

APPLICATION NO: 24/00389/FUL		OFFICER: Mr Ben Warren	
DATE REGISTERED: 7th March 2024		DATE OF EXPIRY : 2nd May 2024	
WARD: Benhall/The Reddings		PARISH:	
APPLICANT:	BinCloud Construction Ltd		
LOCATION:	Land At Springfield Close The Reddings		
PROPOSAL:	Erection of one dwellinghouse		

REPRESENTATIONS

Number of contributors	27
Number of objections	26
Number of representations	0
Number of supporting	0

57 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SG

Comments:

NONE GIVEN

36 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SF

Comments: 26th March 2024

Letter attached.

10 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 14th March 2024

Hi Planning Department

I am emailing to object to the new drawings submitted recently by Bin Cloud Construction.

Having carefully reviewed their statement and drawings, these are my following objections.

1. Firstly, they've used examples of other houses built nearby or Springfield House, to demonstrate how some houses have been built differently. Springfield house front door is actually facing North Road East, and therefore doesn't disrupt the look of the remaining close and was built on the garden of Number 1.
2. The other examples are Barrington Avenue, which currently does not affect Springfield Close, and these are not our direct neighbours. I find these examples irrelevant.
3. As per their application, this house can't be No.16 because this house already exists and No.16 is the house directly situated on the pathway, which any build would block their light.
4. I've noticed they have ticked there is no flood risk, then this is untruthful because the green currently allows for water to be absorbed, and neighbours near the green have been partially flooded before, even with this land not being utilised. Water has increased around my house and flooded No. 8's garage before, due to the incline of our driveways.
5. Has this been looked at by a flood expert for them to know this knowledge?
6. Once again, they are proposing a larger house which doesn't fit within what the remaining houses represent, because Springfield is fairly uniform in his house size and appearance.
7. In fact, to say larger is an understatement - this house is currently 35% larger than any other house in Springfield Close and is not in the same style either.
8. The landing, ensuite and WC are the same size as the master bedroom and bedroom 1.
9. The bedrooms exceed 41 square meters already.
10. The plan seems to be inconsistent showing a dormer above bedroom 3 but this isn't visible on elevation drawings.
11. A dormer style house would be inconsistent style to the remaining houses in Springfield Close.
12. Alongside the upper floor plan shows an unusually large sized landing space in proportion to the bedrooms, which suggests the potential need for space for stairs to an upper room. Supporting my points 5, 6, 7 and it is inappropriate for this not to be clear within the design and plans.
13. Having reviewed the front garden, I do believe this would still cause a problem with traffic, because that green space allowed 'full vision' of any cars exiting or entering around this corner. I'm based at No.10 and we drive down to this corner to turn around at times. Springfield Close is currently congested with cars.
14. Bin Cloud Construction have also not included any car parking space, so where do the cars park? A four-bedroom house could have 3 to 4 cars + visitors.
15. In addition to the above, there is no clarification as to who is responsible for the remaining land at the side, currently owned by Bin Cloud Construction, but shown on the plan as public space.
16. In fact what are the measurements for the remaining land, because if it's only a thin area remaining, then it will still create congestion problems.

17. Who also cares for the public footpath?

18. There appears to be quite a few inconsistencies, vagueness, and lack of information - the ariel image shows it as a front garden and other drawings show two spaces, with bin and bike store

19. They have taken no time to consider the affect building on this land would have prior to purchasing it.

Many thanks

***** / No 10

Comments: 28th March 2024

Hi Ben

Please accept my new objections in relation to Bin Cloud Construction's revised plans. My comments are as follows:

The first points are where I've copied and pasted using their Design and Access statement to demonstrate some relevant points for planning to consider

1. Please see their own design and access statement:

The height, width, length and massing would be similar to the immediate neighbouring properties. The proposed house would be set behind the existing building lines of the terraced and semi-detached houses at Springfield Close (see image below). The detailed design, material and colour will be similar to the neighbouring houses.

My comments are - The points in red are where they've contradicted their design and access statement compared to the plans they have submitted. They have not currently designed a house with a similar length, width, and height which matches the immediate neighbour properties.

The house is still 56% bigger than any other dwelling / three-bedroom house in Springfield Close. The uniformity of these houses cannot be questioned if you review their style, material, height, width, and mass.

2. Loss of Green Space as per their statement

More than half of the green space will remain undeveloped to protect the character and views of the local area. The existing side path will be retained. The footprint of house will only take 15% of the land. There will be sufficient visual gaps and open space kept. This means that the impact on the open green space and visual character is kept minimal (see sketch CGI image below).

Front garden and rear garden will be created to provide amenity space for the house as well as to keep the common character of the local area.

Points in red again contradict their new drawings with their design and access statement. Please take a look at the measurements of new plans and their CGI within this statement; the CGI is totally off-scale. The statement they've submitted with their plans does not correlate at all. The remaining green space would be smaller than what they are proposing if plans were approved. This land is no longer owned by Gloucestershire CC, Cheltenham CC or Tewkesbury CC so that all land could be lost within the foreseeable future; especially if fenced. Creating a blind corner that the Gloucestershire Highways Report initially objected to.

3. As per No.2 Springfield Close's comment supporting this green as a communal space for health and wellness within the National Development Framework, I would also like to highlight a 2nd area where the National Development Framework for allowing natural green community spaces was adhered to. Opposite Cold Pool Lane, on Grovefield Road, a new estate was recently developed (The old chicken farm and Mercantile & General recreation centre) These new homes were provided with natural green areas amongst this estate. The drainage system has been incorporated to look like a natural stream with flowers and grasses, and other green areas have been retained throughout the entire estate. This allows the houses to have access to nature and space, as and when they wish to use them. Why aren't the National Development Framework principles being considered here in an existing estate where you are potentially 'removing' our green space, instead of 'protecting' it.

4. Two areas down North Road East have green areas remaining which are playgrounds, so once again demonstrating the National Development Framework was adhered to. However, Springfield Close is the only open green space remaining within the North Road East area and Leyson Road.

5. I note they have changed space to represent a 'room' of 18 m², which is larger than the previous application submitted. Is this 'room' habitable because it will require windows? If so, the windows would cause a privacy issue to No.16. I note it contains a double stairwell, but this hasn't been made clear within their drawings. The space/room is significantly bigger than all four definite rooms listed. Five and four bedrooms do not match the existing houses' design. This house, or houses if developed, would stick out like a sore thumb within the close, and is also not in line with houses at all.

6. There is a blatant attempt to achieve planning permission without any real care to Springfield Close residents. The application also identifies four houses to be built - 1 bed, 2 bed, 3 bed or 4 bed. Once again this only supports my point that this application is very confusing. How would one toilet, but no bathroom be suitable for a 5-bedroom house?

7. I strongly object to the confusing plans because, as residents, we do need to know the 'purpose' of this house or properties. Once planning permission is provided, a dormer room could be developed, which would explain the larger area for a second staircase to another flight of stairs to a 3rd floor. This type of plan would impose lots of light restrictions and lack of privacy on NO.16. Regardless of my objections, there should be a general restriction on any additional height, width and fencing due to road safety. Any height would be a major concern for the lack of PRIVACY for No.16's and the lack of PRIVACY imposed on the opposite houses, where an additional room would look directly down into their bedrooms and front rooms.

8. They've demonstrated the 90 degree corner as being slightly larger in their drawings, when in fact it is NOT AS BIG as their drawing has shown. This corner has no square angle to it; it is a circular curve. I find this an unreasonable and false submission.

9. From the new drawings submitted, they have moved the parking spaces and added an additional drop down curve for two spaces, but because they have exaggerated the curve with an angler bend, these drop down spaces, or at least one of them, will still be on the bend of Springfield Close. I note the Highway Officers report also came in on the same day they submitted new plans - therefore does the Gloucestershire Highways

Traffic Report need to be reviewed again and resubmitted for a fair review of the new plans - particularly in relation to point No.7?

Why has Bin Cloud Construction exaggerated this measurement?

10. The road has existed since 1967 and is already congested. As per my telephone conversation, my 3-bedroom house can already accommodate 4 cars, so a 5-bedroom house will have many more cars than they are proposing. The road's access into the close on that corner does need to be considered more seriously.

11. What concerns me is the Emergency vehicles, along with the Waste Disposal trucks, not being able to access and exit this road successfully when it's congested. They already have trouble now and this needs to be reviewed because if someone was to experience a severe accident due to a new blind corner being created, or even an emergency vehicle being significantly delayed, then this responsibility would lay with Cheltenham Borough Council for not adequately listening to the real risks associated with the existing cars and corner now.

12. It would appear that Bin Cloud Construction has purposely designed a house with many conflicting pieces of information or lack of detail, and the design needs to be more concise and clearer, especially when considering the design, height (more so), materials and width of the existing houses.

13. Finally, has anyone requested to review the amenities located under this green? There must be a case why this green was left as a communal site, and I do believe other amenities and drainage are situated underneath it. There is currently a manhole on the pathway, but Bin Cloud Construction has neglected to reference where they would relocate this drain on any block plan/drawing.

Points previously submitted back on the 14th March which are still relevant.

1. Firstly, they've used examples of other houses built nearby or Springfield House, to demonstrate how some houses have been built differently. Springfield house front door is actually facing North Road East, and the side of the house matches the existing houses and therefore doesn't disrupt the look of the remaining close.

2. The other example is Barrington Avenue, which currently does not affect Springfield Close, and these are not our direct neighbours. I find these examples irrelevant.

12. Alongside the upper floor plan shows an unusually large sized landing space in proportion to the bedrooms, which suggests the potential need for space for stairs to an upper room. This space is even bigger now.

15. In addition to the above, there is no clarification as to who is responsible for the remaining land at the side, currently owned by Bin Cloud Construction, but shown on the plan as public space.

17. Who also cares for the public footpath?

Thank you.

No 10

9 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 28th March 2024

Letter attached.

16 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 14th March 2024

Letter attached.

Comments: 27th March 2024

Letter attached revised comment.

11 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 13th March 2024

Whilst this application makes some concessions compared with the previous application for two dwellings, there are still significant issues due to the unclear and contradictory information within the documentation.

- 1) No information is provided on who would own or maintain the retained green area, and whether later planning applications will be made for additional dwellings.
- 2) Similarly, no information is provided regarding the construction, separation or maintenance of the retained pathway.
- 3) The application describes one building but lists the total number of dwellings as four (consisting of one 1-bed, one 2-bed, one 3-bed, and one 4+bed).
- 4) The application references a front garden but also two parking spaces at the front of the property - there is insufficient space for both of these to be true.
- 5) The new dwelling will still have an impact on visibility and safety on the corner of Springfield Close, especially depending on any fencing around the property to separate it from the retained green area.
- 6) The application is very light on detail regarding the design and appearance of the proposed dwelling, especially compared with the detailed renderings in the previous

application. It is therefore difficult to assess how well the property would match the rest of the street.

17 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 27th March 2024

We are opposite to the above planning application. The property is not in keeping with the style of the existing house in our close. More cars parked on the road creating more parking problems. And emergency vehicles and refuse lorry will have problems getting to the end of the close. And who would look after the grass at the front. We feel taking something like this away with ruined the dynamic of the community. Kind regards number 17.

29 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 27th March 2024

Letter attached.

30 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SF

Comments: 17th March 2024

Dear Sirs,
The proposed property is still not in keeping with the style of the existing houses. It will restrict the view around a sharp bend in the road. It will not have sufficient off-road parking, leading to additional parking problems. The 'green' creates a nice break in the 'concrete jungle' of houses and driveways, giving people a sense of wellbeing and access to nature. I therefore object.
Kind regards,
Number 30

19 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 13th March 2024

19 Springfield Close,
The Reddings,
Cheltenham
Glos.
GL51 6SE
13/03/2024

Dear Mr. Warren,

As residents of Springfield Close, we are writing to express our concerns and objections to a planning proposal for a one dwelling house on the Close's green space.

Planning Application 24/00389/FUL

One of our main objections is for safety. The building of this property would mean a significant loss of vision to see vehicles driving around the bend of Springfield Close, (from both directions), especially when coming off our driveways onto the Close. At present we have a clear view over the green space and can proceed confidently and safely. We feel that this proposed property would create a blind spot for viewing vehicles coming around the bend.

The design statement shows the property with a front garden. However, the site plans show 2 parking spaces. This is confusing. The application states that this development will not add or remove parking spaces which is contradicting the Block Plan. Where will the cars park?

As a four+ bedroom property, it is possible that there could be an extra four cars and it is likely that these residents will need to park their vehicles in the Close, kerb side. This would exacerbate the existing parking problems on the Close. At certain times of day e.g. early evening to morning and weekends, it would be difficult, if not impossible, for emergency vehicles to access parts of Springfield Close, especially fire engines and ambulances. This problem has already hampered refuse/recycling lorries in the past which have been unable to get through, so the proposed house could make this problem worse. More traffic would be a significant issue.

There seems to be a lot of discrepancies with this proposal that don't make sense. These submission contradictions include the application for 4+ residences (housing types) One of these suggests 4+ beds. Are they applying for 1 house or 4? Will there be another bedroom in the roof? There doesn't seem to be a roof plan. Is there a dormer roof on bedroom 3? (possibly for bedroom 5 in the roof?)

Our other objection is that the proposed property does not blend in with all the other buildings on the close as it is a completely different design and will stand out.

The site plan also shows an area for dustbins and a bike shed with no fence to hide the bins along the pathway. The bins would be permanently on show.

Another objection is that the residents of Springfield Close would lose a substantial piece of socially valuable green community space. The strip of green that will be left is not large

enough for any social activities. Will the current owners maintain the Green or at a later date, apply for an extension to the property or apply for other properties to be built on it? I fear that if this proposal goes through, the new owners will use this as a 'back-door' approach to apply again for more properties to be built on the remaining Green.

For decades, "The Green" has been used for celebrations, meetings, children's play and social events. It is an oasis for our mental health and well-being and the loss of this would be catastrophic for the existing residents. The Close was built over 50 years ago with that green area included for residents as a necessary area for well-being and social interaction. Why take it from us now, when the Government recognises the value and significance of such areas? The proposed property leaves a tiny strip of green space which is not big enough for community gatherings or children's play, plus it belongs to the new owner who would have the right to stop any intrusion onto the green.

The only near, safe green space, for residents, children and grand-children, is on our Close and this has also been a major factor with some of the newer residents who have bought properties on the Close, knowing that they will be able to use it in the future for their children. We are devastated to think that we may lose it. In today's society, green space is so beneficial for people's well-being and mental health, especially the elderly and those who work from home.

I hope you will consider our objections favorably. Thank you for your time.

Yours sincerely

Comments: 28th March 2024

Dear sir / madam,

Please find below and attached to this email, our objection to the proposed planning application - 24/00389/FUL

19 Springfield Close,
The Reddings,
Cheltenham
Glos.
GL51 6SE
13/03/2024

Dear Mr. Warren,

As residents of Springfield Close, we are writing to express our concerns and objections to a planning proposal for a one dwelling house on the Close's green space.

Planning Application 24/00389/FUL

One of our main objections is for safety. The building of this property would mean a significant loss of vision to see vehicles driving around the bend of Springfield Close, (from both directions), especially when coming off our driveways onto the Close. At present we have a clear view over the green space and can proceed confidently and safely. We feel that this proposed property would create a blind spot for viewing vehicles coming around the bend.

The design statement shows the property with a front garden. However, the site plans show 2 parking spaces. This is confusing. The application states that this development

will not add or remove parking spaces which is contradicting the Block Plan. Where will the cars park?

As a four+ bedroom property, it is possible that there could be an extra four cars and it is likely that these residents will need to park their vehicles in the Close, kerb side. This would exacerbate the existing parking problems on the Close. At certain times of day e.g. early evening to morning and weekends, it would be difficult, if not impossible, for emergency vehicles to access parts of Springfield Close, especially fire engines and ambulances. This problem has already hampered refuse/recycling lorries in the past which have been unable to get through, so the proposed house could make this problem worse. More traffic would be a significant issue.

There seems to be a lot of discrepancies with this proposal that don't make sense. These submission contradictions include the application for 4+ residences (housing types) One of these suggests 4+ beds. Are they applying for 1 house or 4? Will there be another bedroom in the roof? There doesn't seem to be a roof plan. Is there a dormer roof on bedroom 3? (possibly for bedroom 5 in the roof?)

Our other objection is that the proposed property does not blend in with all the other buildings on the close as it is a completely different design and will stand out.

The site plan also shows an area for dustbins and a bike shed with no fence to hide the bins along the pathway. The bins would be permanently on show.

Another objection is that the residents of Springfield Close would lose a substantial piece of socially valuable green community space. The strip of green that will be left is not large enough for any social activities. Will the current owners maintain the Green or at a later date, apply for an extension to the property or apply for other properties to be built on it? I fear that if this proposal goes through, the new owners will use this as a 'back-door' approach to apply again for more properties to be built on the remaining Green.

For decades, "The Green" has been used for celebrations, meetings, children's play and social events. It is an oasis for our mental health and well-being and the loss of this would be catastrophic for the existing residents. The Close was built over 50 years ago with that green area included for residents as a necessary area for well-being and social interaction. Why take it from us now, when the Government recognises the value and significance of such areas? The proposed property leaves a tiny strip of green space which is not big enough for community gatherings or children's play, plus it belongs to the new owner who would have the right to stop any intrusion onto the green.

The only near, safe green space, for residents, children and grand-children, is on our Close and this has also been a major factor with some of the newer residents who have bought properties on the Close, knowing that they will be able to use it in the future for their children. We are devastated to think that we may lose it. In today's society, green space is so beneficial for people's well-being and mental health, especially the elderly and those who work from home.

I hope you will consider our objections favorably. Thank you for your time.

Yours sincerely

Letter attached.

27 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 19th March 2024

Dear sir,

We wish to register our objection to the above subject line planning application on land in Springfield Close, The Reddings, Cheltenham.

Objections are based on the following:

- 1, the planning application is for 1 house, previously 2. We strongly believe once the 1 house is built a second will be built on the remaining land.
- 2, there is no provision for parking, especially with a large number of bedrooms, parking is required as the property is premium room rentable to many individuals with separate vehicles, parking is already restricted in the area of the proposed property.
- 3, The Green space promotes a healthy area for recreation and safe space for families and children in the close. An open grassed space will be lost.
- 4, The remaining land will need to be kept tidy, will this be the responsibility of the home owners ?
- 5, The proposed building could encourage parking outside the property's frontage and impact on a blind corner, for services such as bin collection and large delivery vans who already struggle to negotiate the sharp bend, due to current parking issues. Further high risk for accidents.

We would appreciate you take into consideration our objection.

Regards

No 27 Springfield Close

29 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 27th March 2024

Letter attached.

33 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SG

Comments: 27th March 2024

Letter attached.

37 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SG

Comments: 18th March 2024

Ref 24/00389/FUL we strongly object to planning we feel safety issue with traffic problems a blind spot on the bend , the proposed building are not online with other properties to many cars in close now loss off light losing our lovely green community space loss off space for children to play on green as have done for many years 37 Springfield close

39 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SG

Comments: 21st March 2024

Letter attached.

20 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SF

Comments: 25th March 2024

I strongly disagree to the planned building, as the proposed building does not fall in line with the new green infrastructure framework which will help increase the amount of green cover to 40%. The Government environmental plan includes commitment that the public should be able to access green spaces within 15 minutes walk of their home. Giving permission for the house would not follow the government plan. There is also a new biodiversity act which states all new house building projects benefit nature, we have foxes, hedgehogs, squirrels and various birds that have been seen on the green space. There is no benefit to nature if the green space is built on.

There is discrimination on older buildings such as Springfield Close when it is said new policies do not apply. I have lived in Springfield Close for 18 years, we chose our property because there was space for our children to play outside. I regularly walk my dog on the green area.

It is stated that house prices increase by 0.08% when they are near a green area therefore allowing this building will de-value my property and my neighbours. My council tax will not reduce in recognition of this.

The area around the plot is regularly used by visitors parking and if that is no longer available the street will be congested by cars, Also not being able to see cars coming into the coldisac because a building is blocking the view, there is potential for accidents. Also children playing will be in danger from cars driving down the street as they will be seen at the last minute due to the new build blocking their view of traffic.

Where my house is located, my garden privacy will be affected by the second floor of the new build house which will be invasive, I do not want this situation.

Finally if the build were to go ahead potentially myself and my neighbours face access difficulties e.g skips, when large deliveries occur or large vehicles cranes and diggers park to help with the build. Myself and other neighbours have school runs, job shifts and daily routines which could be trapped when we are blocked from leaving the coldisac.

This would cause the utmost inconvenience and costly if I were to miss work.

18 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SF

Comments: 20th March 2024

Letter attached.

Comments: 26th March 2024

Letter attached.

2 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 28th March 2024

Letter attached.

47 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SG

Comments: 20th March 2024

Letter attached.

3 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 26th March 2024

Letter attached.

8 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 18th March 2024

Letter attached

22 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SF

Comments: 22nd March 2024

Dear Sirs

I wish to register my objection to the proposed planning application. My objections are similar to my previous letter objecting to the previous planning application

We have submitted a village green application many months ago and heard nothing. I appreciate this is separate and you don't consider that. However, it is relevant if we are granted village green status.

The development application states they won't add or remove parking spaces. So where are the cars parking? The drawings show a lack of information. A major concern of mine is the footpath. Will the footpath remain? Will the council still maintain this? Would the council retain the remaining green space? I am also concerned the corner may be obscured which would be dangerous. If there are no fences initially, what is to stop these being added or extended beyond the existing building lines? There would be visual interruption and a danger for driving. What would stop a second or subsequent application that then obscured the view for drivers?

I am concerned about the safety aspect of such a dwelling and that the access provided by the footpath would be lost. This is used daily. Would the council add lighting if the building were approved as the footpath would be much darker?

I would be grateful if you could take my concerns on board

Regards

43 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SG

Comments: 25th March 2024

Dear Mr Ben Warren

I am writing this email in regard to the planning application proposed for 1 dwelling on the green open space within Springfield Close.

It would be a great shame to lose the open space as it's been used by children of several generations as a safety play area and is still used now.

Having reviewed the new proposal for one 4 bedroomed house with two parking spaces for cars, what about visitors? I still feel that the traffic in the street already causes inadequate parking and a danger on the corner with parked cars. The property would potentially have fencing to the outer path along the corner, so with fencing and parked cars how would drivers be able to see up or down the road?

This would cause a problem for emergency services but also the dustbin men as on several occasions they have had to leave notes on problem vehicles that use the corner for their own parking spaces.

I don't agree with these proposed plans due to Highway safety.

After looking at the new plans, the proposed house looks completely out of place with the rest of the street. The size of the property and the overall look. The size of the landing suggests that they are future planning for a loft conversion as the bedrooms are really small for the size of home. Due to the serious issue with highway concerns, visual impact and the house not in keeping with the street this should not be aloud to be approved.

43 Springfield Close
The Redding's
Cheltenham
GL516SG

Iona
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 27th March 2024

I object to this application on the following grounds,

1 The Planning proposal noticed posted on a sign post is incorrect. It refers to the previous application 24/02144/FUL which was withdrawn on February 5th 2024. How are residents supposed to know there has been another application submitted?

2 The location of the drive access is dangerous. It is very close to the corner. The occupants of houses 31 to 40 park outside their properties which causes drivers to cut the corner. This property would obscure the view making it dangerous for traffic following the road around the corner. There is also the issue that the drive of the new property would have to reverse to get on or off the drive into this traffic.

3 The loss of green space.

16 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 27th March 2024

Letter attached.

15 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 28th March 2024

I should like to raise objection to the proposed application for a single property in Springfield Close, The Reddings.

I am a resident at number 15 Springfield Close. I object to the obstruction of the pathway in the Close making it difficult and dangerous for pedestrians to walk around the Close (currently a pathway around the green). I object to the further blockages on the road with extra vehicles caused by access to the proposed property

15 Springfield Close

23 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 2nd April 2024

As a resident on and off for my entire life I am putting into writing both mine and my mothers objections to ANY proposed development of the green land in Springfield Close.

It would block light to many houses o Building time for one house will cause major disruption to members of the close o fQuestions arise as to who will own the area being left as the green o Will they have rights to building more o a four bed house (implied by a former on the plans will need more than the one space on the drawings o they must be made filly aware that they will have no right to any space within the en bloc garage area in the close

Please feel free to reply if you require any clarification

***** - No 23

[REDACTED]
16 Springfield Close
The Reddings
Cheltenham
GL516SE
12th March 2024

Proposed New Development on Springfield Close
Planning Application Ref. 24/00389/FUL

Dear Mr Warren,

I am writing to comment on the amended proposed development. I have a number of objections which I have detailed out and do not feel have been solved at all by these new plans.

1. Significant loss of privacy to my property: The minimum distance of a new proposed property to any existing property should be 20 metres. This is set out in CBC Guidelines 2008. Regardless of partially opening windows or obscured glass. If they stand in their garden they will be able to look straight into my kitchen and living room. Less than 2.5m away from my windows.
2. Insufficient privacy to proposed property: My windows are not obscured and fully open so the proposed property will have inadequate privacy for both upper and lower windows and back garden. That is not within your planning guidance: and should not be approved. My property is considerably less than 20metres away from the new build. Again not adhering to the guidelines CBC have set out for all residential planning.

(Guidelines from CBC [Supplementary Planning Document - Residential Alterations and Extensions](#) Adopted February 2008 page 7)

3. Significant loss of light – This is based on interior daylight recommendations for new buildings in the British Standard Daylight in buildings, BS EN 17037 I have tried to demonstrate how the plans do not adhere to the 45° and 25° design principle but the submitted plans have no measurements on them. I also have shown further on that their proposal is significantly larger than what is drawn. Further impacting this. I have used their drawings to roughly show how detrimental the loss of light will be. Please see below.– you should request accurate measurements in their plans as to how they will adhere to the guidelines. Before anything is approved.

I would like to draw attention to the Error in the application where they claim

“The height, width, length and massing would be similar to the immediate neighbouring properties. The proposed house would be set behind the existing building lines of the terraced and semi-detached houses at Springfield Close”

This is impossible based on their submitted drawn plans: I have measured the upper floorplan of one of the springfield close houses that is currently for sale. TOTAL upstairs meterage is 38.92 m² that accounts for 3 bedrooms a bathroom and hallway. On the proposed plans submitted in tiny writing they state the square meterage for the bedrooms as;

Master bedroom 14 m² .. Bedroom 1 8 m² .. Bedroom 2 11 m² .. Bedroom 3 8 m² TOTAL only for 4 bedrooms 41 m² excluding the landing hallway and bathroom.

Adding the size of the springfield close current landing and bathroom (6.52 m² and 5.03 m²) to account for that missing measurement - that brings the total square meterage to 52.55 which is HUGE and not 'similar' to immediate neighbouring properties and could not be set behind existing building lines.

Just to be clear that is 35% increase in size. A house 35% larger square footage. Based on the numbers in their application that they want you to approve.

Please do look at my images where I have calculated this as I want to be as clear as possible.

Using their sketch I would estimate it to be closer to 47% increase in square footage – please see my working out of this in the images.

In 2015 a national space standard was announced for new builds, our houses would not meet that now as the minimum single bedroom size as recommended by the space standard is a floor area of 7.5m² and a width of 2.15m. You can see on the estate agent plans the smallest bedroom is 6.01m². There for a 4 bedroom property will not meet the national standard based on our current width / height / length and massing.

4. Parking has always been an issue on this road, we don't have off road parking so there are only a few spaces that we can use. Where will their cars park? 4 bed – 4 cars?

5. Traffic will increase and the proposed property will block any line of site on that corner. It will be a single lane, on a blind bend which could cause many awful and avoidable accidents. Currently you can see an oncoming car, through parked cars but the new proposal will remove that ability.

I personally use it to turn my vehicle around several times a day. I have witnessed several instances where ambulances have blocked the road to attend to residents. Drivers / delivery vehicles had to wait as the vehicle owners could not be found. Recently a serious accident when a resident reversed her car onto the road. Refuse trucks will find that bend very difficult to fit around.

6. Again the Design of the house does not fit with the current design of the street. All our houses have an established pattern of acceptable design features in the street– please see attached image 4. They have highlighted random houses around The Reddings as comparisons for their plans, but the comparisons they pull are from roads that do not have a uniform design. Why haven't they pulled examples from our road? Because all our houses maintain the same look and visual design. The planned proposal is not clear enough on design and materials. To state 'material and colour to be similar' is too vague and leaves open to all sorts of interpretations. More clear wording is needed here to ensure that the design is in keeping with the surrounding houses. And a more comprehensive sketch to show exactly what this is. Assuming they sell this on with planning; the developers would not have much guidelines to adhere to; with huge scope for artistic license on materials / sizes / colour / fabrication anything.

7. The 3D rendering is a different design to the planning drawings. This shows a dormer roof, so please confirm which plan is correct? Please also see the 3d rendering is impossible as the square footage is much larger
Does the large landing indicate space for a staircase to the third floor? The dormer window supporting this design?

8. Insufficient measurements and detail in the plans, leaves this development to any kind of changes that you will not be able to reject.

9. The retained green space: not enough information given: what is the size of this? who will maintain this? Will CBC adopt it to maintain it ie cut grass. Will this become the village green space that we have been actively applying for? Safeguarding is needed on this to give clarification to protect it against any future planning applications.
Who will own and maintain the footpath?

10. the site plan shows the front of the property as having two car spaces and dustbin storage – again no house on the street has this. Also the design statement shows the front as a garden. So again unclear and contradicting application plans. If the front garden is correct what parking do they propose for a 4 bedroom house?

11. The bins shown on the front lawn is unsightly. We all bring our wheely bins out on the day of collection and promptly roll them back away, we even do it for our neighbours as it is a lovely street like that. This plan should mirror that.

12. another error on the application is stating the address as 16 springfield close. This is incorrect as that is my address of my property.

13. further error in their application. See image below. Is it a 1 bed? Or 2 bed? Or 3 bed? Or 4+ or just what ever they feel on the day?

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses 1 Bedroom: 1 2 Bedroom: 1 3 Bedroom: 1 4+ Bedroom: 1 Unknown Bedroom: 0 Total: 4

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	1	1	1	1	0	4

My house is nearest the proposed development and myself and my family will be directly affected by this. The potential loss of privacy due to windows looking directly into our property will directly negatively impact our day to day, for both myself, my husband and my 5 year old son.

I have used the 'springfield green' to teach my son how to ride a bike, and walk our puppy, and meet and talk to neighbours over the years. Cheltenham prides itself on an 'image of an elegant, spacious town with groups of well proportioned buildings set in generous gardens, with open space extending into the heart of the town' to quote your local development guide. However these plans are the opposite. This planning proposal erodes the streets character with un-neighbourly, poorly designed vague details, and potentially dangerous traffic complications. It gives the impression that you can just build anything anywhere in Cheltenham from a pack bought off the internet.

The green open space is central to our Springfield close. It was built and used as a communal area for not only our residents but many others residing around the area due to the public footpath connecting to it for over 45 years. And we all assumed it would stay that way as the local council maintained it for the last 45 years. If the national development framework requires all new developments to have open green spaces, then this should still apply here. This site should not be built on at all.

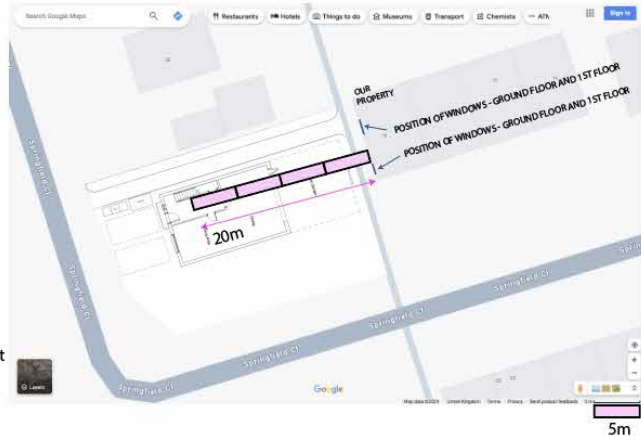
Image 1

Demonstration of Separation distance for New build proposal to existing property

PLANS CLEARLY SHOW THE NEW PROPOSED PROPERTY DOES NOT MEET THE MINIMUM DISTANCE.

MINIMUM DISTANCE IS SET OUT CLEARLY IN
(Guidelines from CBC Supplementary Planning Document - Residential Alterations and Extensions Adopted February 2008 page 7)

GROUND FLOOR WINDOW TO KITCHEN AND LIVING ROOM
1ST FLOOR WINDOW TO BEDROOMS AT 16 SPRINGFIELD CLOSE.



google image for correct sizing

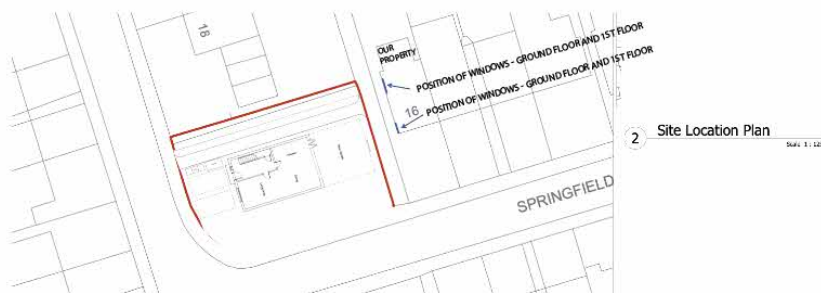


Image 2



Aerial photo showing windows in position to the plot of land:

- 2 x bedroom windows
- 1 x kitchen window
- 1 x living room window

SKETCH TAKEN FROM PLANNING DRAWINGS.



VIEW OF BACK OF PROPOSED PROPERTIES AND WINDOWS THAT ARE FACING WINDOWS TO HABITABLE ROOMS.

IMAGE 3



THERE ARE NO ACTUAL MEASUREMENTS ON THE PLANNING SUBMISSION
SO I HAVE USED THEIR SKETCH TO APPROXIMATELY SHOW HOW THE PLANNED PROPERTIES WILL
RESULT IN LOSS OF LIGHT TO KITCHEN

KITCHEN IS NORTH FACING AND ONLY LIGHT INTO THIS ROOM IS FROM THIS SIDE WINDOW

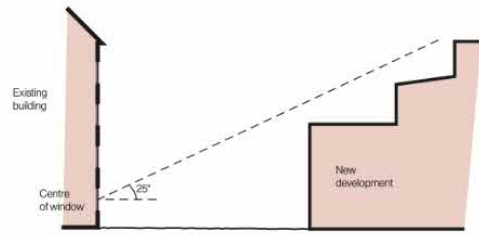
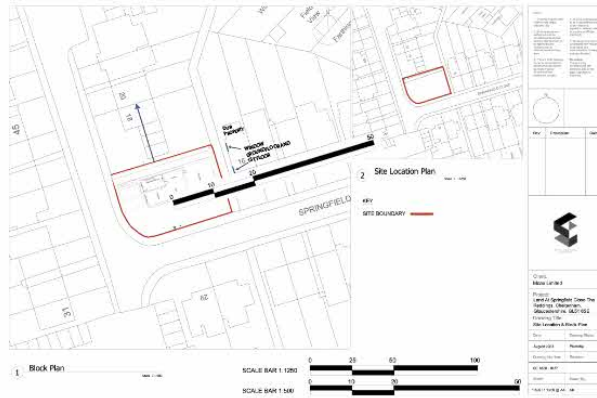


Figure 14: Section in plane perpendicular to the affected window wall

ARTICLE USED FOR REFERENCE

Image 3.5 a b c

A – current plans from right move of house in springfield close with measurements.
B – calculating the square meterage of all rooms – to compare to the proposed plans
C – a realistic approximation based on the proposed plans showing an increased 47% floor plan. Obviously exact widths can not be guessed here and they have not been submitted but based on the increase in square footage it is impossible that this house be a similar size as our current houses or even be in set inline with the houses. It will be a huge eyesore.

GALLERY Hide

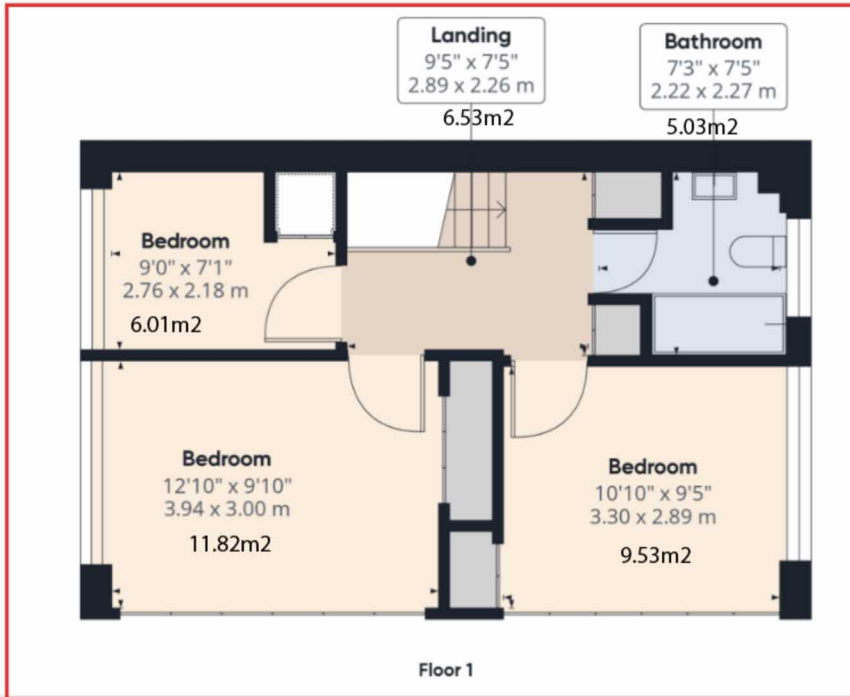


1 of 17 Picture No. 23

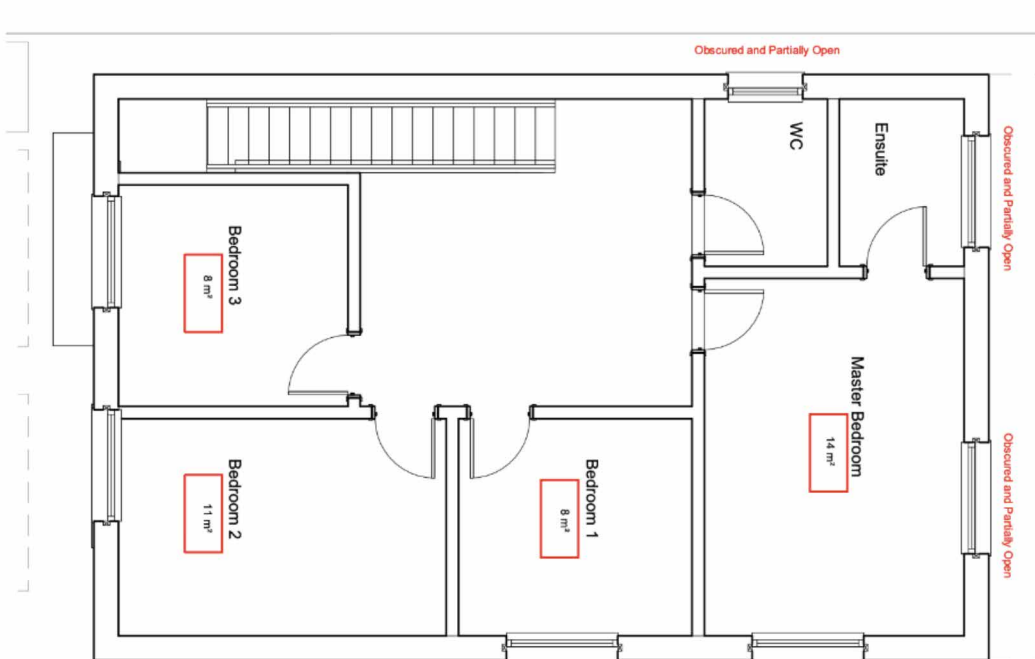


2 of 17 Picture No. 02





**TOTAL UPSTAIRS
SQUARE
METERAGE:
38.92**

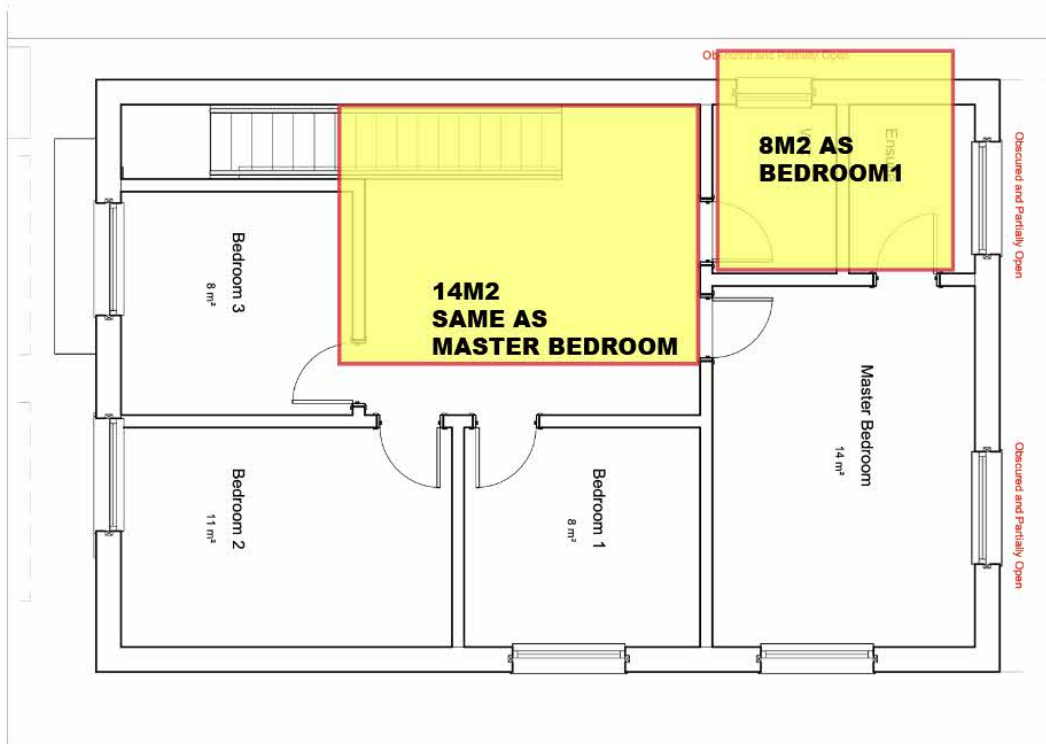


BEDROOMS ALONE ON THIS PLAN ADD UP TO 41M2
ALREADY LARGER THAN EXISTING PROPERTIES
THIS IS NOT INCLUDING THE HALLWAY / WC / ENSUITE

IF I ADD THE ABOVE MEASUREMENTS FOR THE
SMALLER LANDING AND BATHROOM TO APPROXIMATE
TOTAL SQUARE METERAGE: 52.55M2
OR 35% LARGER FOOTPRINT.

**UPSTAIRS
SQUARE
METERAGE: only bedrooms
41m2**

**EXCLUDING LANDING AND WC
AND ENSUITE.**



IF I WAS TO USE THEIR PLANS TO SHOW THE SIZE OF THE LANDING AND BATHROOM AND ENSUITE YOU CAN SEE THAT IT IS ACTUALLY READING AT 14 + 8 M2 WHICH WOULD INCREASE SQUARE FOOTAGE TO 63M2 WHICH IS AN 47% DIFFERENCE

Image 3.d + e retrofitting their 3D drawing with a more accurate size of the proposed property (increased footprint of 40% ish.) Sticking out and not fitting in with the street at all also taking up far more of the green than shown in the plans.





Image 4



the examples proposed for single detached houses are not on our road, or anywhere near our road.

please see below for the uniform design of houses on our road: BLOCKS of 4 houses all attached.



Image 5



Original plan from 1967 clearly shows the path. Between the garages and the green. Same dimensions as the roadside path.
Image 5

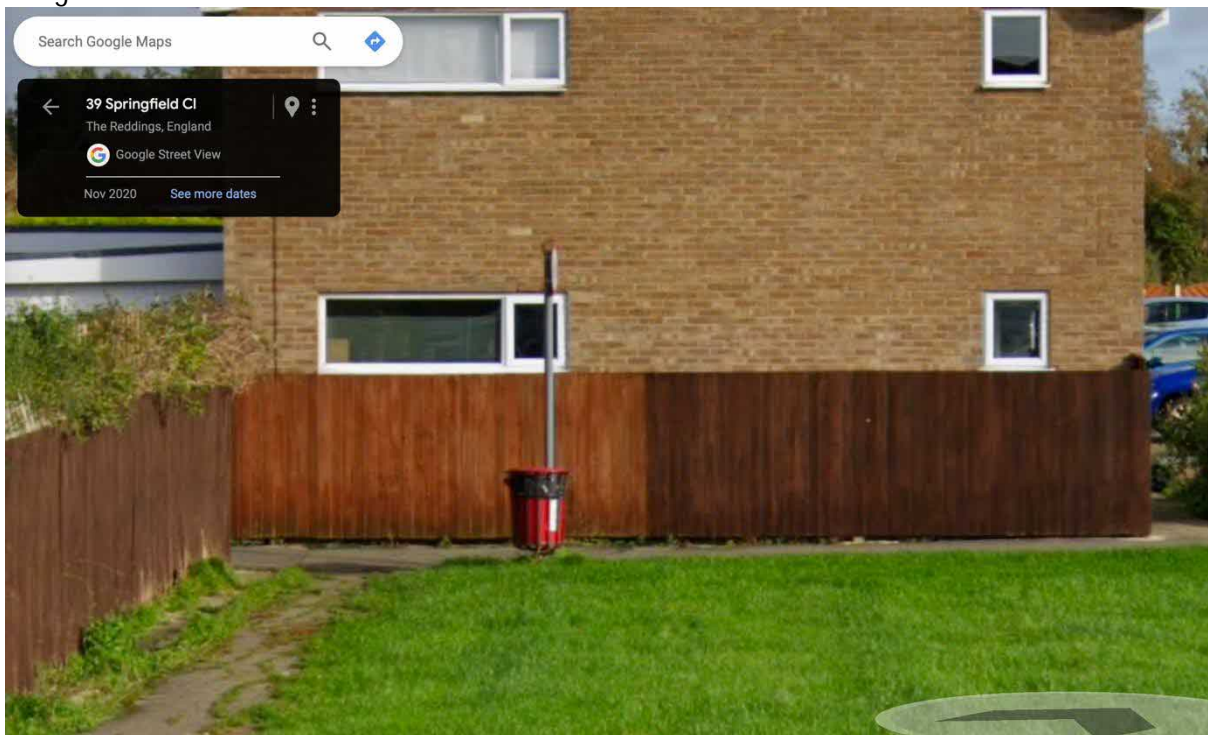


Image 6 is this an error on the application? So it could be a 1 bed or 2 bed or 3 bed or 4+ which would 5*6?? how can an error like this be submitted unless they want the vagueness to then develop loft rooms???

Image 7 another error: stating it is 4 units ???

Existing

Please select the housing categories for any existing units on the site

- Market Housing
 - Social, Affordable or Intermediate Rent
 - Affordable Home Ownership
 - Starter Homes
 - Self-build and Custom Build
-

Totals

Total proposed residential units	<input type="text" value="4"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="4"/>

Websites and documents I have referenced for CBC guidelines.

<https://images.reading.gov.uk/2022/11/ID95-Site-Layout-Planning-for-Daylight-and-Sunlight-A-Guide-to-Good-Practice-BRE-2022.pdf>

<https://www.cheltenham.gov.uk/planning-policy>

CBC's residential alterations guide

If you would like any more clarification or larger images providing, please let me know.

Kind regards



No 16.


8 Springfield Close

The Reddings

Cheltenham

GL51 6SE

14th March 2024

Mr Ben Warren
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Re: Planning Application 24/00389/FUL Land at Springfield Close, The Reddings.

Dear Sirs,

We are opposed to the above referenced planning application.

The proposed plan for a large house will potentially mean 2/3 cars which will involve additional street parking in the Close causing obstruction and pollution to the existing residents and also emergency vehicles. There is an additional safety issue due to the bend in the road where the house is to be built.

The loss of the open green space because children use this area for playing, people walking their dogs and picnicking on hot summers days. The green space offers light and is very conducive to good mental health for the existing residents. We do not need any further houses in the Close but we do need our green open space for all the existing residents, majority of whom have enjoyed this green open space for many years.

Please consider our objections above and hope that you will refuse planning permission.

Thanking you in anticipation.

Yours Faithfully



20th MARCH 2024

18 Springfield Close
The Reddings
Cheltenham
GL51 6SF

Dear Sir

RE: 24/00389/FUL

After studying the plans for the proposal to build one dwelling at Springfield Close, these are my objections to the plans.

I have lived in this house for over forty years. One of the reasons for moving here was the green, open safe space for children to use without crossing the busy road. I feel the loss of it with the proposed development would be a disservice to present and future families with children in what is a close with family sized homes. Although the plans show a small space left, there is no mention of any plans for it.

Plans for the new Golden Valley Development due to start in 2025 emphasize in the information supplied the importance of green spaces with a landscape led approach, prioritising wellbeing of people and nature. If the Development in Springfield close was allowed we would lose this last local green space.

Volume of cars and parking is already a major issue in the close. Any road space without a dropped kerb has vehicles parked around the area. Leaving my property and those of immediate neighbours has its issues with cars parked opposite in the road and traffic passing from the bottom of the close and around the corner of the road. There has recently been a collision between two cars in the close with these conditions being a possible contributing factor.

In the past, there has been an issue with the refuse collection vehicle not being able to access the close to finish its round because of parking around the corner of the green. Letters were left on vehicles threatening police intervention if they were not removed when they returned to finish the job.

If the development were allowed with limited off-road parking, this would only potentially exacerbate the issue with more people trying to park on the street, also questioning access to emergency vehicles if necessary.

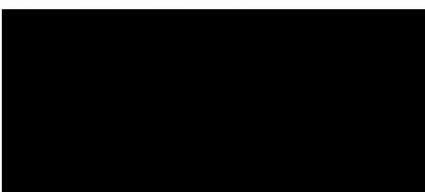
The building of properties on this plot would mean the loss of vision round the corner for traffic from both directions which could lead to safety issues.

The plans for the houses show buildings totally different in design, layout and substantially larger to the rest of the original development of houses in the close, also with no garages on or off site.

The line of build is also still different from the houses around it.

The build would overshadow our property and impact on the enjoyment of our garden and greenhouse with a window overlooking it.

Yours faithfully,



[REDACTED]
47 Springfield Close
Cheltenham
GL51 6SG

RE: Objection to Planning Permission Application 24/00389/FUL

Dear Ben Warren,

We are writing to formally object to the planning permission application referenced above. While we acknowledge the effort put into the proposal, we have significant concerns regarding its potential impact on safety, parking availability, and the overall well-being of the community, especially young children.

Primarily, the proposed development poses a serious safety risk by potentially creating blind spots at the bend on Springfield Close. As a resident in close proximity, we are deeply concerned about the safety implications of obstructed visibility for both pedestrians and drivers, particularly for young children who frequent the area. Blind spots can significantly increase the likelihood of accidents, putting the lives of community members, especially children, at risk.

Furthermore, the development is likely to exacerbate the already limited parking situation in our neighbourhood. With an increase in residents or visitors due to the proposed development, there will be additional vehicles vying for parking spaces, putting undue strain on our already stretched parking infrastructure. This could lead to congestion, inconvenience, and potential hazards as drivers may resort to parking in unsafe or unauthorised areas.

Additionally, upon reviewing the proposal, we have identified inconsistencies that raise doubts about its suitability for the area. The lack of clarity and coherence in certain aspects of the plan, such as the number of bedrooms is inconsistent throughout, there is only one bathroom which seems odd for the size of property, the roof plan is missing and the landing is disproportionate indicating a further bedroom in the loft space. Is it a front garden or driveway and for how many vehicles? Further clarification is also needed on the pathway and retained green space. Will this remain with the owner of the property and be maintained by them? Will it be sold separately? Will it be adopted by CBC?

We suggest a need for further evaluation and refinement before granting planning permission. It is imperative that any development in our community adheres to established standards and contributes positively to the neighbourhood's character and safety.

In light of these concerns, we urge you to carefully reconsider the approval of the planning permission application. We respectfully request that a thorough assessment be conducted to address the issues raised herein and ensure that the proposed development enhances rather than compromises the safety, parking availability, and overall well-being of our neighbourhood, especially for young children.

Thank you for considering our objections. We trust that you will give them due consideration in your decision-making process. Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Langdene
39, Springfield Close
The Reddings
Cheltenham
GL51 6SG.

Mr. Ben Warren
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PP

19th March 2024

Ref. 24/00389/FUL

Dear Mr Warren,

With reference to the 2nd Planning application, while the revised plan is an improvement on the first and some problems have been addressed, it is good to know that the footpath is to be retained.

I still find the overall plan unacceptable for the following reasons

- 1 According to the submission on the "DESIGN" page the proposed house would be set behind existing building lines . According to drawing No1 this is not the case.
- 2 It also says that more than half of the green space will remain undeveloped. Again this is not so as the building plan takes up more than half. Who will be responsible for the upkeep of this?? And it is not a very usable space as a play area. If one reads the leaflet put through our door about the Golden Valley development, it mentions " prioritizing wellbeing of people and nature" Our development plan does not address this as the green space to be left is of little use for this purpose
- 3 There is still no Garage but two parking areas which will be more or less opposite my driveway, making reversing out (I have no option). difficult. I already have problems with cars coming from the far end of the close driving too fast
- 4 For a FOUR bedroom house to have only two parking areas is unrealistic. Where are the probable extra cars going to park? Possibly round the corner making visibility once again poor from oncoming traffic.
- 5 While there are other four bedroom houses in the near area NONE of them are in Springfield Close itself. The one on the corner faces into North Rd East. The original estate was built of three bedroomed family houses each with a garage. And I feel that the plan is detrimental to that ethos
- 6 For a four bedroom house to have only ONE full bathroom and that situated within the master bedroom is also unrealistic
- 7 The upper landing is larger than three of the bedrooms. Why is this.?? Is this in view of probable expansion into the loft area.??
- 8 Already large vehicles such as refuse lorries, ambulances and possibly fire engines sometimes cannot get past parked vehicles and there has been recent warnings given to some owners of parked cars about this.

- 9 Since there is a number of elderly residents [REDACTED] are more likely to need the services of ambulances.
- 10 There has already been an accident with two cars colliding as one reversed out into the road with little vision of traffic approaching
- 11 Somehow the boundary line of the pavement does not seem right when you compare the two applications.

I do hope some notice will be taken of my comments.

Yours sincerely

[REDACTED]

Resident at No 39

26 March 2024

18 Springfield Close

The Reddings

Cheltenham

GL51 6SF

Dear Sir

RE: 24/00389/FUL

Dear Sir

With reference to my previous letter outlining my objections to the proposed planning application, I would like to add to it that with the footprint of the proposed build being significantly larger than the original houses built in the close, it would take it beyond the line of the back of my house.

This would have a significant detrimental impact as it would overshadow my property, rear garden and greenhouse which would have a huge visual impact on our outlook and detract from the pleasure in our home.

On the plans of my property from the land registry, the boundary line is marked as the edge of the path running parallel to the side of the property not the fence line, as I have been cutting the grass on this strip of land as part of my garden for the last 40 years.

Yours faithfully,



Dear Sir

Re planning Proposal- Springfield Close The Reddings Cheltenham - Objection

I would like to inform you of my objections to the above Proposal to build a 4+ bedroom house on 'The Green' (as this most aesthetically valuable piece of green space is known to the local residents).

Clearly it has always been there as a lovely little island of green; so important to one's wellbeing! Green space apparently originally included in the development plans for the estate.

However what really concerns me is the increased traffic and congestion that a 4+ bedroom house would cause. It is most unlikely that there would only be one car to this 4+ bedroom house, 4+ bedrooms gives the possibility of at least 5 cars with parking for 2. All this means extra traffic coming through the entrance of the Close and congestion around a sharp bend in a residential area.

Although I live at number 3 which is at the entrance to the close, my garage is one of 20 (in a block) situated diagonally opposite these proposed houses. It can be really frustrating at times accessing the garage through the existing melange of parked cars without extra cars around the vicinity of The Green. I have attached image (source Map App) with the garage block clearly marked- it shows the limitation for manoeuvres on that corner- cars parked on the proposed driveway will clearly limit the view for traffic and indeed any cars belonging to the property not parked on driveway will cause intense congestion on that corner!

This can be quite dangerous as it is at the moment with many children around and with increased congestion of cars trying to manoeuvre around the sharp bend of The Green I would think be a real risk that emergency vehicles would not be able to get through in a timely manner.

Only yesterday I saw an Age Concern bus dropping a client off right by the green having to reverse into garage block to try to turn round - not easy. I didn't take photo as considered it invasion of privacy - but am sure my information can be checked. It was absolute confirmation of my worries. (Fire truck for example)

Because of the issue of the garage block within close vicinity of the Green (proposed site) all users would be affected accessing or attempting to leave the block by cars belonging to the new houses. I feel this issue is one reason why it has never been deemed suitable to build houses on!

I am also concerned that the construction plans have and will change as some of the plans do not now seem to make sense!

Also who will be responsible for the upkeep of the green space by the house? A space that has the potential for future additions!



Yours sincerely



No 3 Springfield Close

36 Springfield Close
CHELTENHAM
GL51 6SF

The Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
CHELTENHAM
GL50 1PP

23 March 2024

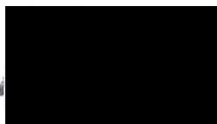
Planning ref. 24/00389/FUL

Dear Sir,

I live in Springfield Close. I object to the above plan on the following grounds:

1. Road safety. The plot in question is adjacent to a sharp right-angled bend in the road. A building on that plot would restrict the view around that bend.
2. Amenity. Except for the plot in question, Springfield Close is densely lined with houses. Also, many front gardens have been paved over. The open green space is a welcome break in the rows of houses, and I feel that it is a valuable amenity that should not be built on. Please take these observations into account when deciding whether to grant planning permission.

Yours faithfully,





16 Springfield Close

The Reddings

Cheltenham

GL516SE

26th Mar 2024

Proposed New FIVE BEDROOM House Springfield Close

Planning Application Ref. No.23/02144/FUL

Dear Mr Warren,

I am dismayed by the proposed building of a large five bedroom house on our green space in Springfield Close. There is a Village Green application in for this space and it would have already been approved if it wasn't for the backlog and inability of the committee to view this application. Unsurprisingly the application was made as the residents of Springfield Close have used this space for decades as a place for our children to play, a place to exercise our pets and a communal area to meet.

I'm astonished that anyone could contemplate shoehorning in another large building on the green but as this is being proposed by a developer based in China rather than someone who would actually have to live with this development, I guess reason isn't part of the thought process. Just profit.

Aside from the soulless nature of this proposal I have specific concerns and objections which are as follows:

1. Safety

The bend of which this proposal sits on is tight and often only the width of a single car. Springfield Close is a cul-de-sac and as such people use this bend to turn their cars around, the refuse collectors use it, delivery drivers use it, and emergency vehicles use it. I fail to see how building houses on this bend is anything other than dangerous. The proximity to the bend, the parking implications and the lack of sight around the bend caused by this proposal will certainly make driving and walking around Springfield Close significantly more dangerous. When cars are parked on that bend it becomes dangerous enough, having a building there it will become far far worse. Approving this application is literally giving the green light to something that will make the lives of residents more at risk from car accidents.

2. Parking

There is not enough parking in Springfield Close. Adding another large house will make this worse as you will be adding possibly four more vehicles whilst simultaneously taking away

existing parking. What is our close to become? A completely concrete parking battle devoid of any greenery at all?

3. Blocking of light

I live in 16 Springfield Close with my wife and son. The entirety of the side of our house will be blocked by this new development. We have four windows that we won't see anything out of other than a fence or someone's eyeballs staring back at us. Approving this essentially means that our living room will be darker, but our kitchen will lose all light as this is the only window it has. Our second upstairs bedroom will also lose the majority of the sunlight we receive. The building will be too close to our property, there is simply not enough space to build two homes here. The councils' own guidelines state that facing windows to habitable rooms (living, dining and bedroom) should be a minimum of 21 metres apart, with at least 10.5 metres from window to boundary. The plans are not a minimum of 21 metres apart from my property.

4. Quality of life

I am not naïve, and I know that everything isn't going to stay exactly the same forever and that I can't preserve my house and its surroundings for eternity but, I look out of my window now and I see green grass, people walking their dogs, the only patch of open space in the area. If we cram more and more houses, buildings and people on top of each other we only degrade the quality of life of the residents of Springfield Close.

Many here have lived in this Close since the homes were built, the Green Space has become the central focal point for all of us. To have this taken away and replaced with yet more housing, more building disruption, more cars, less parking, less sunlight and the last bit of green space in the area being concreted over would reduce the quality of life of all residents.

My own privacy concerns can be dismissed as "one person who doesn't want a window peering into his own home" but you cannot dismiss the degradation of quality of life of all residents in Springfield Close when we all use this communal Green Space that provides us with the only outdoor area to use and that we so desperately need to preserve.

I also note the cynical way in which planning was withdrawn, resubmitted and then changed yet again once so many residents had already submitted their objections. It feels like if they keep trying and resubmitting that people will just lose track and give up on this process. I really hope someone recognises this. We all live in 3 bed houses on this close, this new huge house is not in keeping with the current designs.

Yours Cordially



FAO Mr Ben Warren

Cheltenham Borough Council

Planning & Development

Municipal Offices

Cheltenham

GL50 1PP

29 Springfield Close

The Reddings

Cheltenham

GL51 6SE.

26th March 2024

Dear Sir,

Ref Planning Application Ref. No. 24/00389/FUL Objections

We have been residents here since we purchased the house from in December 1968.

Our main objections are Parking, loading, turning and importantly SAFETY!

My sons car was written off be a council dust cart manoeuvring around the corner of the green, also a car crashed into my front garden avoiding an oncoming vehicle and parked cars.

All of the changes made to this property proposal seem to masking the real scale it would finish at and does not fit the rest of the properties around the close. Current rules ensures that there must be open/green space left for mental health and welfare, why change the rules now!!.

Due to the congested parking on the opposite side of the road and corner, many vehicles have to mount the footpath in front of the house to get by. The corner of the green is a constant place for goods vehicles etc to turn.

Cars are much wider now which makes passing more difficult. Fire hydrant post on the green has disappeared. The building of a one dwelling house would mean further vehicles plus potential visitor's vehicles. The corner is unsafe as it is, making it more of a blind corner would invite more accidents or worse!.

Yours Sincerely



FAO Mr Ben Warren

Cheltenham Borough Council

Planning & Development

Municipal Offices

Cheltenham

GL50 1PP

29 Springfield Close

The Reddings

Cheltenham

GL51 6SE.

26th March 2024

Dear Sir,

Ref Planning Application Ref. No. 24/00389/FUL Objections

We have been residents here since we purchased the house from new in December 1968.

I strongly object to the development of a dwelling house being built on our 'Green'. Even Alex Chalk says it should remain as a village green. Removing this open space for the residents would go against the current framework for our community. Many of the residents who purchased a property did so because of the open space for the children growing up to be safe there.

It would make seeing traffic around the corner impossible, it is bad enough now with all of the parked cars next to and on the corner. A fire engine had to drive over the green to get to a fire at the bottom of the close due to all of the parked cars on the corner in the way.

I would also strongly object to seeing a property in front whilst sitting in my lounge looking out of the window. Why now after 55 years do you want to take away this vital part of our community?.

The 'Green' has been so important for our 3 children growing up and a safe place to do so in full view from our lounge window opposite. Even now my Granddaughters and great Granddaughters enjoy the same safe benefits.

The 'Green' has played a major part of the close, not only for children's sports and activities, making lifelong friends but also the adults as well organising and enjoying many national celebrations.

As you are aware we have collectively applied for 'Village Green' Status in August 2023 with lots of positive endorsements and that is how we want it to remain! Thank you.

Yours Sincerely



FAO Mr Ben Warren

Cheltenham Borough Council

Planning & Development

Municipal Offices

Cheltenham

GL50 1PP

33 Springfield Close

The Reddings

Cheltenham

GL51 6SG.

26th March 2024

Dear Sir,

Ref Planning Application Ref. No. 24/00389/FUL

This is a formal letter of objection to the proposed development of a one dwelling House on the open space we call the Green in Springfield Close.

Firstly, the proposed design and position of the dwellings do not fit with the rest of the properties in the Cul-De-Sac and will form a blind corner. The plan sizes does not match the image proposed.

Secondly, there would be an increase in vehicles thus reducing parking for visitors and residents as we are already at full capacity reducing the close to one lane traffic. Therefore the safety in the Close would be severely compromised. There has been recent collisions resulting from cars reversing out of there driveway and not been able to see traffic in both directions.

I personally have had my [REDACTED] car written off by a large dustbin lorry trying to manoeuvre around the right angled curved corner. There will be a serious accident in the future with all the vehicles in the close and with the two dwellings making the corner totally blind to traffic and seriously unsafe.

The other factor is the footpath alongside the property of no.18. This path is constantly used by the lower half of the close to commute via the connecting footpaths.

The current National Development Framework requires all new developments to provide open green spaces to help visually and to provide a safe space for children and for the mental Health and physical benefits of the residents and adjoining community. So why after 55 years are you entertaining a change to that requirement?.

The 'Green' as we know it has been a major part in my life and three generations of my family since December 1968. Providing a safe place for children to grow up and learn life skills in physical view of many of the residents. Adults and parents have also enjoyed decades of use and enjoyment such as street parties and national celebrations to name but a few. As our 'Green' was the only sizeable one in the local area, we have also entertained and accommodated children from the adjacent Reddings area. This is why now the Reddings has maintained a safe and friendly close Community.

Yours Sincerely

[REDACTED]


16 Springfield Close
The Reddings
Cheltenham
GL516SE
12th March 2024

Proposed New Development on Springfield Close
Planning Application Ref. 24/00389/FUL

Dear Mr Warren,

I have to issue new objections again, as the plans originally submitted on the 6th March have been changed.

In regards to the new MUCH larger plans submitted 18th March- with several changes including jumping to a 5 bedroom house.

And a 5th Room with a 18m² – this is huge and has no windows so can not be marked as a room. This is not representative of the distinctive style of the Springfield Close estate development of the 60's.

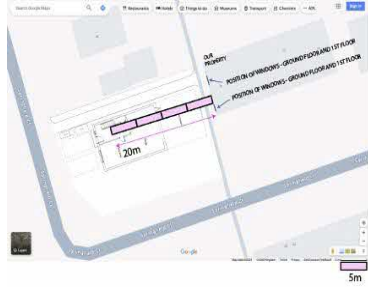
The original objections are as follows and I have amended to add in the new changed plans.

I am writing to comment on the amended proposed development. I have a number of objections which I have detailed out to try to explain how this will directly and negatively impact me and my family;

1. Significant loss of privacy to my property: The minimum distance of a new proposed property to any existing property should be 20 metres. This is set out in CBC Guidelines 2008. Regardless of partially opening windows or obscured glass. If they stand in their garden they will be able to look straight into my kitchen and living room. Less than 2.5m away from my windows. This will directly impact my standard of living, and be extremely distressing to lose this privacy into my kitchen, living room and two bedrooms. The only time this kind of invasive planning is deemed appropriate is in inner city developments that lack development space. Cheltenham and the Reddings is not an inner city project.
2. Insufficient privacy to proposed property: My windows are not obscured and fully open so the proposed property will have inadequate privacy for both upper and lower windows. And back garden. That is not within your planning guidance: and should not be approved. My property is considerably less than 20metres away from the new build. Again not adhering to the guidelines CBC have set out for all residential planning. Those guidelines are in place for a reason; Directly negatively affecting the future residents use of this proposed property.

Who would want to use a garden when your neighbour's window is less than 2.5m away can look directly at you. Imagining letting your kids play in a garden that is overlooked by strangers 3m away. Who would want obscured partially opening bedroom windows. An awful design feature that would be changed once someone moved in no doubt. Just because this planning mentions doing this doesn't mean future amendments to the property wont change this.

I assumed in the original plans for Springfield close, this green was placed where it was because privacy would have been jeopardised but also to ensure green space amenity was available to the development. This was in the 60's when the Reddings was barely developed into. I am outraged that planning is even considered for such a large property that is so detrimental to those around it.



you can see this clearer at the end.

(Guidelines from CBC Supplementary Planning Document - Residential Alterations and Extensions Adopted February 2008 page 7)

3. Significant loss of light – This is based on interior daylight recommendations for new buildings in the British Standard Daylight in buildings, BS EN 17037 I have tried to demonstrate how the plans do not adhere to the 45° and 25° design principle but the submitted plans have no measurements on them. I also have shown further on that their proposal is significantly larger than what is drawn. Further impacting this. I have used their drawings to roughly show how detrimental the loss of light will be. Please see below.– you should request accurate measurements in their plans as to how they will adhere to the guidelines. Before anything is approved.

I would like to draw attention to the Error in the application where they claim

“The height, width, length and massing would be similar to the immediate neighbouring properties. The proposed house would be set behind the existing building lines of the terraced and semi-detached houses at Springfield Close” This was clearly written to placate residents and dismiss our concerns. They don't intend to do this at all. And its only when I added up all the measurements that I realised this.

This “similar’ is impossible based on their submitted drawn plans: I have a measured the upper floorplan of one of the springfield close houses that is currently for sale. TOTAL upstairs meterage is 38.92 m² that accounts for 3 bedrooms a bathroom and hallway. On the proposed plans submitted in tiny writing they state the square meterage for the bedrooms as;

Master bedroom 14 m² .. Bedroom 1 8 m² .. Bedroom 2 11 m² .. Bedroom 3 8 m² NEW ROOM 18 m² excluding bathroom. TOTAL ; 59m²

Adding the size of the Springfield close current bathroom (5.03 m²) to account for that missing measurement - that brings the total square meterage to 64m which is HUGE and not 'similar' to immediate neighbouring properties and could not be set behind existing building lines. It would look horrifyingly larger than the existing properties and just look completely out of place. So the drawing is drawn to look the same as our houses but that is impossible with that square footage.

Just to be clear that is 48% increase in size. A house 48% larger square footage. Based on the numbers in their application that they want you to approve. Tiny red numbers that you have to zoom in to see. That most residents consulted about the planning couldn't read as it is so small and easily missed.

Please do look at my images where I have calculated this as I want to be as clear as possible.

In 2015 a national space standard was announced for new builds, our houses would not meet that now as the minimum single bedroom size as recommended by the space standard is a floor area of 7.5m² and a width of 2.15m. You can see on the estate agent plans the smallest bedroom is 6.01m². Therefore a 4 bedroom property will not meet the national standard based on our current width / height / length and massing. And would obviously have to be larger than our plots.

4. Parking has always been an issue on this road, we don't have off road parking so there are only a few spaces that we can use. Where will their cars park? 5 bed – 5 cars? I see that the highways comment has approved sketch 1A but the original sketches are marked 1 / 2 / 3 and 4. So that is not clear enough.

A new double drop down curb has been added. Cars pulling out of a driveway so close to a bend with no line of sight is so dangerous. There are already accidents in the close and this will absolutely add to that. Who does that responsibility come back to if there is a significant accident? Please note that people drive at 30mph up and down this road. Its an accident waiting to happen

5. Traffic will increase and the proposed property will block any line of site on that corner. It will be a single lane, on a blind bend which could cause many awful and avoidable accidents. Currently you can see an oncoming car, through parked cars but the new proposal will remove that ability. The garages on the corner house a lot of large vehicles also – access and clearing of the road is needed. Not more cars parking.

I personally use it to turn my vehicle around several times a day. I have witnessed several instances where ambulances have blocked the road to attend to residents. Drivers / delivery vehicles had to wait as the vehicle owners could not be found. Recently a serious accident when a resident reversed her car onto the road. Refuse trucks will find that bend very difficult to fit around.

6. Again the Design of the house does not fit with the current design of the street. All our houses have an established pattern of acceptable design features in the street– please see attached image 4. They have highlighted random houses around The Reddings as comparisons for their plans, but the comparisons they pull are from roads that do not have a uniform design. Why haven't they pulled examples from our road? Because all our houses maintain the same look and visual design. The planned proposal is not clear enough on design and materials. To state 'material and colour to be similar' is too vague and leaves open to all sorts of interpretations. More clear wording is needed here to ensure that the design is in keeping with the surrounding houses. And a more comprehensive sketch to show exactly what this is. Assuming they sell this on with planning; the developers would not have much guidelines to adhere to; with huge scope for artistic license on materials / sizes / colour / fabrication anything.

7. The 3D rendering is a different design to the planning drawings. This shows a dormer roof, so please confirm which plan is correct? Please also see the 3d rendering is impossible as the square footage is much larger
Does the large landing indicate space for a staircase to the third floor? The dormer window supporting this design? Again not in keeping with the design of existing properties in the close. Such details should be clear on planning applications. The absence of clarity and detail in the planning alone should be reason alone to reject this. Perhaps they are aiming for a HMO? Such vague plans who knows.

8. Insufficient measurements and detail in the plans, leaves this development to any kind of changes that you will not be able to reject. Or future changes that you can not control.

9. The retained green space: not enough information given: what is the size of this? who will maintain this? Will CBC adopt it to maintain it ie cut grass. Will this become the village green space that we have been actively applying for? Safeguarding is needed on this to give clarification to protect it against any future planning applications. Will it all be in perpetuity?

Who will own and maintain the footpath?

I would like to draw your attention to The Green Space Strategy 2009 created by Cheltenham borough council, in which Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2002) (PPG 17) requires Local Planning Authorities to undertake a robust assessment of the existing and future needs of their communities for green space. In this very long document all green space has been counted in Cheltenham, and noted that

“The most common green space type in Cheltenham is Amenity Green Space accounting for 70% of the total number of sites yet they make up only 11.14% of all green space reflecting the small size of most green spaces of this type. “ demonstrating how integral green space is and how it should be protected and not developed on.

I believe that this planning application is in violation of several of Cheltenham borough council guidelines and initiatives. The National Development Framework sets out the design framework for all new developments where green open space must be provided and the

Councils own recent literature issued with the latest council tax bills for 2024/25 recognises this fact and highlights in the case of the Golden Valley development that it is designed with a “landscaped based approach to prioritise the wellbeing of people and nature”.

There are plenty of new affordable homes being created in and around Cheltenham which all create new housing that the council needs, they are built specifically to adhere to your guidelines and provide amenities to the new residents. This proposed 5 bed dwellinghouse is not needed, will not solve the issue of more properties for Cheltenham and will significantly Negatively impact many houses and residents surrounding this space. I feel the loss of green space far outweighs the need for more built up urban creep.

I have looked online and seen far more impressive new home initiatives, ie Tewkesbury-based housing association Bromford has agreed a deal to buy two parcels of land owned by Cheltenham Borough Council and Gloucestershire County Council on Old Gloucester Road in Cheltenham. The housing association will now draw up plans to build 180 homes on the combined 16-acre site. Mixtures of affordable housing / mixed tenure developments. And green spaces. That’s just one that I found. I implore you to recognise this for the greedy profit grabbing opportunity that it is. 1 bad designed house will not affect any housing goals for the council but it will directly impact the lives of the people living around it for years and years to come.

10. the site plan shows the front of the property as having two car spaces and dustbin storage – again no house on the street has this

11. The bins shown on the front lawn is unsightly. We all bring our wheely bins out on the day of collection and promptly roll them back away, we even do it for our neighbours as it is a lovely street like that. This plan should mirror that.

12. another error on the application is stating the address as 16 springfield close. This is incorrect as that is my address of my property.

13. further error in their application. See image below. Is it a 1 bed? Or 2 bed? Or 3 bed? Or 4+ or just what ever they feel on the day?

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:						
Houses						
1 Bedroom:						
1						
2 Bedroom:						
1						
3 Bedroom:						
1						
4+ Bedroom:						
1						
Unknown Bedroom:						
0						
Total:						
4						

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	1	1	1	1	0	4

My house is nearest the proposed development and myself and my family will be directly affected by this. The potential loss of privacy due to windows looking directly into our

property will directly negatively impact our day to day, for both myself, my husband and my son.

I have used the 'springfield green' to teach my son how to ride a bike, and walk our puppy, and meet and talk to neighbours over the years. Cheltenham prides itself on an 'image of an elegant, spacious town with groups of well proportioned buildings set in generous gardens, with open space extending into the heart of the town' to quote your local development guide. However these plans are the opposite. This planning proposal erodes the streets character with un-neighbourly, poorly designed vague details, and potentially dangerous traffic complications.

The green open space is central to our Springfield close. It was built and used as a communal area for not only our residents but many others residing around the area due to the public footpath connecting to it for over 45 years. And we all assumed it would stay that way as the local council maintained it for the last 45 years. If the national development framework requires all new developments to have open green spaces, then this should still apply here. This site should not be built on at all.

Image 1

Demonstration of Separation distance for New build proposal to existing property

PLANS CLEARLY SHOW THE NEW PROPOSED PROPERTY DOES NOT MEET THE MINIMUM DISTANCE.

MINIMUM DISTANCE IS SET OUT CLEARLY IN
(Guidelines from CBC Supplementary Planning Document - Residential Alterations and Extensions Adopted February 2008 page 7)

GROUND FLOOR WINDOW TO KITCHEN AND LIVING ROOM
1ST FLOOR WINDOW TO BEDROOMS AT 16 SPRINGFIELD CLOSE.

google image for correct sizing

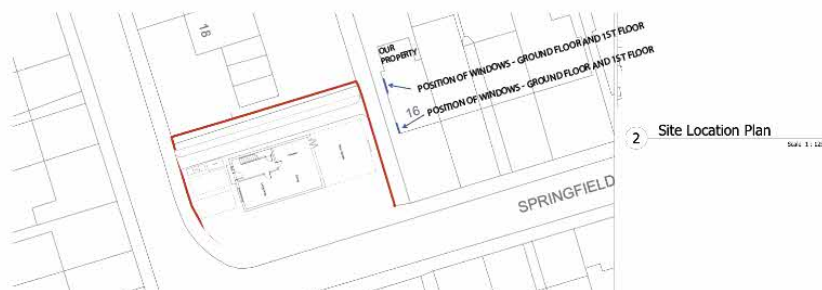
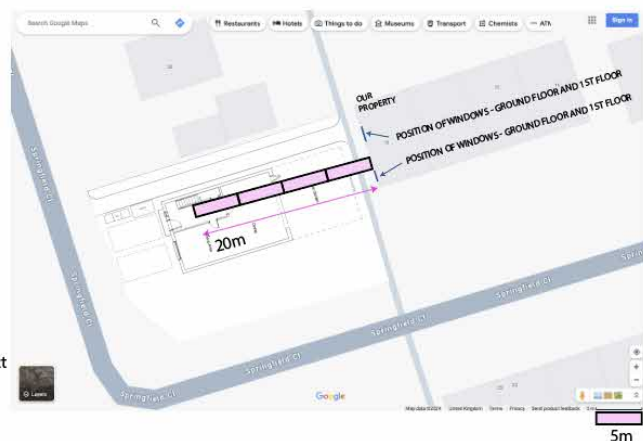


Image 2



Aerial photo showing windows in position to the plot of land:

- 2 x bedroom windows
- 1 x kitchen window
- 1 x living room window

SKETCH TAKEN FROM PLANNING DRAWINGS.



VIEW OF BACK OF PROPOSED PROPERTIES AND WINDOWS THAT ARE FACING WINDOWS TO HABITABLE ROOMS.

IMAGE 3



THERE ARE NO ACTUAL MEASUREMENTS ON THE PLANNING SUBMISSION SO I HAVE USED THEIR SKETCH TO APPROXIMATELY SHOW HOW THE PLANNED PROPERTIES WILL RESULT IN LOSS OF LIGHT TO KITCHEN

KITCHEN IS NORTH FACING AND ONLY LIGHT INTO THIS ROOM IS FROM THIS SIDE WINDOW

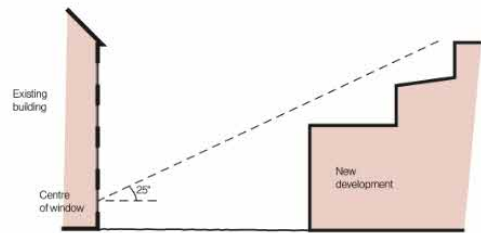


Figure 14: Section in plane perpendicular to the affected window wall

ARTICLE USED FOR REFERENCE

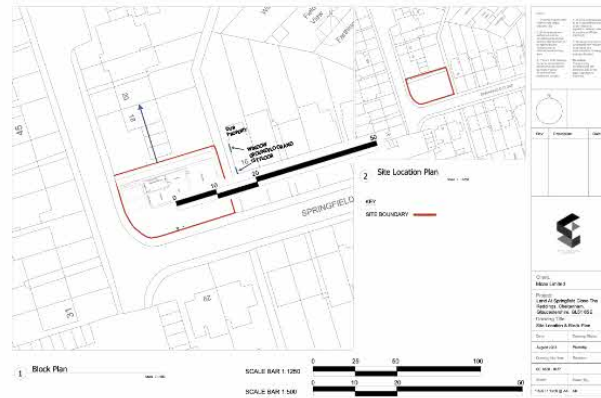


Image 3.5 a b c

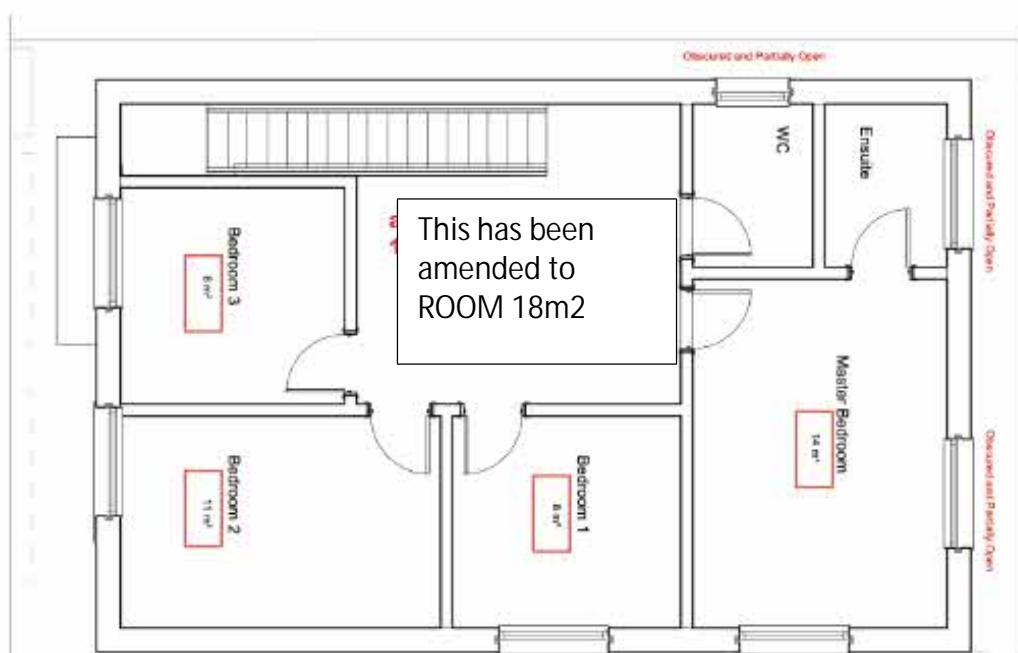
A – current plans from right move of house in springfield close with measurements.

B – calculating the square meterage of all rooms – to compare to the proposed plans

C – a realistic approximation based on the proposed plans showing an increased 47% floor plan. Obviously exact widths can not be guessed here and they have not been submitted but based on the increase in square footage it is impossible that this house be a similar size as our current houses or even be in set inline with the houses. It will be a huge eyesore.



TOTAL UPSTAIRS SQUARE METERAGE: 38.92



BEDROOMS ALONE ON THIS PLAN ADD UP TO 41M²
ALREADY LARGER THAN EXISTING PROPERTIES
THIS IS NOT INCLUDING THE HALLWAY / WC / ENSUITE

UPSTAIRS SQUARE METERAGE: only bedrooms 59m²

EXCLUDING LANDING AND WC AND ENSUITE.

Image 3.d + e retrofitting their 3D drawing with a more accurate size of the proposed property (increased footprint of 40% ish.) Sticking out and not fitting in with the street at all also taking up far more of the green than shown in the plans.



Image 4



the examples proposed for single detached houses are not on our road, or anywhere near our road.

please see below for the uniform design of houses on our road: BLOCKS of 4 houses all attached.



Image 5



Original plan from 1967 clearly shows the path. Between the garages and the green. Same dimensions as the roadside path.

Image 5

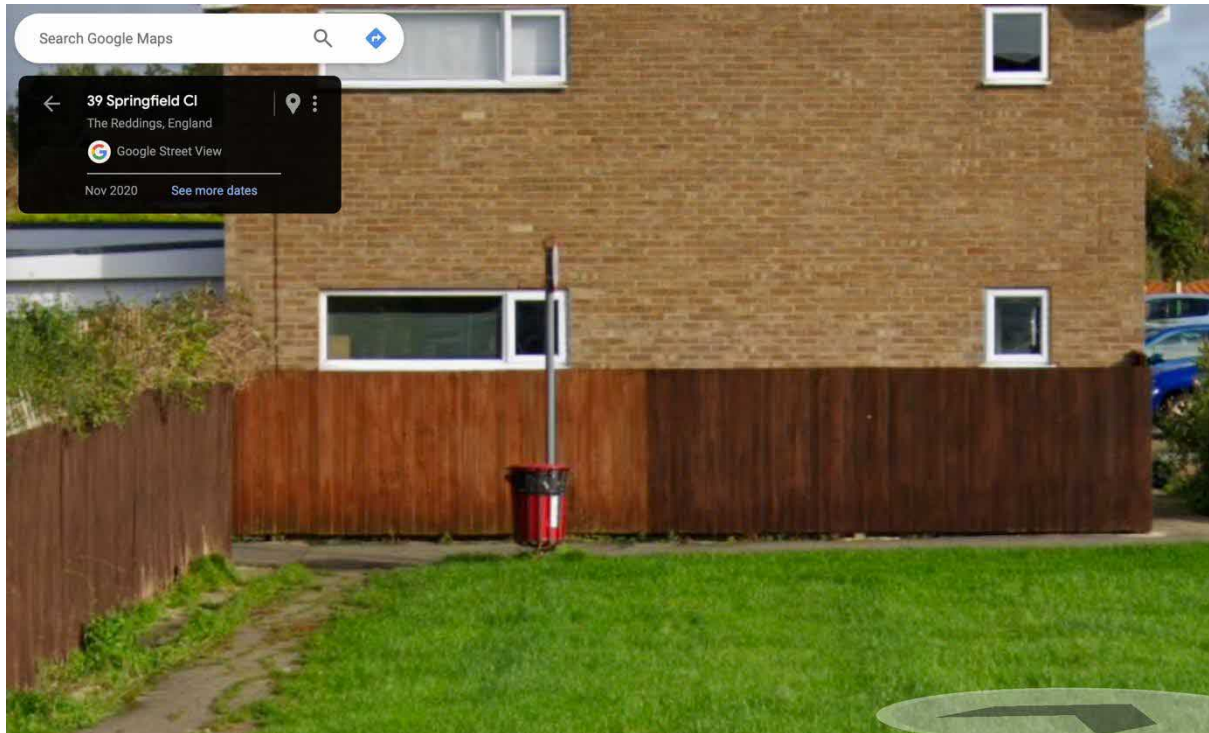


Image 6 is this an error on the application? So it could be a 1 bed or 2 bed or 3 bed or 4+ which would 5?6?? how can an error like this be submitted unless they want the vagueness to then develop loft rooms???

Image 7 another error: stating it is 4 units ???

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Totals

Total proposed residential units	<input type="text" value="4"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="4"/>

Websites and documents I have referenced for CBC guidelines.

<https://images.reading.gov.uk/2022/11/ID95-Site-Layout-Planning-for-Daylight-and-Sunlight-A-Guide-to-Good-Practice-BRE-2022.pdf>

<https://www.cheltenham.gov.uk/planning-policy>

CBC's residential alterations guide

If you would like any more clarification or larger images providing, please let me know.

Kind regards



No 16.

[REDACTED]
19 Springfield Close,
The Reddings,
Cheltenham
Glos.
GL51 6SE

26/03/2024

Planning Application 24/00389/FUL

Dear Mr. Warren,

We are writing to submit our objections to the revised plans for the building of a property on the green space of Springfield Close.

We have looked at the newly submitted plans and are still very concerned and unhappy.

We object to the size of the proposed detached house which will be unlike anything on our Close. All around The Green the houses are terraced and the proposal looks to be considerably larger than the surrounding properties. The houses on the Close are very much 1960s in their exterior design and we feel that this large detached modern build will not fit aesthetically into the Close.

It is very difficult to imagine the planned house as they only give percentages and areas(m²) and don't include specific dimensions on their plans. We cannot see any height dimensions. Is their plan even valid without these?

We are also majorly concerned that our view of traffic coming around the sharp bend will be obscured especially when reversing off driveways. This house will also restrict vision for pedestrians crossing the road, especially school children as they use the alleyways near the property as a short cut.

We also object to the now proposed double dropped kerb as it is still effectively very close to the bend in the road, creating a safety issue. We still feel that the parking will be a problem as Springfield Close residents struggle with all the street parking as it is. If a 4/5 bed roomed house is built, (that will most likely need to accommodate more than 2 vehicles) with visitors and residents this will exacerbate the parking problem.

There seem to be many discrepancies with the submitted plans, which are confusing.

The 3D image submitted shows a dormer over bedroom 3 but no roof plan has been provided.

The large landing area on the 1st floor is now labelled 'Room'. Is this to be a bedroom or living space? Does it have a required window?

The stairwell appears to be 2 storeys high, so will there be another bedroom in the loft?

We are also concerned and object to privacy issues as the back of the proposed house overlooks no 16. How can a master bedroom have obscured glass and a window that only partially opens? Surely this would be a major safety issue.

Another extremely important objection is that the proposed building is usurping the resident's Green Space. The plans leave a small area (a strip) of grass which is not suitable for social gatherings, dog walking, social events, sports or as a play area for children, which we all, at present, enjoy. Our well-being and mental health needs could be taken from us.

Will the proposed property have fencing around it? What is to stop them extending onto the rest of the space in the future?

It is very sad to think that this property may be built. Every estate needs a green inclusive space and when these houses were originally built the green space was left for the residents' well-being and enjoyment as indeed today's government promotes, a healthy safe space for social well-being and interaction.

Thank you for your time.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

FAO Mr Ben Warren
Cheltenham Borough Council
Planning & Development
Municipal Offices
Cheltenham
GL50 1PP

2 Springfield Close
The Reddings
Cheltenham
GL51 6SE

27th March 2024

Dear Sir

Ref Planning Application Ref. No.24/00389/FUL

As with the previous application for this site, I am writing to object to the proposed development for a single four Bedroom house on The Green in Springfield Close.

Any proposal of this nature effects all properties & residents in the road, as being a Cul-De-Sac all are affected in one way or another.

I am fully in support of those objecting who are nearest and would be most affected but also for those of us not in the immediate vicinity but who already know the problems created when additional visitor's and trade vehicles effectively overwhelm the roads capability and force parking across drives and into nearby roads overloading them as well.

Mostly I object to the loss of the green open space known locally as The Green which has served this community as a recreation and play area since Springfield Close was built circa 1967 with The Green located central to the development.

The Green has accommodated many village type activities where not only children played games but also as a meeting place to celebrate national occasions such as royal celebrations, street parties, local carnival etc.
It has continued to be used for recreation purposes throughout the period of previous ownerships as all residents assumed it was still in the care of the local authority being that they have continued to cut the grass and maintain the tarmac footpaths since its creation.

The National Development Framework sets out the design framework for all new developments where green open space must be provided and the Councils own recent literature, issued with the latest council tax bills for 2024/25, recognises this fact and highlights, in the case of the Golden Valley development, that it is designed with a "landscaped based approach to prioritise the wellbeing of people and nature".

There has to be consistency across Local Authority policies to protect green areas already existing and there is no justification in taking away this amenity and deny the residents of Springfield Close the right afforded to others as our wellbeing is equally important.
On this alone this application should be refused.

The application itself throws up many queries and concerns and the latest revisions do not address those of greatest concern as to what is the true size and appearance and potential use for this building, not necessarily now but in the future.

Most of the comments and questions below stem from a lack of information and contradiction in the submitted documents.

The purpose of a drawing is to show with clarity what the proposed building is supposed to look like, its size, and the material used in its construction. The drawings provided have very few notes and no dimensions and trying to understand and decipher the intent has been both time consuming and frustrating and found not in keeping with Cheltenham Borough Council's own planning submission check list requirements which raises the question as to how it was validated when so much of the information is contradicted and much of what is needed to make an assessment is missing.

The examples of misleading information are as listed below.

The application states that there is a new access off the road, (which has now been revised and widened to double width), but also states that "no parking spaces will be added to the site". The Block Plan and Design Statement shows and refers to 2 number spaces on site.

The Highways consultancy comment is made based on the Floor Plan, to which it refers, but the Block plan also has the same road bend shape discrepancy. Physically it can be seen on site that the radius is a true radius not an extended one as shown which could have influenced Highways evaluation.

This can be verified on site and using the Google Satellite view which appears to form part of the design statement. Reference to the estate layout each householder possesses shows a true radius noted as 35ft (10.66m) with its springing point about mid-point of the floor plan and likely to be on a line when extended to be within the drop down kerb width.

The application states that the wall finish is brick to match existing properties but the front elevation drawing clearly shows an area between lower and upper windows where the rendering of the drawing indicates that it is a different finish.

If this is intended to show a different panel treatment to match existing houses then there are three different variations of panel finish on the immediately neighbouring houses so which one will it replicate.

If it is intention to build the whole elevation in brick this would not match the existing housing. The 3D image in the Design Statement does not help in determining this but does indicate a small gable and hipped roof dormer over Bed 3 which suggests that a future application could attempt to increase this to a 5 Bed house. A roof plan would clarify this but has not been provided.

The application states that there are four houses to be built one of each house type (Type 1 =1 Bed, Type 2=2Bed, etc.). Clearly the application statement is incorrect and confusing.

The Design Statement shows properties in the area but not in Springfield Close as examples of design variation in the area but should be considered irrelevant.

They are of mixed styles over many different periods not representative of the distinctive style of the Springfield Close estate development of the 60's.

The application states that there will be a timber fence on the site boundary.

The application site is defined by the red line on the Site Plan so covers all of the land and therefore is the site boundary.

Therefore will the whole of the application site be fenced or will it be open plan with the fences shown on the drawings being the only fences.

It is stated the remaining green will be kept as an amenity to the house and to keep the common character of the local area and to minimise the impact on the open green space.

There is nothing to prevent any future owner seeking to extend the house or otherwise build on this land with the total loss of the open green area in which case removal of Permitted Development Rights is essential to protect the area.

A similar comment also applies to the west side footpath where there is no commitment to preserve this in perpetuity.

Using the on-line measuring tool to measure the floor plans the footprint of the building calculates to around 78sqm which is 20% of the 390 sqm site area and not 15% as stated' it also is a 56% increase above the 50sqm footprint of the existing houses nearby and certainly not "overall modest".

Using the room sizes noted on the First Floor layout, (which contains most area information), the net floor area works out to be circa 67.5 including the en-suite, WC and double height stairwell beside bed 3.

Even allowing for variations in measured dimensional accuracy, it is hard to see how this area fits into the building footprint when adding standard construction for external and internal walls. This is even more obvious if the increase in the FF area marked ROOM from the original 14sq.m to 18sqm is used.

The Block plan, shown at 1/200 scale, can't be measured on-line but when printed and scaled the block of the building shown equates to a footprint circa 91sqm in size which itself equates to 23% of the 390sqm site area.

Clearly it is hard to guess what the final size will be and having no dimensions allows for generous interpretation.

The building size using any of the above variation of footprint areas, positions the building clearly beyond the building line relating to the frontage of properties 10 -16. The Block Plan confirms this and is contrary to the Design Statement.

The area at the top of the stairs was originally unnamed and assumed to be a large landing. This is now designated as a ROOM.

If it is proposed to be a habitable room, it would require ventilation and light.

Will that be provided in the form of a window.

If so it would alter the external appearance and also overlook the West side properties

At the time of writing there has only been the standard response from Building Control but there are matters that should be considered in complying with the current regulations which may determine whether the submitted design would need further amendment affecting its appearance.

Also needed to be clarified is the method of FW disposal which is said to be unknown.

Surely there should be no doubt as all service utility records are available from the relevant authority but does this indicate a connection problem effecting neighbouring properties.

Clearly there are multiple issues giving cause for concern as there is insufficient detail provided to satisfy these concerns.

Therefore as well as the loss of green open space it is suggested that the application is refused as it does not allow for a reasoned appraisal.

Yours sincerely



[REDACTED]
9 Springfield Close
The Reddings
Cheltenham
GL51 6SE

Mr Ben Warren
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PP

27/03/2024

Re - 24/00389/FUL - Erection of one dwelling – Objection

Dear Mr Warren,

We are writing to object to the proposed development to erect a dwelling on the land at Springfield Close.

When we moved to the area in July 2022, the central green space was one of the factors that contributed to our purchase. Within the design statement, the applicant states that the ‘footprint of the house will only take 15% of the land’; however, when the new driveway and garden are included within this, the loss of public green space is clearly evident.

Whilst there is a small section of green on the proposed plan, this is simply not enough for any social or community activities. We are saddened that we could be losing a valuable green community space and feel strongly that this area is preserved, not only to continue with its role as part of our community, but to protect the space from encroachment for the enjoyment of future generations.

The main reason for objecting to the proposed development is due to highway safety. As you are aware, there is a well-used public footpath running alongside the green. Currently, the open green space makes it safe to cross the road as you can see traffic in both directions. The proposed dwelling would still make it hard to clearly see traffic coming from around the corner. This visual constraint will make it difficult for pedestrians to safely cross the road. Furthermore, the loss of vision around the bend is also a safety concern for drivers coming up the road.

The design, scale and appearance of the proposed dwelling will have a harsh visual impact on the character of the cul-de-sac. The development will not be well integrated and does not complement the neighbouring buildings. Subsequently, it is incongruous within the street scene.

In conclusion, the proposal would demonstrably harm the amenities enjoyed by local residents, in particular, valuable green space and the right to enjoy a quiet and safe residential environment.

We would be grateful if the council would take our objections into consideration.

Yours sincerely
[REDACTED]

Dear Mr Warren,

Re; Planning Application 24/00389/FUL. Erection of 1 dwelling on land at Springfield Close, The Reddings Cheltenham

I am writing to you as Borough Councillor for Benhall & The Reddings Ward in which the above application is located.

Having reviewed the revised plans submitted I believe the development would still have a profound detrimental and devastating effect on the neighbouring area. I again object to this application on the grounds of visual impact, the effect on the character of the neighbourhood, highway safety and the loss of a valued green open space.

Strong public opposition

I have received much feedback from local residents, who express strong public opposition to this proposal. Many residents who live adjacent to the proposed site have expressed very real and personal reasons why this development should not be permitted. I have encouraged inhabitants to confirm their objections to you directly but list what I see are the reasons for recommending refusal to this application.

Loss of green space

The loss of the green open space known locally as 'The Green' would be widely felt by residents both young and old. It has served this community as a recreation and play area since Springfield Close was built in the 1960's. Having lived in The Reddings for almost 50 years I have seen first-hand just how well the green has been used and how valuable it has become. Today it is still used widely for a whole range of community activities, especially for children to play and provides mental and physical benefit to the local community.

The Local Plan defines Green Space as sections of undeveloped land that provide a positive visual and environmental contribution to Cheltenham. I believe this piece of land meets the requirement and as such should be retained. Indeed when the original plans for the close were approved this Green Space was reserved for the wellbeing of its residents. It should not be underestimated the contribution that this open space makes to health and welfare of the local community, so much so that prior to planning applications being presented, local residents made an application to Gloucestershire County Council for 'village green' status to be applied to this green space but are still waiting for a response.

It should be remembered that Local Green Space is good for people's mental and physical health and is vital for free recreation, which is also known to reduce health problems, it absorbs pollution plus carbon emissions which contribute to global warming and dangerous particulate pollution which contribute to heart disease and respiratory difficulties etc.

This amenity is highly valued. If lost, it is not easily replaceable by an alternative site; it is the only green area of any significance within the locality. Indeed the Council is aware of the great shortage of green space in this part of Cheltenham. Now more than ever it is very important to protect the remaining green spaces for future generations.

Proposal out of charter

The siting of the dwelling is at odds with the rest of the estate. Its position does not follow the building line to that of the nearest properties and is a completely different design. In addition, there are inconsistencies within the drawings submitted which raise doubts about its suitability for the location. The lack of clarity and coherence in certain aspects of the plan, such as the number of bedrooms, only one bathroom which seems odd for the size of property. Also, the roof plan is missing and the landing is disproportionate indicating a further bedroom in the loft space.

Road Safety

I am still very concerned by the impact this will have on the road traffic and safety in this area. Due to the proposal's site location, the building would continue to create a significant loss of visibility for both road users and pedestrians. This would in affect create a blind spot where the ability to see vehicles driving around the corner in either direction would be lost. Also many residents are concerned that this proposal is likely to exacerbate the already limited parking situation within the close which could lead to further congestion and increase potential hazards.

Conclusion

There is a proven need for a green space at this location. It is serving the community that would otherwise have to cover some distance to find an alternative. With many of the houses in the close having small gardens, this space is unique in allowing children to play in a safe area. It is a valuable, much used and well-loved haven of green space. The local community would be devastated if it were to be developed. The community had expected this green open space to continue in perpetuity under the assumed safeguard of the local authority.

The local community has spoken and their wishes and concerns should be listened to. I strongly agree that this proposed development will have an extreme negative and overwhelming effect for the residents and therefore should be refused.

Yours sincerely

Nigel Britter
Borough Councillor
For the Benhall & The Reddings Ward