

APPLICATION NO: 13/00614/FUL		OFFICER: Miss Michelle Payne
DATE REGISTERED: 22nd April 2013		DATE OF EXPIRY : 17th June 2013
WARD: College		PARISH: NONE
APPLICANT:	Dr Louise Jelly	
LOCATION:	111 Old Bath Road, Cheltenham	
PROPOSAL:	Split level single storey rear extension	

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

109 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DE

Comments: 15th May 2013
Letter attached.

Comments: 6th June 2013
Email attached.

Mr. Mike Redman, Director, Built Environment,
Cheltenham Borough Council,
P.O. Box 12,
Municipal Offices,
The Promenade,
Cheltenham. GL50 1PP

Lustleigh Cleeve,
109 Old Bath Road,
Cheltenham,
GLOS,
GL53 7DE.

Cheltenham Borough Council Environment Group			
PARSED TO			
REC'D	14 MAY 2013		
File Ref.	Type of Request	File Ref.	
Requester		File Ref.	

Your Ref: 13/00614/FUL

Our Ref: 1.Pl.0
11th May 2013

Dear Mr. Redman,

With regards to the planning application No. 13/00614/FUL appertaining to 111 Old Bath Road, Cheltenham, GL53 7DE, for a split level extension. I do have the following objections.

Visual Impact.

The very large and high extension is right on our middle boundary wall and being a Victorian semi-detached house, it is a great mass of solid building against the side wall of our patio and less than 1.2m from our lounge doors, extending for some 4.5m at a height from ground level of 6.0m. As our houses are on a slope this makes the height of the extension above the floor level of our patio 4.3m. Making a large black slate mass.

The extension then drops to a height of 3.0m which makes it approximately 1.3m above our lower boundary brick wall. At this point it has a flat roof and a width of 5.0m and extends for a further 5.4m in length.

The high part of the extension bordering our patio and extending a further 2.1m beyond it will not only block out practically all the sunlight and most of the sky but lessen the light level drastically in our lounge, making it a very dismal room, instead of the bright sunny one it is in the afternoons at present.

To be looking at the vast expanse of tiles so close will be appalling. We love this house and have lived here for 48 years.

The pitch of the extension's roof is extremely high, causing a solid mass of new building which could well be out of keeping with our Victorian houses and ruin their back elevations, especially as they are very tall and so can be seen for a considerable distance.

The massive lower long flat roofed part of the extension is very modern in both design and construction and is completely out of keeping with the rest of the house.

Amenity

There is no Amenity in this new building as far as we are concerned, only disadvantage.

Especially when you bear in mind that the alterations that Mrs. Louise Silva (our neighbour) wishes to achieve can easily be made within the house with very little trouble and much less expense and no damage to the internal look of the house.

Do please see the enclosed letter to Louise with the rough outline of the method of alteration which would not detract at all from the building, either inside or out.

Thank you very much for what I am sure will be a very thoughtful and caring decision which ever way you decide.

Yours sincerely

A solid black rectangular redaction box covering the signature.A large solid black rectangular redaction box covering the address.

13/00614/FUL

[REDACTED]
111 Old Bath Road
Cheltenham
Glos.
GL53 7DE

109 Old Bath Road
Cheltenham,
Glos.
GL53 7DE.

[REDACTED]
01.05.2013

Dear [REDACTED]

I thoroughly enjoyed seeing your garden flat. I thought the alterations you had made were fabulous! It really looked most attractive and what impressed me so much was the fact that the main rooms were still such a good size in-spite of the two extra bathrooms.

I'm afraid that now I must come to a more serious note. It has been suggested that I write to you rather than popping round to have a chat (though of course we can do that as well).

When we came to study the new plans for your kitchen extension bordering our lounge and my bedroom windows and the patio, it appeared that not only will our sun light still be cut down very badly but that the lack of light in our lounge in the afternoon will turn a normally pleasant room in to a really dull and depressing place, looking out on to a patio in deep shadow, with half the sky blocked out, instead of being one of the nicest rooms in the house.

You are very lucky because your semi-detached house faces East, South, West and therefore gets the sun all day long. (Even so you had a tree cut down in the front of your house because it cast a shadow over a small part of your frontage.) Ours faces East, North, West, which means we only get the sun in the afternoon from about 2 until 5 o'clock. It is lovely sitting on the patio then and the sun floods in to the lounge. To lose that would be a tragedy for us, especially as you could alter the inside of your house to give exactly what you want.

It was interesting to hear that David Cameron has suggested that the planning authorities should be aware of the removal of the neighbours sun and light when considering a planning application.

The pitch of the extension's roof is extremely high causing a solid mass of new building which could well be out of keeping with our two lovely old Victorian houses and ruin their back elevations. This especially applies because they are tall and can be seen for a considerable distance.

The massive lower long flat roofed part of the extension is very modern in both design and construction and is completely out of keeping with the rest of the building.

It would be so sad to spoil two such nice houses.

Have you thought of possibly altering the house internally to give you the lovely big family kitchen that you would like and still keep the necessary number of bedrooms etc. that you need?

Mike and I very nearly did this years ago, and then the boys went off to University and we didn't bother in the end. (I think we bought the boat instead!) We wanted to make Mike a separate study by using approximately a third of the big long (18'6"x 14') centre bedroom, so we decided to knock

a big window in the west wall of the room (which as you know, we did). Then the plan was to remove the bedroom door and make it in to an arch. Being such big doorways that could look very nice. Then put a partition a third of the way across so that one had a good sized, approximately 12' x 14', square bedroom with its big window facing out over the Tennis club and a some what narrower room with its big window facing out over the back garden, making a bright and sunny study.

One could then put a small partition across the near width of the study and put in, say, a 2' 3" door, and along the end line of the right angle of the tiny corridor, put another door into the bedroom. One could light this small area with a glass fan-light over the study door.

Then downstairs you could strip out the present kitchen and turn it in to the second sitting room and make the present dining room in to your gorgeous large new kitchen. You could knock out the arch in its west wall, putting in glass windows and two patio doors leading out on to a large patio. I have always wanted to increase the size of our patio, giving it a rounded edge with wide round steps leading in two gentle flights down to the lawn in the garden. With pot plants and lights it could look gorgeous. I used to imagine the wonderful Barbecues, one could have. With your kitchen doors opening on to it, it would be a tremendous asset!

It would cost so much less that you would probably make a very considerable saving.

You might also have enough height to have a sizeable 'shed' for garden equipment under the higher part of the patio.

I do hope that this idea might be helpful. It would be lovely to have something that we would both be equally happy with.

Take care of yourself and don't get too tired ferrying all the children around. I used to do that myself and know exactly how exhausting it can be!

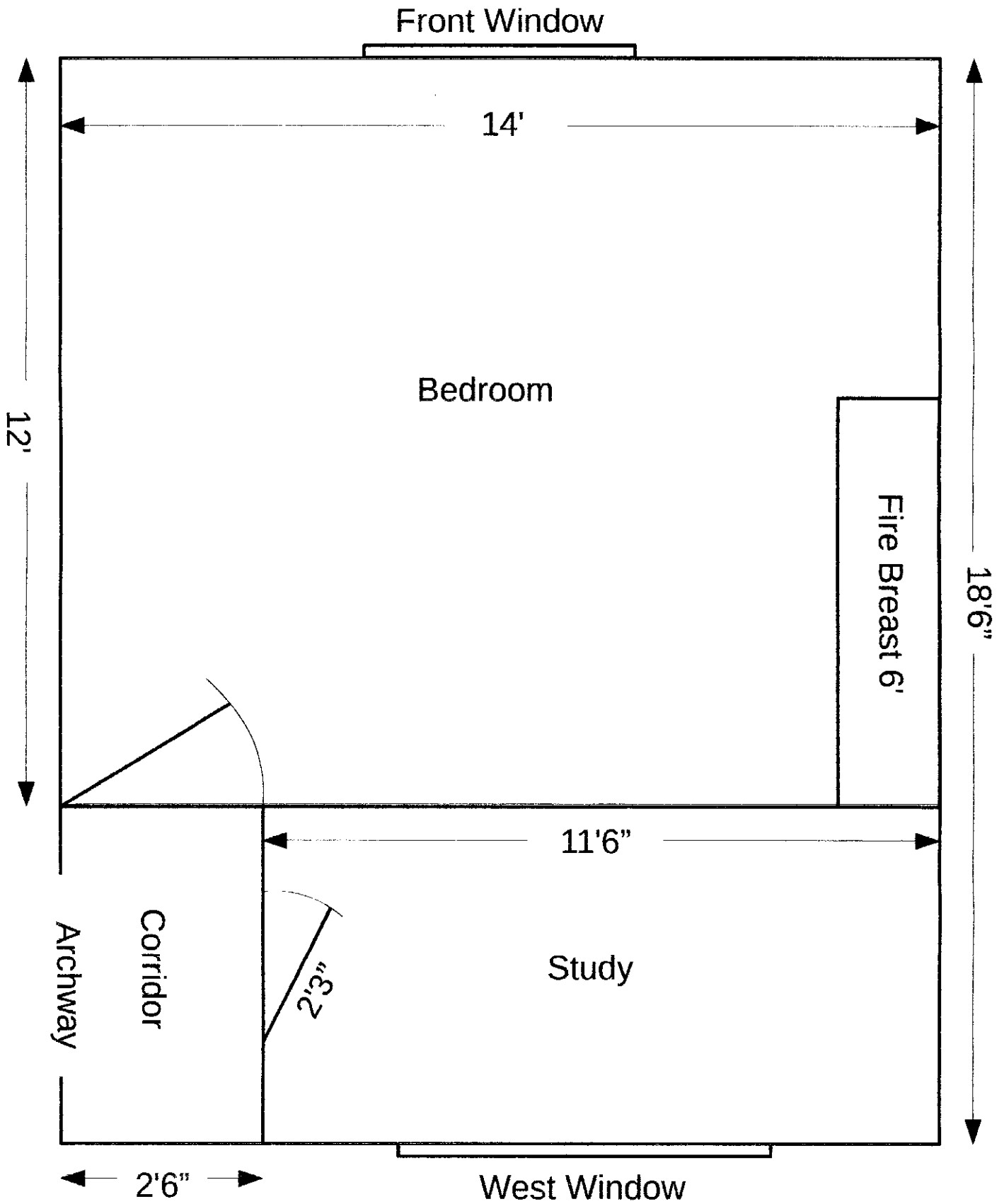
With kind regards

from



Copy to Mr Mike Redman, Miss Michelle Payne and Councillor Klara Sudbury.

Front Of House (East Facing)



Back Of House (West Facing)

First Floor Plan For Extra Room At 109 Old Bath Road
As Example Of Possible Alterations For 111
(measurements approximate).

[REDACTED]

From: Internet - Built Environment
Sent: 06 June 2013 09:14
To: Internet - Planning Comments; Payne, Michelle
Subject: FW: Ref.No.13/00614/FUL

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

From: [REDACTED]
Sent: 05 June 2013 22:37
To: Internet - Built Environment
Subject: Ref.No.13/00614/FUL

To The Director. Built Environment.

Re Proposal: Split level single storey rear extension at 111 Old Bath Road, Cheltenham GL53 7DE. Ref. No. 13/00614/FUL

Objection: From [REDACTED] 109 Old Bath Road, Cheltenham, GL53 7DE

Dear Mr. Redman

I do understand how much Dr. Louise Jelly wants her extension but sadly I am afraid that having this new building right on our party wall and under 2m from our lounge doors is going to effect the quality of our lives.

I used to love sitting in the garden but unfortunately I have found for the last two or three years that I have difficulty in getting up and down the steep steps in to the garden. (The fact that I have a heart problem and am now getting a bit on the elderly side probably doesn't help!) With the result that I sit and relax on the patio and look out across the garden. It is beautiful and peaceful and I love it.

This will now feel much more enclosed by the dark mass of the new extension. It will cut down on the sun, the light and the sky and so will severely cut down on the amenity value of the patio and also our lounge.

Could one soften the effect of the building materials used? If you agreed to allow coloured roof tiles to go with the warm red brick of the house walls and have the external wall of the extension facing us, painted a pale colour. (white perhaps?) It would help enormously and yet not be visible to any one else except us. Not even to Louise in her garden.

It would reduce the negative impact of the new building very considerably and if you would agree, then we would cease to make any further objections.

This concession would be immensely appreciated by me and my younger son who also lives here and the rest of the family when they come and stay.

We have always got on very well with our neighbours and would hate to have bad feelings between us when such a small alteration to the plans could make such a difference.

I am hopefully looking forward to your help in this matter.

Yours sincerely
[REDACTED]