

APPLICATION NO: 25/01210/FUL		OFFICER: Miss Claire Donnelly
DATE REGISTERED: 2nd August 2025		DATE OF EXPIRY : 27th September 2025
WARD: Battledown		PARISH:
APPLICANT:	Mr Ellis	
LOCATION:	41 Hales Close Cheltenham Gloucestershire	
PROPOSAL:	Single storey front extension, rear single storey and two storey extension, internal alterations and fenestration amendments	

REPRESENTATIONS

Number of contributors	8
Number of objections	8
Number of representations	0
Number of supporting	0

16 Hales Close
Cheltenham
Gloucestershire
GL52 6TF

Comments: 1st September 2025

My objections based on the current plan, is does the proposed change to the porch advance it to the front of the current building line with regard to the neighbouring properties.

With regard to the rear of the property, if the proposed build has a significant impact on the adjoining properties and their right to privacy, then this is something which needs to be addressed.

20 Hales Close
Cheltenham
Gloucestershire
GL52 6TF

Comments: 26th August 2025

This proposal is still disproportionately large compared to the footprint of the plot and allowing it to pass would set a worrying precedent, primarily because of the impact on street scene, light in neighbours' gardens, visual impact and parking.

Street scene - the existing porch was built on the original footprint. Extending as per the proposal would look at odds with our property, number 18 and number 16 and those properties immediately either side.

Neighbours' rear light and visual impact - I agree with the existing comments about light being lost as a result of the ground floor extension - why has it got a pitched roof? That makes it a visual eyesore and sunlight blocker for the immediate neighbours. A flat roof would minimise visual impact.

Parking - agree with comment that ANY new development should consider off road parking. Yet this proposal does not include any plans to create more spaces. Three ensuite bedrooms (why three ensuites for a house of this size?) suggests the occupants will not be children, which in turn suggests they will all have cars, (which also suggests a HMO).

If bedroom and ensuite maximisation is the goal here - as it seems to be - has utilising available loft space been considered?

45 Hales Close
Cheltenham
Gloucestershire
GL52 6TE

Comments: 20th August 2025

My rear garden has a secluded seating area that is not overlooked by any property. The proposed two story rear extension would dramatically reduce the afternoon/evening time my garden would receive direct sunlight. Moreover it would be overbearing to look at a wall and apex roof instead of a clear view of the sky. If the proposed two story extension was granted, it could have retrospectively side windows fitted, that would look directly in my secluded part of my garden and in part of my lounge.

I feel that it should be mandatory to have additional parking on the plot as a part of ANY extension to the property. There is a care home, a private medical centre and a private dentist, all of which use Hales Close for parking (since the introduction of zone 15 parking).

When individuals park in the turning area and when they park on the pavement, it forces anybody in a wheelchair or anybody pushing a pram in to the road. Also this means for example, that the recycling vehicle and other are forced to reverse down Hales close. I do have a photo of the current parking situation, without anybody living at 41, but I can not see how to upload it.

9 Foxgrove Drive
Cheltenham
Gloucestershire
GL52 6TQ

Comments: 26th August 2025

Letter attached.

18 Hales Close
Cheltenham
Gloucestershire
GL52 6TF

Comments: 1st September 2025

The revised application being proposed for changes to 41 Hales Close is an improvement but still lacks some of the required considerations for further alterations that would be in the best interest of the wider neighbourhood and most definitely for immediate and adjoining neighbours.

I am not opposed to the dwelling being extended, allowing for reasonable adjustments that can improve the existing house that fits the needs of the vendor. I believe its a nice opportunity to make some improvements. However, the decision to submit an objection really comes down to the proposed size of the extensions. I offer the following insights and constructive feedback for consideration:

1. At the front of the property, the proposed extension extends beyond that of the front porch extension of the neighbouring property. This does not feel in keeping with the rest of the neighbourhood. If you look down the whole street, the proposed forward position of the extension would make it the most advanced out of any of the existing properties. If it was a detached property then perhaps the individualistic design would be more acceptable but as these are semi-detached houses (which were purpose built in pairs), I feel there are more considerations to make for adjoining neighbours, principally as those who will feel the largest impact in terms of reduced natural light at the front and back. The size of the extensions as proposed will alter and impact the street both practically and aesthetically. The semi-detached houses in the street are originally built in a staggered formation. This deliberate layout from the developer offers the best privacy and light considerations as the staggered positions massively improve the aspects for neighbours. The proposed changes will impact and alter what the original developer had in mind and what existing residents appreciate and have always benefited from.
2. From a privacy perspective, the existing dwellings are positioned adequately from the curb and do not encroach on opposite dwellings. Bringing the front edge of a building too far forward will affect the privacy of neighbours. One side of the street is North facing at the back meaning the sun is prominent at the front of the house. It is common for residents to sit out in the front garden space and still retain some privacy. This will be reduced should a dwelling be brought too far forward towards the curb. This is especially the case with front facing windows. The privacy aspects are bi-directional too with views from the street and opposite houses towards the property as well as outwards.
3. Loss of light will occur with the size of the proposed extensions. This will mostly affect the immediate neighbours on either side of the property (front and back) especially as the plans are for a 2 storey extension.
4. There are some big Parking concerns. The plans do not suggest any obvious changes to the front aspects to accommodate Parking. The first application neglected any mention of parking too. Please can the planning committee advise here and clarify if the parking is being factored in at all as part of formal planning permissions e.g. any requests for a drop in the current curb? There are already several dropped curbs for driveways but where there isn't the existing cars are already filling the street each day. The plans suggest a large dwelling extension to accommodate with additional bedrooms and ensuites. This suggests there will either be a full household or perhaps visitors to the dwelling. As part of the planning, would it be prudent to also understand the use of the dwelling? Is this

going to be a family home with multiple adults or will the property be utilised for another purpose? Primarily, I'm really wondering what the parking needs are going to be based on the inhabitants of the property. I'd be grateful if this factor is not overlooked when considering the application. Please could some clarity be provided around the number of additional cars and therefore potential parking and traffic considerations that will need to be made? The street is fairly narrow outside the property and as it stands there are no or limited dedicated parking spaces. Existing cars are already parked within the street but adding more at the same end of the street would make things more congested so understanding any plans around parking too alongside the proposal would be beneficial.

In conclusion, I am not against some development of the property. I can understand the vendor desiring to make some alterations and remain supportive of reasonable changes. I feel that for the benefit of the neighbourhood, it would be in the best interest to review the size and dimensions of the extensions being proposed to ensure they are sympathetic enough to provide for the vendor's needs whilst ensuring the dwelling remains in keeping with the entire neighborhood. The existing sympathetic designs of the houses are the reasons the existing neighbours reside in the street/area. Retaining the character of this end of the street is important. The existing character has existed and been retained since the houses were built in the 1960's. Those with extensions have been achieved with sympathetic designs in keeping with the street and with the considerations and needs of all neighbours. For example, my house has a single conservatory extension at the rear of the property. This will have already changed the light for the neighbouring properties. If a 2 storey extension had been built then it would have been to the detriment of the immediate neighbours and would invade their privacy. I believe single storey extensions on these houses and in this street would provide space and extend the property size, without disturbing as much of the natural light. It would be great that any future alterations compliment and enhance the street and do not upset the balance of the neighbourhood. I trust the committee and planners will find a solution that meets the needs of the applicant and is in keeping with the street.

39 Hales Close
Cheltenham
Gloucestershire
GL52 6TE

Comments: 29th August 2025

In regard to the plans for this development, we are concerned with the impact that the extension to the back of the property would have on the privacy of our garden. In fact, a double extension in a space of that size affects the privacy of all the neighbouring houses around it.

The plans do not include any windows on the side of the upper extended building but this could be retrospectively added which is a big concern for us as it would completely overlook our property.

A development of this size would have an effect on the overall landscape of the street, increasing the amount of traffic and vehicles needing a place to park. In our opinion there needs to be some consideration for the additional requirement for parking.

The development is not in keeping with the existing properties on the street and takes it out of alignment with the neighbouring houses.

43 Hales Close
Cheltenham
Gloucestershire
GL52 6TE

Comments: 26th August 2025

I am writing to express an objection to the proposed front and back single and two-storey extensions to my neighbouring semi-detached house.

Despite reducing from the original plans submitted, the size and scale of the works planned at 41 Hales Close, particularly at the rear of the property, will undoubtedly have a negative impact on mine and my families enjoyment of our property and will significantly infringe upon mine and neighbours' privacy. The substantial size of the rear extensions present a significant concern.

The proposed rear extensions will result in the loss of light to my back garden and south facing rooms. The size and positioning of the extension will inevitably block a significant amount of sunlight, particularly in the evening as the sun sets. This loss of natural light will absolutely diminish the enjoyment and usability of both my outdoor and indoor spaces, especially affecting the light in our kitchen, living room and bedrooms. The increased height and potential for overlooking windows and overshadowing will directly impact the seclusion I currently enjoy in both my home and garden. The nature of the proposed extensions will create an oppressive sense of enclosure to the side of my property, diminishing the feeling of openness and light.

I am also concerned about the lack of adequate parking. Our road is already subject to significant parking pressures due to its narrow width and the presence of multiple dropped kerbs. The proposed development, particularly with the two-storey extensions in the back, looks intended to house many visitors, further exacerbating the existing parking issues. This will inevitably lead to increased congestion, difficulties in accessing our own properties, and potential safety hazards.

In conclusion, I would urge the Planning Committee to carefully consider the significant negative impacts that this proposed development will have on the privacy and amenity of mine and others property, the loss of light to my garden, the existing parking situation, and the overall character of our street. I believe the proposal is unsympathetic to its surroundings and would result in a detrimental living environment for neighbouring residents. I would welcome the planning committee to visit the street and our property and get a feel for the impact a development of this nature would have.


22 Hales Close
Cheltenham
Gloucestershire
GL52 6TF

Comments: 31st August 2025

My objection to the current plan would be based on the 2 storey rear extension, given the impact that this would have on neighbours. It would change the feeling of their back garden and restrict the light.

The 2nd is relating to the increase in cars for the household without any provision for an extra space.

We would also raise a question with regard to the extension at the front, as this appears to be a long way in front of the existing building line for properties 41-45 Hales Close.


9 Foxgrove Drive
GL52 6TQ

Subject: Objection to Planning Application 25/01210/FUL - Property at 41 Hales Close

Dear Sir/Madam,

I am writing to formally object to the proposed building plan for the property located at 41 Hales Close, which directly backs onto my property at 9 Foxgrove Drive. Having carefully reviewed the plans, I have significant concerns regarding the proposed extensions, particularly the two-story rear extension, and the detrimental impact this will have on my privacy both inside and outside my home.

The proposed two-story rear extension is of a considerable size and scale that I believe is overbearing and out of proportion with the existing properties in our immediate vicinity. Its proximity to my property will inevitably lead to a significant loss of privacy within my home. The rear of the extension will likely offer direct and intrusive views into my living areas, bedrooms, and other private spaces, fundamentally compromising my right to enjoy my home without constant overlooking.

Furthermore, the substantial size of the rear extension will have a severe impact on the privacy I currently enjoy in my back garden. The increased height and bulk of the structure will create a looming presence, making my garden feel enclosed and overlooked. This will significantly diminish my ability to relax and enjoy my outdoor space in private. The sense of being constantly observed will be deeply unsettling and will negatively affect my quality of life.

In addition to the impact on my property, I also echo the concerns raised by my neighbours regarding the lack of adequate parking on their already congested road.

In conclusion, I strongly urge the Planning Department to consider the significant negative impact this proposed development will have on my privacy, both indoors and outdoors, the loss of light to my property, and the overall amenity of the area. The scale of the proposed rear extension is excessive and will create an unacceptable living environment for me. I respectfully request that you refuse this planning application to protect the privacy and well-being of neighbouring residents.

Thank you for your time and careful consideration of my objections.

