

APPLICATION NO: 21/02594/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 23rd November 2021	DATE OF EXPIRY : 18th January 2022
WARD: Oakley Ward	PARISH: PREST
APPLICANT:	SR Developments
LOCATION:	76 Pennine Road Cheltenham Gloucestershire
PROPOSAL:	Redevelopment of site to provide 9 no. apartments, with associated parking and landscaping at 76 and 78 Pennine Road

REPRESENTATIONS

Number of contributors	7
Number of objections	7
Number of representations	0
Number of supporting	0

87 Pennine Road
Cheltenham
Gloucestershire
GL52 5HB

Comments: 14th December 2021 Too many dwellings proposed. There is already a struggle on the road for parking, let alone 9 apartments mostly two bedrooms, but only 14 parking spaces. Not in keeping with the current aesthetic of the surrounding houses.

81 Pennine Road
Cheltenham
Gloucestershire
GL52 5HB

Comments: 14th December 2021

Not in fitting with the area.
Problems with parking, an issue we already have.
Over Looking due to hight of buildings, not only to close residents but to neighbouring properties in coronation road.
I totally object to this development.
And I'm sure they are also listed pre fabs homes ??

79 Pennine Road
Cheltenham
Gloucestershire
GL52 5HB

Comments: 14th December 2021

1. I don't like the large, boxy design. It's too high and the flat roof will not fit in with the surrounding buildings. Contrary to what the plans say, the local residents think that this is an important consideration as it is us that will have to look at it every day. A flat roof will also be a risk to causing an increase in the number of gulls and the problems that they bring. Gulls currently gather each day on the roof of the flats next to the proposed site - a flat roof could encourage them to stay more permanently if they are able to nest on it.
2. I am worried that our current parking issues will be compounded by nine abodes, even taking into account the planned spaces. It affects everyone, but in particular the families in the cul-de-sac with caring duties or chronic / life-limiting conditions must have access to their drives and have the road kept clear at all times. We already have to endure the road being blocked by careless parking fairly regularly.
3. The substantial increase in traffic noise and pollution for the four Pennine Road houses with gardens backing onto the proposed access route to the parking at the rear.
4. The same traffic noise and pollution issues for our near neighbours on Prestbury Road and Prescott Walk.
5. The potential for an increase in general noise due to the increase in abodes from two to nine in our currently very quiet cul-de-sac.
6. The density of the proposed plans does not fit with the rest of the local housing. It looks as though it will be the most densely populated piece of land in the local vicinity.

3 Coronation Road
Prestbury
Cheltenham
Gloucestershire
GL52 3DA

Comments: 12th December 2021

We strongly object to the proposed development site as we have an "Active Main Badger Set " in our rear garden which is adjacent to the proposed site. The set is within three metres of the boundary and within 10 metres of the proposed car parking and bicycle store. We are extremely concerned that the construction work required will adversely impact upon the badgers.

Comments: 12th December 2021

Submission prepared by the committee of the Coronation Road Residents Association to represent the views of their members.

Noise or Disturbance from the Development

Noise/Nuisance

- At the moment we enjoy a relatively quiet and peaceful environment. The proposed development of 9 flats with up to 24 occupants and associated cars will significantly increase the level of noise and pollution.
- The opening up of the current secure garden space to create 9 car parking spaces along with a bike store and other shared amenities will generate additional people activity along Prescott Walk and the area in front of the existing run-down garages. This has the potential to create additional security risks for the properties in Coronation Road that back onto the site. To mitigate a similar risk the Cheltenham Borough Homes erected palisade fencing (1.8m) further down Coronation Road as an additional deterrent
- If the development goes ahead would the Cheltenham Borough Homes, consider extending the green palisade fencing behind the proposed development to the boundary with the existing garages on the west side of Prescott Walk?
- We are assuming that the developer will install some form of low-level lighting in and around the parking area, whilst this needs to be sufficient for security and safety purposes it would be preferably if this can be designed in a way which limits nuisance to properties to the rear of the site.

Flooding

- Having experienced the flooding in 2007 which resulted in the residents having to take preventative action to stop water from entering a number of properties on the East side of Coronation Road there are concerns that a development of this scale will exacerbate the potential for more flooding. This concern is based on our understanding of Indicative Drainage Strategy and points made in the council's report.
 - o It references the use of a soakaway and permeable or granular construction for hard standing/access routes and it is not clear on the submitted documents where these items will be located. It is therefore, difficult to assess the possible flood risk that this could generate
 - o It states that it is important that the developments must not increase flood risk to any existing property or land beyond the site boundary with landscaping to route water away from vulnerable properties
 - o The flooding in 2007 was due to the drain in Prescott Walk being blocked; it continues to cause problems today and there was standing water on the 7/12/2021. In the documents the drainage from the proposed properties will connect to and increase the burden on the existing drainage. See attached photographs

Traffic

- The documentation provided talks of vehicular access via Prescott Walk but it is unclear whether a new entrance will be created onto Prestbury Road or whether all vehicles will have to navigate the narrow slip road that exits on to Priors Road. The attached picture shows the challenges in Prescott Walk with cars having to park on the kerb to allow a second vehicle to pass.
- Currently only number 78 Pennine Road has rear access via Prescott Walk which generates minimal noise pollution, the building of the flats and creation of 9 parking bays will increase the noise and pollution levels exponentially

Visual Impact

- Over the years Pennine Road and the other roads nearby have seen significant improvements, with a super new school and nice new houses replacing the community centre at the southern end of Pennine Road.
- The proposed high-density flats (9 dwellings replacing 2) are not in keeping with the northern end of Pennine Road which is predominantly brick built semi-detached and a more appropriate design would follow this pattern or be similar to those which have just been built at Ingleborough Mews.
- The proposed development appears to be very modern for the area and would be a one off, the available elevation views seem to indicate that each flat (both front and back) have French windows and what appears to be a balcony giving greater views over the gardens and properties in Pennine Road (to the front) and Coronation Road (to the rear)
- The proposed access road via the Prestbury slip road leading to Prescott Walk and Prescott Walk itself are both in a state of poor repair particularly at the junction of the two roads where the drainage needs to be looked at as this area floods and the drains are often blocked. This was partly the cause of the severe flooding of our back gardens in 2007?

Privacy

- The location and design of the bike store (sloping roof to the rear adjacent to the boundary fence) along with the open access to the unadopted road on the proposed development will create a greater risk of unwanted access to the rear of the properties on Coronation Road.
- The bike store and parking spaces could be better utilised by moving the store through 90 degrees against the north facing boundary, then use the space vacated to move 3 of the car parking spaces, this would solve the 'double parking' that would exist and mitigate the risk of easy access to the back gardens over the bike shed roof.

Amenity

We have read the planning application and walked the area in Pennine Road to view what effect the proposed development might have on the surrounding area. Our first impression is that the proposed development will not enhance the area at all. The proposed development is totally out of keeping with the other properties in that part of the road which are mainly 2 storey red brick semi-detached dwellings with private gardens to front and rear. The size and scale of the development will increase the density of population in the area and will generate extra traffic, pollution and noise which along with the loss of a sizable area of gardens will have a detrimental effect on the people and the environment.

The unadopted area leading to the proposed rear access and parking area from Prescott Walk is in poor condition and has no direct access to the drainage system. The garages are in need of considerable improvement as well, the mess and litter in this area means it looks like a rubbish tip which in itself could lead to anti-social behaviour and vandalism.

80 Pennine Road
Cheltenham
Gloucestershire
GL52 5HE

Comments: 14th December 2021

We are the closest house to the proposed build and as such we feel that our lives will be the most negatively affected by the sheer size of the building plans submitted.

Our top priority is the health and welfare of our children. In our household of six, we have two adults and one child with health issues that will potentially be impacted by the huge building planned. Of those individuals, our biggest concern is for our teenage son with (DMD). In addition to the increasing physical disabilities our son will progressively experience, he suffers from significant mental anguish relating to noise and disruption. Not only will the noise from the building work during construction be directly next to his purpose-built annex room, but we will be very worried that a change from two houses to nine flats will have the potential to cause increased noise that will impact his daily life significantly.

We must have clear access from our drive at all times and sadly this is often affected by people parking awkwardly in our already full cul-de-sac. We are therefore very worried about the increase in vehicles the proposed build will bring.

Our back garden is one of four that will have cars going past all the time under the proposed build. We would find this to be an unacceptable intrusion on our family and privacy. All of our children love spending time outside in the garden. As for our son he finds great pleasure spending time outside as it's very peaceful. He's had a proposed built ramp so that he can access the garden but will not enjoy his time outside with all the noise and disruption as well as traffic passing out back fence.

Comments: 15th December 2021

We are the closest house to the proposed build and as such we feel that our lives will be the most negatively affected by the sheer size of the building plans submitted.

Our top priority is the health and welfare of our children. In our household of six, we have two adults and one child with health issues that will potentially be impacted by the huge building planned. Not only will the noise from the building work during construction be directly next to our annex room, but we will be very worried that a change from two houses to nine flats will have the potential to cause increased noise that will impact our daily life significantly.

We must have clear access from our drive at all times and sadly this is often affected by people parking awkwardly in our already full cul-de-sac. We are therefore very worried about the increase in vehicles the proposed build will bring.

Our back garden is one of four that will have cars going past all the time under the proposed build. We would find this to be an unacceptable intrusion on our family and privacy. All of our children love spending time outside in the garden. As for our son he finds great pleasure spending time outside as it's very peaceful, but will not enjoy his time outside with all the noise and disruption as well as traffic passing out back fence.

301 Prestbury Road
Cheltenham
Gloucestershire
GL52 3DB

Comments: 3rd December 2021

I am very concerned that this new property is going to cause extra traffic in our road in front of my house i.e. Prestbury Road leading to Prescott Walk. It is obvious that if parking at the back of the flats goes ahead, traffic will use our road as access. Most people have a car and most people have two cars to each abode. Parking in Pennine Road and by where the flats are being built is a nightmare for the present residents. Another possibly 9-18 cars are going to cause more problems and I suspect they will be parking in our little road too. We have enough cars parking in our road now, plus please also consider the children living in the road too.

88 Pennine Road
Cheltenham
Gloucestershire
GL52 5HE

Comments: 7th December 2021

I live in the cul de sac on pennine road and this new development will be a absolute nightmare for parking -traffic-and noise .Parking in this area is already limited,we already have the overflow of cars from kinder house .If no parking spaces available they park on the pavement opposite obstructing views to the road .so the proposal of even more flats and cars will be a absolute nightmare.Yes they have parking with the new build but where will the overflow of cars park as most properties now have 2 cars! also visitors parking !! .The building itself is unsightly and really doesn't blend in with the rest of the properties in this area .