

Customer Details

Name:

Email:

Address: Rosehill House Wellington Square Cheltenham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: To: Cheltenham Borough Council Planning Department

Re: Planning Application Ref: 24/02082/FU

Proposed development: Forming new plot from garden of the Garden House for construction of new House, with vehicle access from Wellington Lane

Site Address: The Garden House, West Drive, Cheltenham, Gloucestershire GL50

Dear Sir/Madam

As the immediate neighbour and resident of Rosehill House - the closest property to the proposed development - I write to register my strong objection to the above planning application.

This is now the second application for this building proposal. The previous application was rightly refused, in part, due to concerns about the excessive scale and massing of the proposed dwelling. It is deeply concerning, therefore, that the current scheme presents buildings of even greater mass, yet appears to be considered potentially acceptable. This seems to contradict the reasons for the original refusal.

If, as is widely understood, there is pressure on local councils to permit additional housing in line with Government targets, then surely such development should be sympathetically and appropriately sited. In this case, the proposed dwelling could be set back to follow a much less controversial building line, one that aligns with my own property, Rosehill House. Such a reconfiguration would significantly mitigate the visual and aesthetic harm to the character of this prized conservation area, and reduce the level of local opposition which is presently significant.

Of particular concern to me, as the closest affected resident, is the impact on the privacy and amenity of my home. The window-to-window separation between my property and the proposed dwelling falls below the national minimum standard of 21 metres. Furthermore, the addition of front and rear balconies, along with a west-facing balcony on the upper floor of the garage/coach house, introduces unacceptable levels of overlooking into the private garden of Rosehill and the garden and lounge of the adjacent Old Rectory. This would fundamentally and unreasonably alter the sense of privacy currently enjoyed by these properties.

Balconies on such a tightly constrained site dramatically increase both the risk and perception of being overlooked, which is not appropriate in this context. This impact is exacerbated by the elevated positioning and orientation of the new building, creating direct lines of sight into neighbouring homes and gardens.

In light of all the above concerns - namely the increased bulk and massing of the revised proposal, its incongruous and prominent siting, the significant privacy impacts, and the lack of regard for the surrounding built environment within this sensitive conservation area - I must object in the strongest possible terms to this application in its current form.

I respectfully urge the Planning Department to refuse this application.

Yours faithfully,

Resident, Rosehill House

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Kind regards