

APPLICATION NO: 25/00457/FUL		OFFICER: Mrs Victoria Harris
DATE REGISTERED: 20th March 2025		DATE OF EXPIRY : 15th May 2025
WARD: Charlton Park		PARISH: CHARLK
APPLICANT:	Mr And Mrs O'Neill	
LOCATION:	Farleigh Sandy Lane Road Cheltenham	
PROPOSAL:	Raising of existing roof to facilitate first floor extension, alterations to existing elevations.	

REPRESENTATIONS

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

19 Withyholt Park
Cheltenham
Gloucestershire
GL53 9BP

Comments: 9th April 2025

We object to this Planning Application.

Conversion of the property to a two storey building would impact on our privacy as the property is very close to our boundary. The upper floor would be able to look onto our property.

We understand that previous applications were made to build a two storey building and these were not permitted, we cannot see what has changed since that time.

20 Withyholt Park
Cheltenham
Gloucestershire
GL53 9BP

Comments: 14th May 2025

1. In comments on her recommendation the Planning Officer has addressed the question of privacy (and proposed materials) but this is only one of many objections. The following additional objections do not appear to have been addressed:

- a. Rejections of previous applications.
- b. Inappropriate conversion to two-storey

c. Overdevelopment of the plot.

d. Loss of natural light.

e. Blocking sunlight

f. Impact on our quality of life

g. Loss of a bungalow. These types of properties are very much in demand.

2. The Planning Officer has said that she has been on site but she has not been to our house or back garden. It is only from our house and garden that one can fully appreciate the negative impact the proposed extension will have. We have therefore requested that the Planning Committee view the application from our property.

3. The Planning Officer has said that the extended dwelling is not two storey. This is misleading as the proposed extension does add a second storey to the bungalow. (A storey is defined as a level or floor of a building, irrespective of whether or not it is in the roof.)

Comments: 6th April 2025

We object to this Planning Application for the following reasons:

1) Previous Applications

a) The existing bungalow was built in the grounds of the adjacent house named St Edmunds in Sandy Lane Road.

b) The first application for this development was for a two-storey house. Objections to this were made by neighbours and this application was rejected.

c) The developer then submitted a second application which was for a two-storey "chalet bungalow". Objections were also made to this by neighbours and this application was also rejected.

d) The neighbours then agreed with the developer not to object to a bungalow which was subsequently built.

e) A more recent planning application was submitted by the owners of St Edmunds for a two-storey house in their back garden and this was also rejected.

f) So previous applications for two-storey developments on this plot and the adjacent garden have all been rejected.

g) There has been no change of circumstances to now allow approval of a two-storey building on this plot.

2) Over Development

a) The conversion of the exiting bungalow to a two-storey building would be totally inappropriate for the area,

b) The plot on which the existing bungalow sits is quite small and the conversion of the bungalow into a two-storey building would be over-development of the plot.

3) Visual Impact and Loss of Privacy

a) The existing bungalow is approximately just 2.5 meters (8 feet) from the boundary of our property.

- b) A two-storey building would overlook our property and lead to a loss of privacy. Although the windows in the new upper floor are in a sloping roof it would still be possible to look out of these windows into our property.
- c) A two-storey building would overshadow our property and lead to a loss of natural light.
- d) A two-storey building would cast shadows over and block sunlight from our property which will impact our quality of life.

21 Withyholt Park
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Gloucestershire
GL53 9BP

Comments: 11th April 2025

I object to this application for the following reasons:

1. It creates a loss of privacy for its neighbours in all directions.
2. It is over-development of this already crowded area.
3. Taken in conjunction with the recent planning application for a second storey to their garage by the owners of the The Summer House, Sandy Lane Road (next door to Farleigh) the Farleigh application highlights even more the worsening of over-development.