

<b>APPLICATION NO:</b> 24/00631/FUL	<b>OFFICER:</b> Miss Claire Donnelly
<b>DATE REGISTERED:</b> 13th April 2024	<b>DATE OF EXPIRY :</b> 8th June 2024
<b>WARD:</b> Pittville	<b>PARISH:</b>
<b>APPLICANT:</b>	Mr Bradley Jacklin
<b>LOCATION:</b>	3 Pittville Crescent Lane Cheltenham Gloucestershire
<b>PROPOSAL:</b>	Proposed wooden garden shed, and retention of new boundary fence (part retrospective)

## REPRESENTATIONS

Number of contributors	<b>23</b>
Number of objections	<b>15</b>
Number of representations	<b>2</b>
Number of supporting	<b>6</b>

Brook House  
49 Pittville Crescent Lane  
Cheltenham  
Gloucestershire  
GL52 2RA

### Comments: 16th July 2024

The work done at the property has positively enhanced an existing 'out of character' property. I have no objection to the height of the fencing which is in keeping with many of the garden boundaries along the road. The boundary is clean and smart. The improved visibility along re-opened boundary is an enormous benefit to cyclists and drivers and the new driveway is a great improvement to an area where parked cars repeatedly encroached upon the junction.

56 Prestbury Road  
Cheltenham  
Gloucestershire  
GL52 2DA

### Comments: 30th June 2024

The new fence is not appropriate for the area in terms of height and materials used. The location borders a conservation area with many listed buildings. The frontages of houses in the adjacent streets are subject to strict controls which maintain a character of the area. The new fence does not fit this character. The previous fence was lower wooden construction and should be restored.

66 Prestbury Road  
Cheltenham  
Gloucestershire  
GL52 2DA

**Comments:** 14th July 2024

I have seen the posted notice regarding the fence at this address, my property is one of the only properties to directly overlook this address and what has been erected gives me no cause for concern, I support the property owner with the application.

2 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 24th June 2024

I have two areas of concern with this application

Firstly and most importantly the retrospective application for the fence. This varies from the original planning in that it is a composite material which is not in keeping with the area of historic buildings and detracts from the aesthetic of the conservation area that it abuts. The fence is 1.8 metres tall and is within 1 metre of the footpath therefore is outside the permitted size. This is a flagrant disregard of planning policy in the UK. The previous boundary was in compliance with planning rules and in keeping with the surrounding area.

My second objection is the relocation of the Leylandii - these fast growing trees are likely to grow quickly and to remove water from the surrounding soil. This will directly lead to a deterioration in the light levels in my garden and the ability for both myself and my neighbour to grow successfully in our own garden area. My garden is surrounded by a brick wall which exists on the plans I have from pre-1900 and I am concerned that dehydration of the surrounding soil will damage the foundations of the walls. If these are currently planted in the position of the proposed development they should be removed rather than moved to an area where they will cause loss of light and possible subsidence of a historic garden wall.

Kingston Cottage  
7 Pittville Crescent Lane  
Cheltenham  
Gloucestershire  
GL52 2RA

**Comments:** 7th July 2024

Living opposite, I'm not up to date with all the laws of heights and colours but without doubt the current owner has improved the property since taking it on. It might not suit everybody but sometimes you have to look at before and after. I believe the property has been upgraded for sure.

Laburnum Cottage  
11 Pittville Crescent Lane  
Cheltenham  
Gloucestershire  
GL52 2RA

**Comments:** 18th July 2024

(Neutral ) No objections to the proposed garden shed . If it could be seen from pavement, it could be hidden behind some screening and planting .

Before the property was sold ,the perimeter fencing was replaced with timber .

I do feel that this did look more unobtrusive , but the composite fencing is here now , and , in the scheme of things , we've all got worse things to worry about .

I'd prefer not to have the shed located, alternatively, along our garden boundary , as we already have 2 garden buildings along 2 of our boundaries, and after the extension built by the applicant , we are feeling really quite hemmed in .

I'm sure that a common sense solution can be reached .

1 Pittville Crescent Lane  
Cheltenham  
Gloucestershire  
GL52 2RA

**Comments:** 23rd July 2024

Letter attached.

**Comments:** 2nd May 2024

Letter attached.

12 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 23rd June 2024

The previous fence was low and subservient to the existing building whereas the new proposed (but in actual fact already built) fence and additional entrance with gate and new pillars are very high and above the threshold requiring planning consent. In addition they are on one of the principal elevations of the property - which detracts from the property and is both unsightly and also not in keeping with the proximate conservation area.

97 Elm Grove Road  
London  
SW13 0BX

**Comments:** 24th July 2024

Having grown up in the neighbourhood it is sad to see that the character of the area has been compromised by such an unsightly fence. The cheap plastic looking materials used are ugly and totally inconsistent with those used at surrounding properties. The fence needs to be a natural wooden construct to be in keeping. The material used combined with its disproportionate height gives the impression of a "compound" rather than a peaceful walkway towards Pittville Park. It is extremely sad to see that the aesthetic value of the lane has been destroyed by the construction of this fence.

36 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 8th July 2024

The new composite fencing structure and concrete posts to the realigned boundary of the property is much higher, and more intrusive, than the original low timber fence. It is not sympathetic to the established local character of the road and the surrounding period properties of the nearby conservation area.

The new gate and posts situated in the original driveway obscure the original front entrance and elevation. Moving the main entrance to the main part of Pittville Crescent Lane has led to loose gravel on the road and a reduction in the number of public parking spaces. This has added to the difficulties of football fans, park users and now-since the new nearby parking zone was introduced- also commuters, when trying to find somewhere to park.

18 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 17th July 2024

The fence that was previously there was significantly lower and the materials were in keeping with those used in other properties in the area, i.e. not garish composites. As a result, the new fence stands out like a sore thumb as soon as one enters Pittville Crescent Lane from Windsor Street. In addition, the gate and new pillars are very high and above the threshold requiring planning permission. The overall effect does not integrate with the 'feel' of the area, and on these grounds I object to granting retrospective planning approval.

26 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 30th June 2024

The fence erected at this property on its main frontage is above the height permitted. In addition the vast majority of houses in this area and the adjoining conservation area have open front gardens marked either by railings or a low wall. The green and open impression this gives is in contrast to the height, design and materials used here. Something like the previous lower wooden fence should replace it.

2 Little Cleevemount  
Cheltenham  
Gloucestershire  
GL52 3HT

**Comments:** 30th June 2024

My daily walk takes me past this property, I find the fence to be totally out of character with the area and my fear is that if action is not taken by the planning authorities a precedent will be established.

The material used is not what is permitted and the height is beyond the permitted measurement for a boundary fence facing the roadway.

31 Brookbank Close  
Cheltenham  
Gloucestershire  
GL50 3NN

**Comments:** 4th July 2024

Pittville Crescent Lane was a modest suburban street until the re-orientation of no 3 was changed, whereby the original frontage became the rear garden. This garden has now been bordered by an extraordinary boundary fence, the composition of which is unnatural and matches absolutely nothing, by way of colour, or materials to the general landscape. It looks more like the boundary of a prison yard and certainly nothing of a domestic nature. The pavement is now uneven and unsightly.

As planning permission was flouted over the fence I am concerned now about the shed sitting on the boundary with No 1. although the height is correct I am concerned that it will be heightened when built to use as another of the owners airb&b rentals. The shed's closeness to their wooden fence could constitute a fire hazard, and cause dampness as well as noise for its other immediate neighbours

The Lodge  
19A Pittville Crescent  
Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 10th July 2024

No problem with application for a shed at the property. Most people have one and in fact there is a chicken coop next door which is lovely. Wish I could have some eggs. The Fence in question I also have no problem with as its brown and looks like wood. There are numerous different styles of fence, hedge and walls in our neighbourhood. Some are much higher than this fence. Mine dates back to 1861 and is much higher. The family who renovated this house have done a fantastic job with it. The new drive replaced an old and dilapidated boundary fence which was bigger than the current replacement around the corner. The result is better visibility and safety all round for pedestrians and drivers. Parking is better too and the drive can accommodate 3 vehicles which previously would have been on the road. It disappoints me when neighbours choose to look at the negative instead of the positive. Lets make Cheltenham a better place for us all to live together peacefully.

58 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 23rd June 2024

The fencing has already been erected and is not the height nor style in keeping with all the surrounding properties and is in effect an eyesore.

3 Pittville Crescent Lane  
Cheltenham  
Gloucestershire  
GL52 2RA

**Comments:** 1st August 2024

A neat wood colour fence, lower than most rear walls in the same road ( classified as a Highway) and only marginally higher than fence and wall erected in same road based on plans passed last year by Council

8 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 16th July 2024

I wish to lodge my objection to the ill considered 'proposed' fencing at 3 Pittville Crescent Lane. I say 'proposed' as the unauthorized fence has already been in place for some time, thus the retrospective application.

In my view the excessive height of this fence, and the use of unsightly composite materials wholly detract from the general character of this area.

The vast majority of houses in Windsor Street, Pittville Crescent Lane and general surrounding areas are fronted with either iron railings, low walls or timber fences and in some cases hedging. While we accept the property at No 3 is not necessarily in keeping with the primarily Victorian properties around, a similar form of low boundary treatment would at least not only be subservient to the building but also offer some form of continuity with the neighbouring properties.

The dominant current /proposed plastic fencing appears inappropriate to the property and the area, giving the impression more of an industrial compound than a residential boundary.

57 Pittville Crescent Lane  
Cheltenham  
Gloucestershire  
GL52 2RA

**Comments:** 7th July 2024

The property is greatly improved which our street has needed Support as great to see investment in our area and this wood-look fence blends with other 1.8m fences but will remain in good appearance due to its make up

No objection to shed

Delighted that original driveway was removed as cars going in and out of this corner property always caused conjecturing and traffic issues on this short narrow stretch of Pittville crescent lane

2 Evesham Road  
Cheltenham  
Gloucestershire  
GL52 2AB

**Comments:** 8th July 2024

I walk this way most days - the owner has done a great job of updating this house and tidied up the corner with a smart new boundary fence - the development design is contemporary and smart - and this property adds the general ambiance of the area - a definite improvement over the tired look previously

62 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 18th July 2024

The request for a retrospective retention of the fence is unacceptable: the fence is higher than the original plan and it is made of a composite material vs wood as originally stated. Welcome upgrades have been made but most of this build has been 'retrospective' and in keeping with that is a further application for moving the garden shed which prompts the question to the council: is it ok to build anything and then ask for permission after? Leylandii are a principal cause of neighbour disputes, strains the water table and should not be encouraged in a city environment.

14 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 23rd June 2024

The new boundary fence to no 3 Pittville Crescent Lane is extremely ugly and not in keeping with the area. Made of a composite material, it differs from the original planning application which was for a timber fence, which would be more harmonious with the surrounding properties. To meet the various highway laws, it should also be lower. On these grounds, I wish to make an objection to the retrospective planning application for the fence.

54 Windsor Street  
Cheltenham  
Gloucestershire  
GL52 2DE

**Comments:** 28th June 2024

The fencing arrangement as completed, unlike original proposal, completely alters the orientation of the house to face the main part of the lane, (unlike the original house which faced the link road joining the main part of the lane to Windsor Street). It has created a private parking area for the property including garage open onto the main lane which prevents that stretch being used as public street parking.

Given the lane is heavily used for street parking during football matches and races, this can only add to parking pressure outside other properties as well as there being greater safety risks due to the occupiers cars reversing out on the corner.

I suspect there was a reason when the initial planning consent for the property was granted that it was orientated to include generous off street parking which had minimal impact on the highway. That surely would still apply





1 Pittville Crescent Lane  
Chottenham  
GL52 2PA  
1st May 2024

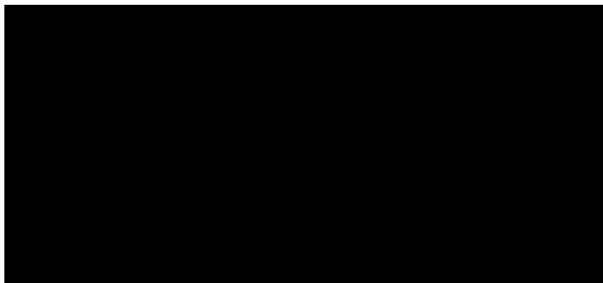
Head of Development Management

Proposed wooden garden shed at 3 Pittville Crescent Lane  
Ref: 24/00631/FUL

I wish to state the following objections to this development:-

1. This appears to be an ambitious project for a garden shed. Especially as the plot has been extensively developed leaving minimal garden space.
2. Given the advertisements on Air B&B for this property, I fear that this project will be made available for paying guests.
3. In the planning application it states no electrical installation proposed in the shed. I fear that further unauthorised development will take place after planning permission has been granted.
4. The proximity of the shed to the boundary fencing, raises the question whether sufficient space remains for routine maintenance.
5. It is important that guttering should be provided to prevent overspill onto the fence, & thence to my property.

Would you be kind enough to de-identify my identity for public viewing



1 Pittville Crescent Lane  
Cheltenham  
GL52 2RA  
21<sup>st</sup> July 2024

Head of Development Management

Retrospective planning application for fencing  
at 3 Pittville Crescent Lane Ref: 24/00631/FUH

Further to my letter of 1<sup>st</sup> May 2024, including photographic evidence, which I wish to be included with this planning application.

I wish to object to the planning application for fencing at this property. This is a quiet residential area and there seems no reason for a fence of this height, which I understand has breached planning regulations. I fear this property will become a commercial development. It is a means of hiding further changes to the site from public gaze. Further more, the quality of this fence is contrary to the original planning consent which specified wooden fencing.

The fencing at this height depends upon the erection of pillars to support the gateway which is of a concrete construction and is again totally out of keeping with this residential environment.

In making these objections to the local authority I am relying upon its ability to uphold planning legislation which exists to protect the environment which I and others have enjoyed for many years.

Would you be kind enough to detent my identity for public viewing

