

APPLICATION NO: 23/00345/FUL	OFFICER: Mrs Victoria Harris
DATE REGISTERED: 10th March 2023	DATE OF EXPIRY : 5th May 2023
WARD: Battledown	PARISH: CHARLK
APPLICANT:	Mr Jon Rowles
LOCATION:	Glencairn Greenway Lane Charlton Kings
PROPOSAL:	Proposed single storey rear extension, proposed dormers to create loft conversion, porch, new front pier and proposed electric gate(part retrospective) (revised scheme following grant of application ref. 22/01581/FUL)

REPRESENTATIONS

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

The Villa
10A Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 31st March 2023

We object to this application due to privacy concerns as previously with the original and each subsequent application. Clear glass in the rear of the property will have clear sight into bedrooms, a bathroom, children's bedrooms and lounge.

Glendouran
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 24th April 2023

Dear Ms Harris

We understand that the above planning application is due to be discussed at a planning committee meeting on 18th May 2023. As we shan't be present we'd be grateful if the following statement could be made aware to the committee outlining our concerns.

We met with Mr Rowles soon after he purchased Glencairn to discuss his plans for the development of his property. He accepted the close proximity to our property, and agreed

that the upstairs plans would reflect the need for our privacy. As such one window from the original plans was removed and the other window was to be for a bathroom, hence obscured glass. Following this agreement the subsequent plans changed to planning for a bedroom. We met again with Mr Rowles and he agreed that the window would need to be obscured glass, accepting the additional privacy intrusion that clear glass would cause. He subsequently applied to change the plans from the agreed obscured glass to clear. His rear bedroom window is 16m from, and has clear views into our teenage daughter's full height bedroom door/window. The thought of this proposed change has left her feeling uncomfortable opening her curtains.

The bedroom window also has a clear view into our lounge and downstairs bedroom (both patio doors), as well as our private garden.

Prior to this application the surrounding houses were built affording maximal privacy.

Kind regards

Comments: 16th March 2023

We still object to the rear bedroom window being clear glass. As agreed in previous applications it is currently obscured for the reason that it overlooks bedrooms and private gardens.

Ashley Lodge
Ryeworth Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6LQ

Comments: 24th April 2023

Dear Victoria Harris

I have objected to the above planning application and I am writing to you to elaborate on the reasons behind my decision and the history about the three previous approved planning applications.

Glencairn was a modest bungalow of 118m² on a small plot of land before the first planning application 22/00060 was submitted to extend it to 253m² of floor space including adding an all new first floor of 104m². This application created privacy problems for all three of the immediately adjacent neighbours and was eventually approved after the planning drawings were amended to remove one window, a doorway on to a flat roof/balcony and the two remaining windows (a landing and bathroom window) were to be fitted with obscured glass.

The second planning application 22/00874 did not affect the design of the new rear dormer but the planning permission still required the two rear dormer windows to be fitted with obscured glass.

The third planning application 22/01581 changed the new bathroom dormer window to a bedroom window but the planning permission still required the two rear dormer windows to be fitted with obscured glass.

The current planning application 23/00345 is requesting the these two approved obscured glass windows be changed to clear glass. This would obviously have a very detrimental effect on the privacy of all three immediate neighbours' properties. This would negate the three previous planning permissions that clearly stated that these two

windows should be fitted with obscured glass in order to maintain an acceptable standard of privacy for the three neighbours.

I would like to draw your attention to the following important dimensions as shown in the attached Glencairn site lines drawing to as scale of 1:250 The new bedroom window is only 17m from our full height windows and doors on our ground floor bedroom and would provide a clear view down into this bedroom. The new landing window is only 5m from the Glendouran garden boundary and 16m from their bedroom window

I ask you to retain your three previous planning decisions for both these windows to be fitted with obscured glass and can see no reason why your previous decisions should be reversed.

Should you wish to arrange a planning committee site visit to view the privacy problem first hand I am sure all three property owners would be prepared to provide the necessary access

Comments: 22nd March 2023

We object to the planning application to change the two approved glass windows to clear glass facing east because this would have a detrimental effect on the privacy of our property. The bedroom window is only 6m from our boundary and it would have clear vision into our ground floor full height bedroom windows and doors. In the three previous planning applications, the applicant had to amend the planning drawings to remove a window, doorway and balcony completely and install obscure glass in the two remaining windows in order to obtain planning permission. The planning approvals for the three previous planning applications 22/00060/FUL, 22/00874/FUL and 22/01581/FUL clearly states that the two remaining windows must be fitted with obscure glass. In fact the specification required for the obscure glass in the landing window is described in considerable detail.

We can therefore see no reason why the previous planning permissions for the two approved obscure glass windows should be changed to permit clear glass because of the adverse impact on the privacy of all the neighbouring properties