

<b>APPLICATION NO: 22/00898/CONDIT</b>	<b>OFFICER: Mr Ben Warren</b>
<b>DATE REGISTERED:</b> 18th May 2022	<b>DATE OF EXPIRY :</b> 13th July 2022
<b>WARD:</b> Prestbury	<b>PARISH:</b> PREST
<b>APPLICANT:</b>	Mr Tom Hunting
<b>LOCATION:</b>	3 Finchcroft Lane Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Variation of condition 2 (approved plans) on planning permission 21/00256/FUL - amendments to front dormers and changes to front elevation fenestration arrangement (retrospective)

## REPRESENTATIONS

Number of contributors	<b>1</b>
Number of objections	<b>1</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

1 Finchcroft Lane  
Cheltenham  
Gloucestershire  
GL52 5BD

**Comments:** 14th June 2022

Letter attached.

1 Finchcroft Lane

Prestbury

Cheltenham

GL52 5BD

13<sup>th</sup> June 2022

Dear Sir,

Ref: 21/00256/FUL Amendment to Planning Application for 3 Finchcroft Lane, Prestbury.

We are writing in relation to the proposed amendments to the above planning application which is to the property immediately next door to us – we live at 1 Finchcroft Lane.

We wish to raise an objection to keep the “existing” left elevation window in addition to that of the “approved” new left elevation window for the following reasons:

- Direct impact on the privacy in our garden being compromised. This additional view point directly overlooks our private garden and is overbearing. The existing and new windows are not as per the scale on the “approved” plans. The new window is extending beyond the height in the “approved” plans. Please see Photo A – Appendix.
- Obscured glazing is required to the appropriate grade, and fixed shut to limit intrusion of our privacy.
- Furthermore, the internal floor plans for the first floor do not reflect the proposed amendment layout. The internal wall on the “approved” plans appears to be part way through the existing window wish to be retained.

We wish to raise an objection to the extension of the larger size & larger scale of the front elevation dormers, on the basis that this extension is overbearing and of poor design which is contrary to chapter 12 of the national planning policy framework, which requires development to be of good design and explains how good design is a key aspect of sustainable development. Poor design is not sustainable development and should not be approved.

We also wish to make the following observations with regards to inaccuracy of the plans and work completed:

- The left elevation flat roofs are built to the two different heights, not as per the “approved” plans. Please see Photo B – Appendix.
- The roof lantern is currently built in a different position to that on the “approved” plans. Please see Photo C – Appendix.
- There is a window built currently within one of the flat roof areas. This is not visible on the “approved” plans. Please see Photo D – Appendix.

Inaccuracy within detailed plans, given the context of this being a request for proposed variations to planning permission is concerning on multiple levels.

Yours faithfully



APPENDIX

Photo A

Windows are not as to “approved” drawings. Height of new window is higher.



Photo B

Flat roof – two height levels are different to that of “approved” plans



Photo C

Roof lantern– position different to that of “approved” plans



Photo D

Roof window – not visible on  
“approved” plans

