

<b>APPLICATION NO:</b> 23/00809/FUL	<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 16th May 2023	<b>DATE OF EXPIRY :</b> 11th July 2023
<b>WARD:</b> Battledown	<b>PARISH:</b>
<b>APPLICANT:</b>	Mr And Mrs Ford
<b>LOCATION:</b>	1 The Grove Hales Road Cheltenham
<b>PROPOSAL:</b>	Proposed two storey side extension and single storey rear extension

## REPRESENTATIONS

Number of contributors	<b>2</b>
Number of objections	<b>1</b>
Number of representations	<b>0</b>
Number of supporting	<b>1</b>

33 The Grove  
Hales Road  
Cheltenham  
Gloucestershire  
GL52 6SX

### Comments: 23rd June 2023

As a local resident on this road, I feel these plans offer a well needed improvement to The Grove. The plans show an appealing and well thought out elevations that will enhance the appearance of the house and the entrance to the road. No 2 (opposite) did this a few years back and it immediately gave a impressive clean upgrade to what was previously a tired and dated vicinity.

Im confused with the comments made by 117 Hales Road. Commenting the dormer windows will over look the privacy of the patio and rear of their house. 119 Hales Road (attached to 1 The Grove) has 1st floor windows much closer to their patio AND at a more direct angle then what this application is proposing.

117 Hales Road  
Cheltenham  
Gloucestershire  
GL52 6ST

### Comments: 2nd June 2023

I am writing to formally express my objection to the planning application at 1 The Grove, Hales Road. I am deeply concerned about the loss of privacy that this development would create and the detrimental visual impact it will have on my property.

I have no objection in principle to the two-storey side extension and single storey rear extension. However, it is with great distress that I have observed these plans also include

a loft extension in the application. It proposes a 4-metre-wide rear dormer with six windows which if allowed would overlook my kitchen /diner conservatory where I spend most of my time. The dormer would also overlook my patio area and back garden that is nearest to the house and used the most. My objection is that the dormer would result in a total loss of privacy in these two areas due to its elevated position, direction of view and close proximity. The application states that the loft extension is to be used as a bedroom. This cannot be controlled. In this age of partial homeworking, it could be used as a studio or office resulting in continual loss of privacy.

Any dormer on the rear of this property would also have a major detrimental visual impact on my property. Other neighbouring properties with loft conversions have velux roof lights at the rear.

My garden, patio and conservatory are cherished spaces where I seek solace and enjoy the serenity of my surroundings with family and friends. Allowing such a development to proceed without due consideration for the privacy concerns it poses would greatly diminish my quality of life and undermine the sanctity of my home.

In light of the aforementioned concerns, I respectfully urge you to reject the planning application as it stands at No 1 The Grove .

**Comments:** 27th July 2023

Further to my objection sent Fri 2nd June, the content of which is still applicable, I note from the website that the application has been amended.

I wish to make clear I have no exception to the concept of maximizing the property by extending into the loft . My objection focuses on the inclusion of two dormers in the rear roof space. These would give a direct view of my indoor living area in a distance of less than 21 metres . The guidance given by the council refers to distance to boundaries of directly facing properties and does not take full account of the window to window dimension that exists in this case. As a result, my privacy would be severely impacted if this application were to be approved.

Furthermore the inclusion of a flat roof design to the dormers will have a marked detrimental visual impact. This is not character appropriate as the other properties that have been converted all have roof lights at the rear.

As a result, I would still respectfully request that you reject the planning application as it stands.

**Comments:** 17th July 2023

Dear Miss Claire Donnelly,

I note that you have requested an amendment to the planning application for the loft conversion of 1 The Grove Cheltenham. The amendment on the website shows the inclusion of two dormers. According to the site layout these still contravene the privacy limit described in the guidance, furthermore the proposed design is not character appropriate.

[https://www.cheltenham.gov.uk/downloads/file/3211/residential\\_alterations\\_and\\_extensions\\_spd](https://www.cheltenham.gov.uk/downloads/file/3211/residential_alterations_and_extensions_spd).

This states at least 21 metres window to window to maintain privacy .Due to the oblique placement of the two properties, the distance to the boundary is not relevant. The distance from the proposed dormer window to my nearest window is less than 21 metres and my patio is even closer.

In 2016 you approved a similar extension to no 2 The Grove with the inclusion of rear roof lights to provide light to the loft. Why are rear roof lights not suitable in this case? I would accept this reluctantly as a compromise to maintain my privacy.

I do not understand why this current amended application should be approved in view of the above . Please can you explain it to me ?

Kind regards

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117 Hales Rd, Cheltenham GL52 6ST