

Ref 24/01486/FUL 103 Shurdington Road

1. Application form incorrectly submitted (trees)  
 Planning state – must be accurate and complete block plan no trees shown  
 resubmitted - trees wrong position – other trees on boundaries not marked  
 building control not consulted - trees determine depth of foundations  
 applicant concealing this information  
 planning officer finds this acceptable - she states ‘the most crucial part of this form is the  
 ownership certificate - the land within the red line  
 that is not the question on the application form  
 no duty of care
2. Design and Access - existing garden house (phase 1) to create a residential annex  
 breach of planning - built under permitted development for garden outbuildings  
 should be full planning – must be submitted accurate and complete.  
 No duty of care
3. Source of flooding - applicant’s statement ‘a stream’ - volume of water minimal - no  
 history of flooding in the last 10 years.  
 Stream is Hatherley Brook (designated a main river by the EA).  
 Minimal flow - I offered video footage of the brook full and a raging torrent – no response  
 from Council.  
 No flooding in 10 years - read objection 11 Merestones Close  
 Applicant concealing the truth (invalidates application)
- 4.. Off site implications – answered ‘none’  
 Phase 1 – house built on flood zone 3 - displacing water raising the brook water levels  
 South Acres Lodge floods – danger now increased – no duty of care
5. Flood Resilience Measures - should include flood protective material – including concrete  
 foundations, floors, blockwork, mortar mix and rendering.  
 Building Control not consulted and will be interested in the materials used phase 1  
 no duty of care
6. All trees should be clearly marked on drawings, even the tree removed and not  
 marked on block plan. The trees will determine the depth of foundations, building control not  
 consulted - no duty of care
7. Justification - self contained unit for family member  
 All drawings dated May 2021 – rear house extension, phase 1 house, annex  
 The applicant knew in May 2021 he needed space for family member, he could have applied  
 with the rear extension to do a loft conversion as did 101 Shurdington Road.  
 He built on a flood zone 3 land – increasing flood risk to neighbours  
 Planning Officer states ‘the applicant does not have to consult or apply for planning under  
 permitted development (incorrect)  
 The EA state ‘you must consult with your Planning Dept and gain permissions and licences’ -  
 applicant did not do this.  
 The EA also state ‘you cannot build within 8 metres of a flood defence’ (photo of flood defence)

Phase 1 is within 3 metres

Mr Gomm, head of planning and enforcement, will have to have the house removed  
Planning Officer admitted she overlooked consultation with the EA – no duty of care

8. Sustainability Statement – Design and Fabric

Tin roof does not reflect the character of the surrounding area, 103 Shurdington Rd has 10×6.5 clay tiles, all other properties have concrete interlocking. Appearance of factory roof, noise during heavy rain and hail, bedrooms close by.

9. Flood risk assessment – incorrect Three counties flood risk assessment see Chairman's copy Site plan does not show 103 rear extension correctly nor the large raised patio area (I do hope Mr Gomm has completed his enforcement investigation, reported extra roof lantern also extension size questionable). This would increase the displacement of water on flood zone 3. Also add the new house and annex extension not shown with large raised patio areas, adding to displacement of water.  
The EA did not respond to consultation, would need to inform planning damage to properties has occurred, this has been reported to EA.  
J Chelin, Councillor, will confirm the footpath on Merestones Estate has washed away. South Acre Lodge floods and a retaining wall washed away.  
Council no duty of care

10. EA state you must get permissions to build anything in or around the watercourse.  
Not build anything which could divert water and increase flood risk to other peoples property or you may have to pay damages. You must ask permission before you do any work within 8 metres of a flood defence.  
You must find out which permissions and licences you need to maintain repair, **build** or remove anything in or around the watercourse.  
This includes your responsibility for getting the permissions and licences you need, you may get a fine or go to prison if you do not do this. Planning permission – contact your local planning authority to check whether you need planning permission.

11. Drawing incorrect copy supplied to all committee members - Elevations drawn higher against neighbouring land. This reported to Planning Officer Sept 2024. She found this acceptable. Drainage not identified. 4 manholes on foul drainage will be required on flood zone 3. Water could flood the system polluting the brook. Soil vent pipe (stink pipe) not identified. The drawing should show the property approx 1 metre lower. The stink pipe will vent at the top of the fence level affecting the amenities of the surrounding properties. Foul air will invade gardens, kitchens and bedrooms affecting health and welfare. Planning Officer finds this acceptable - no duty of care.
12. This development could be used for rental bringing extra vehicles to the property. Safety - you need to turn and drive out. Cycle Path – the new garden wall, granted permission - should have the condition of a 2m x 2m 45 degree sight line. No vision to the right on exit. Cycle path width 2.4m sight line of an average size car is 2.3m. The driver has no vision to the right.  
The cycle path was constructed for new high school. I have seen children racing their bikes along the cycle path side by side. They would swerve to avoid any contact with exiting car both ending up on the busy A46. The planning officer chose to put the applicants parking space before the safety, health and welfare of general public. Council no duty of care.

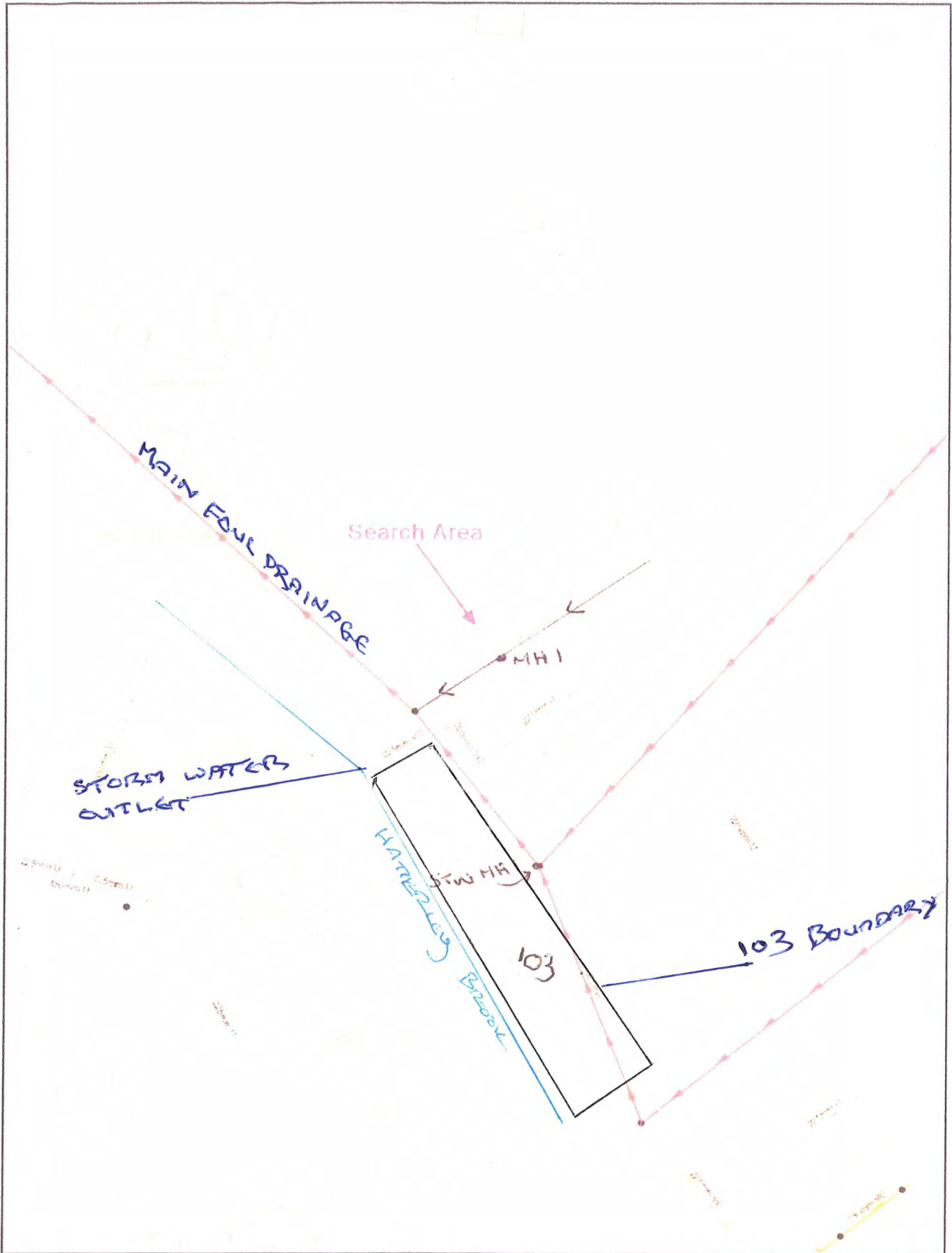
I invite the Lord Mayor to ride this cycle route.

Please do not inform me there are hundreds of driveways in Cheltenham without 45 degree sight line as these are existing - this wall was a new construction and 100% should have had the necessary 45 degree splay condition. The Highways officer who stated, no accidents have happened in 1.5 years, therefore, the crossing has no concerns for Highways. An appalling statement, no duty of care.

13. STWA have not been consulted – an application for build close to or over drainage is required. Tracing and video footage of drainage must be submitted prior and after construction. The main sewer to numerous houses runs on the boundary to 103 and this proposed development. I have calculated the depth of foundation to be 1.4m deep.  
The foundations on the drawing submitted scale 600mm, not correct for building regs.  
It would be a requirement that a trial pit be dug to determine the depth of foundation on phase 1 house. Council no duty of care
14. You should have been informed of the large storm water outlet which discharges into the brook approx 3 metres from the boundary of 103. Due to displacement of water from flood zone 3, this could have serious consequences as the water levels are consistently higher than the outlet during heavy rain. Council no duty of care  
I informed the Council, a specialist hydrology survey of the brook was conducted but the Council did not reply. It drains an area of 1.5 km, the value for the brook shows a greater contribution of surface water due to the large areas of impermeable urban surfaces. This now compromised further by the flood zone 3 at 103 being built on. A severe flood event would be based on a 1-100 year event, this is now a 1 in 20 year event.  
South Acre Lodge and a number of properties will be flooded and damaged on a more regular basis, resulting in loss of amenities, higher insurance premiums or unable to insure.  
Drainage drawing attached  
Council no duty of care
15. The Planning Officer has recommended to pass this application. I have clearly shown no duty of care ie negligence. The majority of serious concerns which she will not address have been proved. The applicant has made false statements, hydrology report, video and photographs ignored as evidence. Road safety, flooding, construction of the house on a flood zone 3, breaching planning etc etc  
Council no duty of care
16. Enter in minutes – 7 concerns not addressed no duty of care
17. Overbuild Properties adjoining this development were told the Council had a strict policy on meter sq over the original.  
This new house/annex, the size increase almost doubles the original this latest proposal on flood zone 3. No duty of care

TRIDENT

SEWER RECORD 5 KENELM GARDENS, CHELTENHAM, GLOUCESTERSHIRE, GL53 0JW



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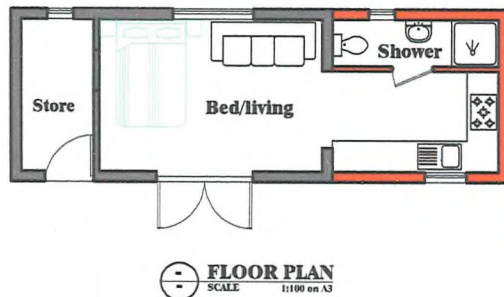
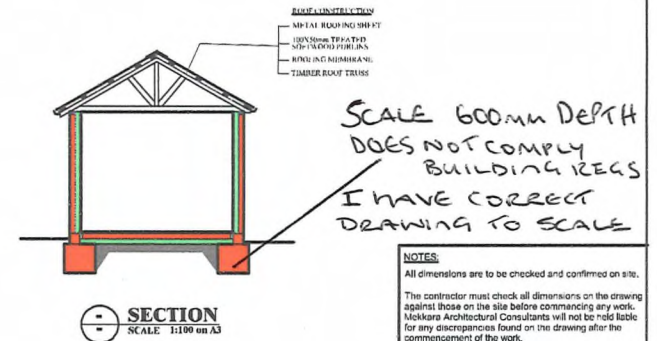
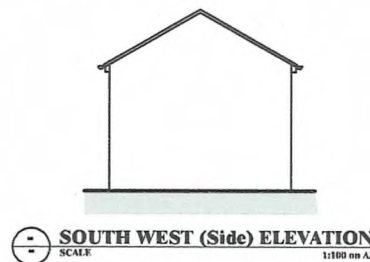




**LEGEND**

	EXISTING WALL (In Plan)
	NEW WALL (In Plan)
	NEW METAL ROOF SHEETS
	EXISTING METAL ROOF SHEETS
	NEW RENDERING
	EXISTING RENDERING
	NEW WINDOWS / DOORS
	EXISTING WINDOWS / DOORS

DRAINAGE  
VENTILATION  
SOIL VENT PIPE ON REAR ELEVATION  
ALL NOT IDENTIFIED



**NOTES**  
All dimensions are to be checked and confirmed on site.  
The contractor must check all dimensions on the drawing against those on the site before commencing any work.  
MekKara Architectural Consultants will not be held liable for any discrepancies found on the drawing after the commencement of the work.



**Client**  
Mr & Mrs MEKKARA

**Job Title**  
**PROPOSED ANNEX**  
103 SHURDINGTON ROAD  
CHELTENHAM, GL53 0JQ

**Drawing Title**  
**PROPOSAL**  
**FLOOR PLAN AND ELEVATIONS**

**Scale**  
1:100 on A3

**Date** MAY 2021 **Drawn By** RMC

<b>Job No</b> 0421-63	<b>Drawing NO</b> 120	<b>Rev.</b> A
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PLANNING OFFICER FINDS ACCEPTABLE

