

APPLICATION NO: 22/00816/FUL	OFFICER: Mr Daniel O Neill
DATE REGISTERED: 4th May 2022	DATE OF EXPIRY : 29th June 2022
WARD: Benhall/The Reddings	PARISH:
APPLICANT:	Mr Jason Bertman
LOCATION:	3 The Grange The Reddings Cheltenham
PROPOSAL:	Single storey rear extension and rear dormer to form loft conversion (part-retrospective)

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

4 The Grange
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 25th May 2022

It is deeply regrettable that the builders did not advise the applicants of the well-known planning requirements for raising a patio beyond 30cm above ground level that has resulted in a negative impact to neighbouring properties and a great deal of upset on all sides.

The height of the new patio does cause us concerns as it has resulted in loss of privacy on our patio and in the garden.

The mitigating proposal of a 700cm high screen on our side, though appreciated, will still not be high enough for us to maintain ours and their privacy or for the people in the bungalows opposite.

Following on from discussions with our neighbours they have said to help mitigate our concerns they will not cut our hedging back on their side of the fence. Our concerns are that this will restrict passage between our properties which they will soon want to remove and therefore is temporary and does not guarantee any future mitigation towards our privacy concerns. The plants may also die back naturally and cannot therefore be seen as a future-proof privacy screen. Any future residents at 3 The Grange have the right to remove this greenery as it originates from our side of the fence.

We have also noticed an increase in the noise levels since the construction and consequent use of the patio because of the lack of intervening baffles (fencing and foliage) over 1.7 m in height.

In addition, the applicants have stated that they now have views into adjoining properties in Branch Road which they previously didn't have.

The above points will negatively affect the amenity of our property at point of sale.

Regrettably, for these reasons we would request that the plans are rejected and the patio be reinstalled at the height passed at the original planning stage.