses around us.

The proposed development is not in character with the surrounding neighbourhood and will stand out, compared to the other dwellings.

They would be overbearing within the site they are proposed to be erected.

The rear elevation between the two houses has six-bedroom windows, the kitchens have large glass bifold doors opening out onto the garden, with all of this we and other neighbours will be extremely overlooked with no privacy whatsoever.

By looking at the overhead view it certainly shows how close the rear of the proposed new houses will be to our back fence. It will all become very closed in with absolutely no privacy at all.

At the moment the garden at 15, Pilley Lane has a low wall between our properties this means that with the proposed design our garden will be on show to the house when they are sitting in their kitchen and when they are in the garden.

It would be a slight improvement if the developers are able to continue with exactly the same fencing as Cambray Baptist Church have erected, wooden panels with concrete posts and base.

We will lose the open aspect to our garden view with an imposing dwelling of two houses

Concerns about effects on the community

The noise element emanating from these two dwellings will be immense. With both homes having four bedrooms it is obvious these are meant to be homes for new families. This will make a huge impact on the noise levels for us to live with.

It will be very disturbing to have two potentially large families right next to us. We are in a quiet semi-rural area; this will upset the quiet community we have here.

Finally, the absolute loss of privacy. To have two more neighbours with a potential of another 10 people or so that will be able to see right into our back garden from the kitchen to the top floor house is unthinkable. HOW will we be able to enjoy our own property with this amount of disturbance being built next to us. It will be very hard to live comfortably with how overlooked we shall be if these homes are given permission to be built.

We believe it will also have an impact on the value of our property with two new homes being built so close to the side of our garden.

On a slightly different issue. We are sure you are fully aware that there is asbestos in the detached garage on the property.

We really hope that this, if demolished, is done with the utmost care and all the relevant safety aspects being taken into account.

We hope all our concerns will be taken into consideration,

Yours Sincerely,

A solid black rectangular box used to redact the signature of the sender.









The back of the houses
will be too close to our
garden.

