

<b>APPLICATION NO:</b> 22/01077/FUL	<b>OFFICER:</b> Miss Michelle Payne
<b>DATE REGISTERED:</b> 16th June 2022	<b>DATE OF EXPIRY :</b> 11th August 2022
<b>WARD:</b> Pittville	<b>PARISH:</b>
<b>APPLICANT:</b>	M And R Le Grand
<b>LOCATION:</b>	Springfield 9 Walnut Close Cheltenham
<b>PROPOSAL:</b>	Demolish existing dwelling and construct 3no. dwellings and associated landscaping

## REPRESENTATIONS

Number of contributors	<b>15</b>
Number of objections	<b>13</b>
Number of representations	<b>1</b>
Number of supporting	<b>0</b>

21 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

### Comments: 6th July 2022

I have no objection to the development of this site and find the proposed design attractive. However, I consider the erection of 3 dwellings too dense for the plot size and will result in increased noise and will impact considerably and negatively on the visual aspect of our attractive road. Also, I am surprised that there are no garages proposed and would suggest that 2 dwellings (i.e. P1 and P2) with garages would be a more attractive and useful development. The present proposal of 3 parking spaces per property would mean 9 vehicles, a considerable increase in traffic and noise in our quiet road (plus the possibility of on-street parking for extra visitors). From a visual aspect, with the removal of the present high boundary fence, we could potentially be looking at a small car park.

I would also like to point out that the foul water drains from Nos. 17, 19, 21 and 23 Walnut Close all drain into the foul water drain at "Springfield". I understand that the new owner/developer of "Springfield" is aware of this and I would hope to be reassured that if necessary the foul water drain would be "upgraded" to accommodate the increased usage from the new development.

Many thanks for considering my comments.

18 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 27th June 2022

The application as presented represents an overdevelopment of the site. Currently a single dwelling, the applicant wishes to replace this with three dwellings, so a trebling of the likely number of people and any commensurate noise and disturbance in a peaceful cul de sac. Most worryingly the number of properties will lead to a large increase in the number of cars and likely vehicle movements in and out of an access point which sits on a blind bend - I have experienced a number of near misses down the years with vehicles nosing out of number 9 that have no view down the road.

The planning application says that allowance has been made for nine vehicles - three per property - with parking and manoeuvring space for all; we would challenge the suggestion that with that number of vehicles there will be adequate manoeuvring space on the site, leading to vehicles reversing out on to the close, or being parked on the close permanently instead of within the site.

Trees: The application states that the trees across the front of the property will be maintained and will be protected during building works. We would ask that any permission granted in relation to the site includes a condition that any trees damaged or lost during development are replaced before the site is released, to preserve the front of the site and the street scene. We would also ask that any permission is conditional on it being clear who will be responsible for care and maintenance of the trees going forward; at present they come under a single site owner, but if the site ownership is split it may become unclear who has such responsibility, and any future need for tree care and maintenance would become a problem for all in the close.

The redevelopment of the site as proposed would signal a marked alteration in the character of the close and the amenity of the existing residents.

10 Tower House  
Pittville Circus  
Cheltenham  
Gloucestershire  
GL52 2PX

**Comments:** 30th June 2022

I have serious concerns about this application, namely the amount of properties being proposed on this site. While the buildings seem to be of good quality design, the street view seems to very tight with the third plot being incredibly thin, and it does not include the many possible vehicles that would come from 3 new dwellings.

Walnut Close is a quaint and quiet cul de sac, three dwellings seems disproportionate. 2, as suggested by residents, would be a beneficial compromise.

16 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 6th July 2022

We expect that any work on site shall be restricted to 0800-1700 on weekdays or 0800-1200 on Saturdays. No work to be carried out on Sundays or Bank Holidays. All workmen's private vehicles should be accommodated on site and not parked on Walnut Close. The condition of the public road should be surveyed before work commences and after it is finished to assess whether the developer should be liable for any remedial work arising from the passage of construction vehicles.

12 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 29th June 2022

Proposal: Demolish existing dwelling and construct 3no. dwellings and associated landscaping at Springfield, 9 Walnut Close, Cheltenham.

I am writing in response to your letter dated 16th June about the above planning application and I make the following comments which I hope you will take into account: Walnut Close is a relatively narrow road and it is important that there is sufficient provision for parking at least two cars per property in the development and that the access road is wide enough to allow overflow parking.

The proposal is that there will be three houses on the site in place of the existing one dwelling. It seems to me that this is too many; the right hand house is extremely narrow and should be removed from the scheme, reducing the development to two houses. That would make it easier for you to satisfy my first point.

The current access to the site is tricky (with the very high fencing) to say the least as visibility is limited and there have been a number of "near misses" in the past. I suggest that you specify an open plan arrangement so that the visibility is improved.

I hope that you will take my points on board.

2 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 27th June 2022

With reference to the above mentioned letter, we wish to object strongly to this planning application.

We have been living for around 38 years to this beautiful area and we enjoyed it thoroughly. Regretfully we heard recently that a developer has applied to build 3 houses opposite to our house.

This project if implemented will create traffic, pollution and noise for which we are very worried.

We would suggest to the planning department to allow 2 houses instead of 3 so that it would keep Walnut Close calm and environmentally healthy.

6 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 2nd July 2022

We live opposite the proposed development. Whilst we have no objection to the site being developed, we do object to the existing proposed plan on the following grounds:

- the plot currently holds one detached property, the proposal is to replace this with 3 properties which appears to be shoehorning the houses on the site to maximise the financial gain. Plot 3 is very narrow and close to No. 17. In keeping with the rest of the plots in Walnut Close, the site size is suitable for 2 detached houses

- We understand the plans allow for a minimum of 3 parking spaces per property. This would significantly increase the traffic in the cul-de-sac. In addition, we understand there may be a requirement for each plot to have 3 car park spaces, we would question whether plot 2 has this capacity

- Due to the parking spaces and driveway, we would question whether there is sufficient permeable ground to the front of the dwellings which could lead to a risk of flooding

As part of the conditions of the planning, we would request that:

- it is a requirement for any trees etc that are due to be kept that are damaged during the build are replaced on a like for like basis
- it is made clear who has responsibility for maintaining the trees etc at the front of the property

8 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 29th June 2022

Re Planning Proposal - 9 Walnut Close, Cheltenham, GL52 3AG  
Your ref : 22/01077/FUL

I acknowledge receipt of your letter dated the 16th. June informing me of the above mentioned planning application.

I live at 8 Walnut Close which is directly opposite the proposed site and clearly visible from my home. As acknowledged within the applicant's Design and Access Statement, Walnut Close is a cul-de-sac comprising large individual detached properties which, in my opinion, give a distinct charm and individual character to the Close. I have lived in my home for just over 36 years (having purchased in December 1985) and can happily testify to the support and community spirit which is shown by the residents. This is very much reflected in the pride and care in the maintenance and upkeep of their houses.

I have taken the opportunity of reviewing both the plans and designs as well as the planning statement of the applicant. The proposed houses as shown in the picture representation seem attractive and in that respect I have no objection. However I would object to the proposal for the erection of three properties. My reasons for my objection is two-fold;

- Three properties would create a density on the site which I firmly believe is completely out of keeping with the size of the plots of the other houses in the Close.
- Allowing the narrow, cramped and third plot would create an unfortunate and disproportionate precedent for any of the other houses in the Close to be demolished and replaced with smaller and inappropriate buildings.

I wish to make it clear that I have no objection to the development of the site. My objection is to the proposal for the erection of three houses. I firmly believe that the size of the site is more appropriate for two houses which would be more in keeping with the plot sizes of existing houses within the Close.

I would be grateful that my comments are made known to the members of the Planning Committee.

10 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 4th July 2022

To whom it may concern

I am writing to object to this development because it would increase the traffic in a quiet residential street and would not be in keeping with the rest of the street.

17 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 24th June 2022

Springfield 9 Walnut Close, Cheltenham.

Planning reference: 22/01077/FUL

We wish to object to this application. If the application is permitted, the presence of three detached houses, squeezed into an area where for many years there has been a single bungalow, will cause a permanent lack of amenity for all the current residents of Walnut Close. Furthermore, the three 4 and 5-bedroomed houses will result in a considerable increase in traffic entering and leaving this small residential close.

Amenity: The bungalow was built in the 1940s and is set towards the rear of a large, open area. The traditional appearance of the property, with ornamental box hedge, and large lawn with mature trees, provides a peaceful and attractive setting. It is however obvious from the plans submitted, that most of the land in front of the proposed buildings will become an entrance road and driveways for car parking - up to three car spaces per house are proposed!

The current proposal of three houses provides for 14 bedrooms. In this Close, the average occupancy per house is fewer than two people. Squeezing three 4 and 5-bedroomed houses in the plot of land at No 9 would mean that the peace will be compromised by the undoubted increase in general noise and disturbance.

Traffic: Residents living in the nine plots on the North side of the Close currently own and use eleven cars. The proposed development allows parking spaces for this to increase to twenty cars! This would result in a near-doubling of the number of vehicles entering and leaving the Close and is another factor which makes this proposal seem like overcrowding.

The proposed development would be a distinct change of character for this Close. We understand that the developer wishes to secure a financial benefit - and is therefore

proposing a development that maximises his financial return. Our concern, however, and that of all the residents, is that we will have to live with the consequences of this development for years to come. The financial gains of the developer should be of secondary importance.

We suggest that a development of two detached houses would be far more appropriate for this part of Cheltenham. By not squeezing in a third house, some space would then be available for parking between the houses, rather than in front of them. The development would appear more spacious and the character of Walnut Close preserved.

11 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 10th July 2022

I object to this proposal for the following reasons:

Currently there is 1 bungalow on the site and the proposed development would be for 3 x three storey houses.

I consider that 3 houses would be out of keeping with the road/surrounding area - currently the neighbouring houses are spacious detached houses. Cramming 3 houses onto this plot would have a negative impact.

A 3 storey house would have a detrimental impact on the 3 houses on Hillcourt Road as they would undoubtedly be higher and therefore impact on the privacy on ( Dunelm), 9 & 11 Hillcourt Road.

A 2 storey house would be acceptable as this would be in line with the other houses on Walnut Close. I also consider that they would need to be in line with the other houses on Walnut Close.

Two 2 storey houses would be more acceptable for this development.

Plot 3 is very narrow and again is not in keeping with the road.

There are no garages with any of these plots which again seems out of keeping with the neighbouring houses.

9 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 30th June 2022

Planning Proposal 22/01077/FUL, 9 Walnut Close, Cheltenham, GL52 3AG

Thank you for your letter dated the 16 June informing me of the above planning application.

I live at Rosebank, 9 Hillcourt Road, to the north of the proposed developments. While acknowledging that the site was likely to be developed and this is not the issue, I do have a number of concerns about what is proposed:

1. Replacing one single storey large bungalow with Velux windows on the north facing roof with three properties of three storeys, where the first and second storeys have windows facing north. The elevations and floor plans provided do not give details of the height of the proposed houses. Although the buildings will be 14m from the rear fences to the north, the height will be much higher than the existing building. This may well have a visual impact and affect the privacy and amenity of the three houses on Hillcourt Road, in addition to those on Walnut Close.
2. Replacing one building with three, one of which is very narrow, seems too many. Two seems more workable. The plans suggest up to 9 additional cars in Walnut Close, there will also be more people than live in the existing house. There are concerns that increased noise, traffic and lack amenity would be an issue.
3. The Design and Access statement says under site layout and landscaping that 'The private gardens to the rear of the dwellings will be separated by a new 1.8-metre-high close boarded fence.' It is not clear if this is to be the fences along on north rear boundary and/or the fences between the new properties. This need clarification. The fence between 9 Hillcourt Road and the proposed property No 2 is about this height. It was replaced in autumn 2021 by the owner of 9 Hillcourt Road and has plants growing up it. Any new fences would need to be wildlife friendly.
4. Regarding biodiversity and sustainability, the area of Walnut Close and Hillcourt Road is a haven for wildlife which has developed over the last 50-60 years as the gardens and trees have grown and developed. This amenity value includes a wide variety of birds, hedgehogs, frogs and toads, bats, insects, foxes etc.
  - a. If close boarded fences are to be used these should be made wildlife friendly to enable existing wildlife corridors to be kept. Garden fences should have some gaps /hedgehog holes at the bottom. This will allow wildlife to move through from plot-to-plot. It will also help link different habitats together.
  - b. Any new trees and shrubs at the rear of the new properties should also be located to consider existing trees, structures etc in adjoining gardens regarding light and shading, contacting neighbours would be helpful.



Dunelm  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 1st July 2022

My property ("Dunelm" 7 Hillcourt Road) backs on to the site for these houses. I have three objections:

1. The main third floor window of each of these three potential properties is a dormer window with direct view over the gardens of my and other houses in Hillcourt Road. Based on the requirements the Council made of me when we made a new upstairs window on the east side of "Dunelm", these windows would need to be obscure glass with any opening casement or fanlight above head height. I trust you can ensure this.

2. A three storey house is usually quite tall and I believe they will be out of keeping with the surroundings. The houses should be no higher than the surrounding properties. Unfortunately, there is no information on the height of these houses or the relation to the heights of other surrounding properties in the Planning Application.

3. I am concerned about the additional nitrate load on the sewage plant and the waterways that the foul water from these properties will discharge into. Will the council seek assurance from the Environment Agency that there are no potential problems?

The Niche  
7 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 27th June 2022

With reference to the above mentioned letter, we wish to object strongly to this planning application.

We moved to Cheltenham 40 years ago, knowing Cheltenham is the most beautiful garden town in England and that is true.

We have enjoyed living in Walnut Close for the last 40 years, in this gorgeous town which is organized, clean and benefiting from the fresh air.

Sadly we now hear that a developer has applied to build 3 houses (next to our house).

We have concerns that 3 houses with 9 cars, will create more traffic in Walnut Close considering the street is narrow.

Moreover the possibility of the noise disrupting the serenity and calmness in Walnut Close in addition to the pollution of the car is also our strong concern.

We understand that the developer wants to make financial profit, but as residents we will then suffer from the overcrowding and additional pollution, therefore we would suggest that to avoid all this disturbances to this peaceful residential area, building 2 houses instead of 3 would keep Walnut Close calm and beautiful.

22 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 4th July 2022

I would like to state my opposition to 3 houses being built after demolishing the existing property. I think this is too many for the site and envisage 6 more cars turning out just above the bend. We already have trouble with people parking who are using the park and this is a narrow road.