

APPLICATION NO: 22/00072/FUL	OFFICER: Mr Ben Warren
DATE REGISTERED: 13th January 2022	DATE OF EXPIRY : 10th March 2022
WARD: Battledown	PARISH: CHARLK
APPLICANT:	Mr Lessandro Albuquerque
LOCATION:	2 Charlton Court Road Charlton Kings Cheltenham
PROPOSAL:	Construction of a new detached dwelling house with associated parking and amenity space. Technical details stage of the PIP process. (Ref: 21/01642/PIP)

REPRESENTATIONS

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

4 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 17th January 2022

The property is prone to flooding with no exit for any flood water/sewage. Number 4 is built over the culvert from St Edwards School to the south side of Charlton Court Road which is the only outlet for that drainage. It does not have any spare capacity and is in dire need of an upgrade. It has taken much research to conclude that the only way to upgrade this drain is to demolish Number 4 and instal a new, higher capacity drain. To take full advantage of this work it is the right time to raise the ground level to that of Charlton Court Road which would leave the planned house adjacent in a sump, which is not an ideal outcome. Thus it would prudent at this time to raise the level of the planned building also to that of the road. That would make sense even if the plan for Number 4 (22/00077/OUT) is not approved because at some stage there will be flood prevention measures put in place.

Second point is that I think the Sewage diagram is not quite correct. There is a manhole just inside the fence of Number 4 but I am not certain if it is on the sewer that crosses from 240a London Road. Further investigation is needed.

Third and final point is to do with the stability of Number 2, I beleive it has already had underpinning work carried out.

39 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 13th February 2022

I object to the building of an extra dwelling in this section of Charlton Court Road for the similar reasons that I object to the proposed plans for Number 4.

This section of road is already a hot spot for traffic jams at peak times due to the road being used as a cut through via the Ewans Farm estate. There is a sharp blind corner and road bumps with parked cars often making it already dangerous for pedestrians who struggle to pass due to the irregular depth of the footpath, necessitating walking out in the road.

An additional property will only exacerbate the problems in this already congested area. In addition, there is the increased flood risk with the greater run off, due to more building. Increasing the number of properties by 1 or 6 in such a blatantly dense and recognised hazardous location is inappropriate in my view and it is for these reasons, I object.

19 Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JG

Comments: 3rd February 2022

Our objections to this proposal regard the sewer issue. This mains sewer is in poor repair. Severn Trent have visited the area several times over the past year to jet the pipe to remove blockages and have had to re-line one part due to damage. This sewer runs under the property in Charlton Court road and to the rear of Coronation Flats and along the bottom of the gardens of nos 1 - 19 Oak Avenue. We have had sewage in our gardens from this pipe when there has been a blockage or damage. Adding more properties to this sewer pipe can only cause more issues.

There has also been problems with flooding in this area in 2007 which adding more houses can only increase the risk of it happening again due to losing more run off for rainwater