

APPLICATION NO: 13/00576/FUL		OFFICER: Mr Ian Crohill
DATE REGISTERED: 13th April 2013		DATE OF EXPIRY : 8th June 2013
WARD: College		PARISH: NONE
APPLICANT:	FW Homes Limited	
LOCATION:	Land adjacent to 3 Mead Road, Cheltenham	
PROPOSAL:	Demolish existing garage and build new 2 bedroom dwelling	

REPRESENTATIONS

Number of contributors	5
Number of objections	5
Number of representations	0
Number of supporting	0

177 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DW

Comments: 10th May 2013
Letter attached.

181 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DW

Comments: 9th May 2013
Letter attached.

183 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DW

Comments: 24th April 2013

With reference to your letter of 18th April when you invited me to inspect yet another proposed plan for land adjacent to 3 Mead Road My objections to the latest version of the continually updated development proposal are as follows:

1. If I remember correctly planning permission was refused originally in 2006 (ref 06/00478) and most recently in 2012 (ref 12/00859/ful) because the land is too small for a two story house to be built. Apart from 2 very minor changes, the latest submission is nearly identical to the previous version; why then do we have to look at more plans for a two story property? Do you realise that this saga has been going on since 2006 with two different applicants but both pursuing an unfeasible property development on a tiny parcel of land?

2. The sharp bend, just before 1 Mead Road, is still there, it's the bend that was of such concern when planning permission was refused the first, second and third time when Mr Bell submitted his plans. Since the development of Mead Road Trading Estate it has become even more of a busy thoroughfare, with a number of heavy lorries constantly using it. Children constantly use both sides of the path in Mead Road to come & go to school, and use the Old Bath Road buses.

3. There is a proposed area for two cars to be parked but how can you get to this proposed parking area without crossing the hard standing belonging to number 185 Old Bath Road? How will these cars leave their drive reversing onto a bend?

4. I am also concerned by how close the proposed house is to my garden boundary. How will maintenance work be carried out at the property in the future? There is no indication of what barrier will divide my property from the proposed development. I have had access to the area behind the garage for over 30 years to cut my hedge, how will I be able to do that in the future? Please clarify the details as this proposal has the capacity to negatively, and materially, affect my property and land.

5. I feel the dwelling is unsuitable for its proposed location; it is completely out of keeping with the large family homes in Mead Road at present.

6. The proposed building will impact on me greatly I will lose all the privacy I now enjoy. The proposed height of the house will mean I will lose considerable sunlight in my garden.

I hope the Council will refuse this latest building request.

3 Mead Road
Cheltenham
Gloucestershire
GL53 7DU

Comments: 8th May 2013

We are writing to object to the construction of a 2 bedroom dwelling at land adjacent to 3 Mead Road Cheltenham for the following reasons:

Planning permission was granted on this site for a partly submerged property, this approval was granted to the previous owner of the land after he had received several refusals for 2 storey properties on this land. The latest application by the new owner is again for a 2 storey property which is 800mm or 19% higher than the granted permission.

We felt the accepted, partly submerged property, whilst clearly having an impact on our property was acceptable but are totally opposed to the current application and as such our reasons for objecting to the proposal still stand as before:

1.0 Privacy

1.1 Proposed dwelling directly overlooks garden & Kitchen/conservatory.

A 2 storey dwelling, set in the proposed position and with the revised height, in such close proximity, would directly overlook our garden & kitchen/Conservatory (family room). This would destroy our privacy in that part of the house (which we use the most).

1.2 Close proximity of usable outdoor space at the back of the proposed dwelling.

The token useable triangular outdoor space of the proposed dwelling will be adjacent to the windows of our conservatory, meaning that we could not cohabit without severely encroaching on

each other's privacy. During the Summer months, with our windows open, this would be a real infringement of our privacy.

1.2.1 Smoke pollution

If for example the tenants of the proposed dwelling were smokers and/or wanted to use their outdoor space for a b-b-q, we could not prevent smoke from entering our property due to the proximity of our dwelling to their restricted outdoor space.

1.2.2 Noise

Anyone in the outdoor space of the proposed dwelling would be confined to within meters of our boundary and so neither they, nor us would have any privacy as our conservatory which we use daily as a family room is also adjacent to the boundary. We would be forced to close windows and move to another part of the house/garden to get privacy.

2.0 Light/Space

2.1 Significantly reduces natural light into our garden/conservatory.

Currently, the existing single storey garage does not have any impact on the light into our garden & kitchen/conservatory. The new proposed height of the 2 storey house as submitted would significantly reduce our natural sunlight due to the position of the dwelling in relation to the sun's movement.

2.2 Restriction of space/claustrophobia

Being the last property on Mead Road, we already occupy a corner plot and have other properties backing onto us from the Old Bath Road. This has never been a problem as they are all positioned far enough away so we can maintain our privacy and light. We have one area of open space to our left (the proposed site dwelling) which provides our home with light and a sense of space. If a 2 storey dwelling was to be built here of this height as proposed, we would essentially be 'boxed' in on all aspects and it would be very claustrophobic.

3.0 Concerns over the effect of the proposed dwelling on the structure & integrity of our home.

We would have serious concerns over how the proposed dwelling might affect the structure and integrity of our house in view of its closeness.

4.0 Disruption of building process.

4.1 Limited access space.

The proposed plot is so small and positioned on a corner that we have concerns over how building access will be gained without encroaching on our property, causing damage to our fence, home and cars.

4.2 Safety.

We have 3 young children who regularly play around the conservatory and near our fence. With the construction site adjacent to our fence & with the erection of scaffolding etc we would be very worried about how a building project of this scale would compromise their safety.

5.0 Aesthetic grounds.

Mead Road is a classic residential road with 1930's semi-detached homes. The proposed dwelling has made no attempt to try and match the character of the road and the proposed plot

was never intended to sustain a modern house. It would alter the look and feel of the road irrevocably.

2 Mead Road
Cheltenham
Gloucestershire
GL53 7DT

Comments: 10th May 2013
Letter attached.

177 Old Bath Road
Cheltenham
GL53 7DW



Mr Ian Crohill
Planning Officer
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham GL50 1PP

Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	- 8 MAY 2013		
Date of Receipt		Type of Message	

7 May 2013

Dear Mr Crohill

RE: Planning Application – Land Adjacent to 3 Mead Road 13/00576/FUL

Following your letter of April 18, I am writing to raise my concern about the planning application for the land adjacent to 3 Mead Road in which it is proposed to demolish the existing garage and build a new 2 bedroom dwelling. I do not feel that this is an appropriate use for this land and I have two main concerns:

Firstly on the **visual impact**. Whilst the current building (the double garage) on the plot is not particularly attractive, it is a single story building and there is plenty of room around it. The proposed scheme for a two storey dwelling will impact on the properties in both Mead and Old Bath Roads. The plot is of limited size and whilst over and above that required for a double garage it seems to me that any two storey, two bedroom house will look as if it is squashed into the space. This will not fail to have a visual impact on the properties surrounding it which are traditional semi detached houses with reasonably generous front and back gardens.

My second worry is the **Impact on privacy** – particularly on the property adjacent to it in Mead Road. There will also be an impact on properties in Old Bath Road and in particular I would like to raise concern for the impact on 181.

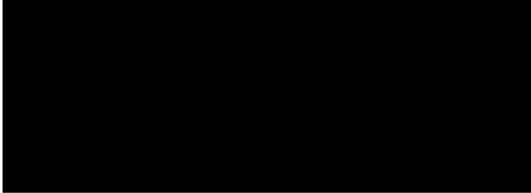
This house's privacy has suffered through the major extensions carried out on 3 Mead Road, specifically the roof conversion. This now results in 181's garden (and the rooms backing onto the garden) being overlooked from this house. If a new two storey building is allowed on the plot as proposed, it will mean that 181's garden has yet more of its privacy disturbed with more opportunities for it to be overlooked from the new dwelling and its boundaries. Although not a planning consideration I would like to also mention that a new two storey property will leave 181's garden with a very limited outlook in one direction with its skyline compromised. Many of these arguments can also be used in relation to 183 Bath Road.

Cont/

Whilst appreciating the need to do something with the plot in question, I really do not think that this planning proposal is appropriate for this location.

I hope my views will be taken into consideration when this proposal is considered.

Yours sincerely,



[REDACTED]

Sent: 08 May 2013 20:28

To: Internet - Planning Comments

Subject: planning proposal 13/00576/FUL

Proposal: Demolish existing garage and build new 2 bedroom dwelling at land adj to 3 Mead Road Cheltenham.

We are in complete agreement with our neighbours at 3 Mead Road and 183 Old Bath Road about their objections to the above proposal.

We hope the Council will reject this further application, as it has with other similar proposals for this site.

Kind regards

[REDACTED]
181 Old Bath Road

[REDACTED]

From: Internet - Planning
Sent: 10 May 2013 11:57
To: Internet - Planning Comments
Cc: Crohill, Ian
Subject: FW: 13/00576/FUL -

-----Original Message-----

[REDACTED]
Sent: 10 May 2013 10:32
To: Internet - Planning
Cc: Internet - Enquiries
Subject: FW: 13/00576/FUL -

Good morning

For your attention, please respond directly to: [REDACTED]

Thanks

Jane Hale
Customer Services Officer
Cheltenham Borough Council
Tel: 01242 262626

-----Original Message-----

From: [REDACTED]
Sent: 09 May 2013 22:17
To: Internet - Enquiries
Subject: 13/00576/FUL -

Dear CB Planning,

Re: Objection to the development relating to planning application 13/00576/FUL.

-
We object to the planning application on the following grounds.

- 1) Scale of development – previous planning submissions have been un-successful on these grounds.
- 2) Height – significantly taller than the current garage, and what had gained planning approval b previous owner. This application is of similar height to previously refused applications.
- 3) Not in keeping with classic 1930 the style of properties.

We hope the planning committee agree and reject this application.

Best regards

[REDACTED]
2 Mead Road
Cheltenham

10/05/2013