

APPLICATION NO: 11/00735/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 2nd June 2011		DATE OF EXPIRY : 28th July 2011	
WARD: Leckhampton		PARISH: LECKH	
APPLICANT:	Mr Mark Sheldon		
LOCATION:	113 Church Road, Leckhampton, Cheltenham		
PROPOSAL:	Erection of a storey dwelling to the rear (Revised drawings to those previously consulted upon)		

REPRESENTATIONS

Number of contributors	17
Number of objections	15
Number of representations	1
Number of supporting	1

109 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PE

Comments: 21st June 2011
Letter attached.

Comments: 17th June 2013
Letter attached.

14 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 16th June 2011
Letter attached.

Comments: 25th June 2013
Letter attached.

17 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 14th June 2011
Letter attached.

Comments: 17th June 2013
Letter attached.

115 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0NY

Comments: 23rd June 2011

My husband and I have looked at the plans for the two storey dwelling and feel that due position of the dwelling in number 113 Church Road and the direction it is facing, towards our house and garden we will suffer a great loss of privacy when using our garden. Due to the contemporary design of the building the six large landscape windows will all face towards our property and we will be able to see directly into all ground floor and first floor windows from floor to ceiling. From our first floor rear windows we will be able to see into the first floor bedrooms and vice versa. Therefore we object to this proposal.

Comments: 1st July 2013

I would like to object to the proposed dwelling development at 113 Church Road, Leckhampton for the following reasons:

1) In answer to the question A1 'Is the proposal likely to cause harm to the enjoyment of neighbouring properties either internally or externally and the locality due to its layout, scale or massing' - I would have to answer yes.

I live in the neighbouring property No. 115 and my garden is adjacent to the proposed building plot, due to the orientation of the property the large full length windows are all facing directly into my garden. I would therefore lose privacy in my garden, and may be affected by noise, I would also be able to see quite clearly into the living areas of the property.

2) In answer to question C6- 'Does the layout of the proposed development in back gardens respect existing development patterns in the street and block, and does it create its own identity which is complementary to the existing character'- I would argue that the contemporary design is not in keeping with the surrounding properties, or complement them in any way. The large expanse of flat zinc roof will be clearly visible from my garden and the first floor of my house. And although it is being proposed as a bungalow, the front elevation is in fact almost 2 stories high, and therefore not in character with a normal bungalow.

Therefore I object on the grounds of loss of privacy and loss of amenity.

However, if the orientation of the building had changed from the original planning application so that the rear facade with the large windows faced the garage block at the end of the garden, and if the design was more in keeping the local character then I would not have been so inclined.

105 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PF

Comments: 28th June 2013

No objections based on plans seen if sensitive building takes place.

88 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PD

Comments: 13th June 2011
Letter attached.

16 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 17th June 2011
Letter attached.

121 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0NY

Comments: 20th June 2011

My husband and I have had a good look at the proposed plans for this application and object to this proposal being granted for the following reasons:

- We believe the access to this property will cause problems on an already busy road. The access is on the narrowest part of Church Road and with cars parking either side of this access it will be a dangerous manoeuvre to enter and exit the access to this property. The access is also a public right of way which is used by adults and children to gain access to the allotments and the playing field. I do not believe the access can be part of the property as shown in the plans as it is designated a public right of way. The road is used by school children to get to the local School and vehicles coming out of this access would not be seen until you were at the access.
- We also object on the grounds of visual impact. The proposed property will not be in alignment with any others and will stand out as a single property in visual view of all the back gardens along Church Road and Vineries Close. Those properties nearest to this proposed property will be overlooked by the upper story and suffer a loss of privacy when using their gardens. The line of gardens at the back of properties in Church Road and Vineries Close have a lot of natural light coming to all the properties and allowing this proposal to go ahead would diminish the amount of natural light our properties experience now.
- We object to the idea of building in the grounds of this residential property as it will detract from the local area and being a modern building will not fit in with the local housing.
- We thank the planning department for this opportunity to comment on this proposal and hope our reasons for the objection to this planning application will be taken in to account.

117 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0NY

Comments: 21st June 2011
Letter attached.

18 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 21st June 2011

(1) The rear gardens of properties are not planning "brownfield sites", they are amenity areas within the curtilage of the dwelling and this proposal will result in a "loss of amenity" for future owners of the existing property - this proposal is a clear case of garden grabbing

(2) The visual impact of the new dwelling , particularly its south-west elevation, is totally out of character and keeping with the surrounding properties - it is a "blot on the landscape" - it is not compatible or in sympathy with the existing built environment.

(3) Loss of privacy will affect neighbours in Vineries Close and Church Road who will be overlooked from the first floor level of the of the proposed dwelling.

(4) Although it seems council policy to ignore disturbances etc. during the construction stage entry of construction lorries etc. from Church Road into the very narrow access lane will cause chaos in Church road (effectively part of Cheltenham's notorious "eastern bypass") and grossly multiplying the chaotic traffic conditions constantly experienced at that point.

(5) Deliveries and visitors to the new dwelling particularly on completion and during construction will have to park in Church road which is already a parking "disaster" area with frequent vehicles parking at random on the footpath in front of 113 Church Road - people with prams or push-chairs cannot proceed along the footpath now and often have to cross to the other side of the road - regrettably the authorities completely ignore the current problems which will be further magnified on completion of this proposed dwelling.

(6) With residential proposals already in being for 91 dwellings at the close by Delancey Hospital site along with many more proposals in the area what is the driving force for a single illogical development in a private garden?

We urge Cheltenham Borough Council to reject this proposal.

15 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 15th June 2011

My husband and I have reviewed the plans submitted for a dwelling in the garden of 113 Church Road and have had discussions with Mark and Tracy Sheldon prior to them being submitted. We therefore base our comments on the on-line documents and the discussions we have had with our neighbours at 113 Church Road.

We have perused the documents submitted with this application and note that our property and gardens have not been included on the drawings of the site. We would be grateful if the application could be amended to include drawings to a smaller scale which clearly show the location of our property in respect to the proposed new residence, and which show exactly how close to our boundaries with 113 Church Road the property is proposed to be located.

From our understanding of where the proposed property would be located, and from estimating the height of the upstairs windows from the building heights provided in the plans, we are concerned that residents of the proposed development would be able to see into our bedroom windows from the first floor bedroom windows (particularly bedroom 3). We have viewed the plot from the upstairs of our property and believe that we would be able to look into the bedrooms of the proposed property and vice versa which would result in a loss of our privacy. We would also lose privacy in our garden, which we have recently had landscaped, at no small cost, to include a patio area that would be directly overlooked by this proposed development.

Our property is located to the proposed north-west elevation of the property. From perusing the plans it is unclear to us what will happen to the existing trees and shrubs which partly shield our property from 113 Church Road. They do not appear to feature on the site map and we would be concerned if they were removed since we would lose privacy in the ground floor rooms of our house as well as in further parts of our garden. It also needs to be considered by the Council whether their removal could also cause subsidence to our property and our garden buildings. Supporting Information Sketch 2 of 3 seems to suggest that at least some of the plants (particularly a high hedge which shields our property) would be removed. We would object to this on the grounds of loss of privacy, due to our concerns about subsidence, and since these are established plants and trees which support wildlife in our gardens.

The height of the proposed property means that it would be visible from our ground floor rooms (lounge/dining room) and first floor bedrooms (even if shrubs/trees were not removed). Contrary to what is implied in the submitted plans, this building is not in keeping with the surrounding properties. Nowhere in the local vicinity is there such a modern design of house. This proposed development will therefore have a negative visual impact for our property as well as surrounding properties on Vineries Close and Church Road.

My husband and I both cycle to work each day and Church Road is part of our route. It is a very busy road at peak times; we believe, like many others in this area, that it simply cannot cope with further development which would feed on to it. Further, to protect the character of Leckhampton, we agree with our local MP Martin Horwood, that new residences should not be built in the gardens of existing properties.

Initially, our neighbours of 113 Church Road submitted a planning application for a garage and to change vehicular access to the site with accompanying landscaping of the existing garden. From talking to Mark and Tracy we understood their views that they wanted to make better use of their garden and so we supported this application and put our support in writing to the Council. This application was subsequently approved. We were quite shocked when we were informed that a new application would be put in to build a two-storey house on the plot rather than a garage. Whilst we were happy to support a change to the garden, we do not support an application for a new dwelling on the plot for the reasons outlined above.

This progression from a garage to a house in itself is concerning to us as it causes us to question what the future for this plot would be if this planning application were granted. Further, we understand from talking to Mark and Tracy that they will not be managing the building of the dwelling if this application were granted. This raises further concerns for us that if permission to build was granted, what is actually erected would not necessarily reflect the designs that have been submitted. There are already examples of developments to existing houses on Church Road which do not reflect the plans that were submitted to the Council.

We thank the Council for giving us the opportunity to comment on this application and hope that our concerns about loss of privacy, negative visual impact, potential subsidence, increased traffic on Church Road, and potential "design creep" in the plans for this site, will be taken into account in any decision making.

119 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0NY

Comments: 24th June 2011

I have lived with my family at my current address for over 10 years and the rear garden was the main selling point which made us buy the property. The proposed construction will be unsightly, over bearing, and will reduce privacy which will evidently have a negative impact on the potential re sale of my property.

I have monitored the parking and traffic flow in the area and have identified with photographic evidence that there is a constant risk of road traffic collisions not to mention serious injury to pedestrian with the current parking contraventions which if the proposed planning is agreed will be exacerbated.

This is a particular problem with the constant parking of vehicles on the pavement outside 113 Church Road which has been a regular occurrence for several years. Visitors also park their vehicles on the pavement prior to the 'SLOW' road markings warning motorists of a hazardous staggered junction prior to Kidnappers Lane.

It is inevitable that a collision will occur with vehicles entering Church Road from the narrow lane which is the only access to the proposed building. Visibility is already limited due to the constant illegal parking of vehicles outside 113 Church Road. I have photographic evidence of pedestrians having to walk in the road with prams etc as the pavement is often completely obstructed. This illegal parking and the nature of the narrow lane combined with the excess speed of traffic and a blind bend on the apex of the lane is a blatant major hazard.

Those that will be most at risk will be the young children using the lane to gain access to the play area and playing field, and pedestrians walking along Church Road.

I consider this written objection as a formal statement of my concerns to the welfare of those using Church Road as both drivers and more importantly pedestrians will be at a greater risk with the increased use of the lane for vehicular access. I have brought my concerns to the attention of the highways agency last year and this was prior to any proposed development.

The photographic evidence that I have recently recorded along with this written statement will I'm sure be of use should any injury collisions occur in the future following approval of this development.

This building will provide financial gain for those involved but Cleary is not of any benefit to those of us that will have to suffer the construction process and resulting eyesore.

I was only made aware of this proposed development last week and I am surprised that I was not given more time to consider the application by way of either direct contact, a formal letter in the post or the usual planning proposal notices placed near to the land in question. I wonder how many others may not have had an opportunity to voice their concerns.

I feel that this proposed planning application and the process that follows needs to be very transparent as I cannot imagine why any serious consideration would be given to this project.

107 Church Road
Leckhampton
Cheltenham
Gloucestershire
GL53 0PE

Comments: 27th June 2011
Letter attached.

Comments: 25th June 2013
Whilst this amended application does address many of the issues that the neighbouring properties might have had about height/impact and access, it still leaves a number of problems:-

Flooding

By simply putting all the accommodation on one level, the risk of flooding is actually increased because the footprint of this building is considerably larger. The application is very non-committal on flood prevention/drainage. The properties that suffer the most from this issue are beyond 113 Church Road, i.e. 107 and 109 Church Road and The Vineries (as was demonstrated in July 2007).

Access

I'm concerned that the previous (successful) application for the new driveway/access at 113 Church Road makes reference to the garage to the side of the property being used in the future. The only way to achieve this would be via the existing access lane which is a PROW. This would enable the new property to be accessed by two driveways. The use of the original driveway/lane for this purpose would be incredibly dangerous for both pedestrian and vehicular users. Please can I ask that the council make it a condition of planning that the original lane is not used to access the new property (this to include ALL construction traffic, which will be particularly hazardous to pedestrians)?

14 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 21st June 2011
Letter attached.

14 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 16th June 2011
Letter attached.

15 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 23rd June 2013

I am writing to you to object to the planning application submitted by our neighbours at 113 Church Road for a single storey dwelling in their garden. I have viewed most of the documents regarding this application, however at the time of writing this I had intended to consult them further in writing my response. The documents are no longer on the Councils planning portal despite there being two days left for me to comment. I insist that the deadline for making comments be extended since this lack of access to the documents is affecting my ability and the ability of my neighbours to comment on this proposal as is our right. I write this objection based on what I have seen of the application so far but I would like the opportunity to add to/amend this letter once the documents are available to view again.

I object on the following grounds:

Loss of privacy: One of my primary concerns with the original proposal for a two-storey house was that my husband and I would lose privacy in our home since the residents would be able to look into our home from their windows. Despite the revised plans now referring to a single storey dwelling, the orientation of the building in its plot will still allow the residents to look from the main windows running along the garden side of the house into our home (and garden) which represents a loss of privacy for us. This situation will be even worse if the mature shrubs/trees along our border with 113 Church Road are removed. It is not clear what is happening with these shrubs/trees from the parts of the application we viewed. Even if they remain, we will still lose privacy in our home with this development. Equally, I do not wish to be looking from my home straight into the home of someone else. The arrangement of houses in this area at present prevents this since there are two garden lengths between houses whereas this is not the case with this proposed development.

Subsidence: It also needs to be considered by the Council whether the removal of any mature trees and shrubs could cause subsidence to my property and my garden buildings.

Design: The proposals for this home suggest that the design of the house is in keeping with the local area because there is an eclectic mix of housing on and surrounding Church Road. There is, however, no other house that is so modern in design and this design is not in keeping with the local area. If permitted this development would have a negative visual impact on my property since it would be clearly visible from the upper and ground floor rooms of my house.

Density of building: I believe the home is too large for the plot size it would be located within.

Flooding: The large garden at present absorbs rainwater yet with development I am concerned about the result of increased run-off for the surrounding area and for my own home. I am not sure that the proposed soak away is sufficient for worse-case scenarios bearing in mind the heavy rain we have experienced recently.

Nature conservation: The garden at 113 Church Road provides a habitat for local wildlife. Building on this plot will remove this habitat for local animals and birds.

Further to the grounds on which I object, I would like to raise two other issues:

When the previous plans were submitted, I highlighted to the Council that the drawings neglected to show the position of my home. I was told that amended drawings would be requested from the applicants that would show our home however, our home is still not represented on a number of the drawings and I bring this to your attention so that you may give full consideration to the implications of this proposed development for my own home (e.g., my loss of privacy).

Finally, I am concerned that were this application granted, we could see design creep. Previously, my husband and I supported our neighbours in their request to alter the access to their property, boundary wall and entrance gate because we were under the impression that they wished to install a garage on the part of their plot now proposed for the building of this house because they do not have a garage and they wanted to make better use of the garden. (You will see our support for this proposal on the on-line portal within the history for this property). However, the next thing we heard was that rather than landscape the garden they were seeking to put a new property in the plot. We were very shocked by this and my concern is that once there is a foot in the door, the designs will change yet again, as has been my experience so far. I appreciate that my concerns about design-creep are not grounds for an objection therefore please refer to my points above in justifying my objection.

Thank you for giving me the opportunity to comment on this proposal.

15 Vineries Close
Cheltenham
Gloucestershire
GL53 0NU

Comments: 23rd June 2013

I am writing to you to object to the planning application submitted by our neighbours at 113 Church Road for a single storey dwelling in their garden. I believe my wife has also commented on the fact that the documents are not viewable at the time of writing this letter. If we cant see the documents it's difficult to list all of our objections.

My objections in the absence of having the documents available for further reference are as follows:

Density of building: The proposed development is too big for the plot and appears to be very close to the boundary with our property.

Design: I don't believe that this property will fit with those in the surrounding area due to its contemporary design. This will spoil the view from our home.

Loss of privacy: Despite the reduction in the number of floors since the last application by our neighbours, I am concerned that we will still lose privacy in our home. At present, its not clear whether there will be removal of trees and mature shrubs from the boundary of our properties, however either way the positioning of the house in the plot (and the placement of the large windows) means we will be able to look into this dwelling from our residence and vice-versa.

Flooding: The large garden at present absorbs rainwater- remove this and it increases the risk of flooding.

Our property is not included in a number of the drawings and this is misleading since it does not give an accurate picture of the impact of this proposed development on my property.

Thank you for giving me the opportunity to comment on this proposal.

POSTAL
M 17 JUN 2011 O
SERVICES

11-6-2011

Your Ref 11/00735/FUL

Dear Sir,

AG 3799 2614 5GB SIGNED FOR



BUILT
21 JUN 2011
ENVIRONMENT

Re Proposal for the Erection of a two
storey dwelling to the rear of 113 Church Road
Leckhampton

I have considered the application from Mr & Mrs Mark Sheldon in respect of the above development very carefully and would like to make the following points in objecting to it:

(1) Prior to the purchase of 'Homelands' by Mr & Mrs Sheldon the previous owners i.e. the Executors of the Estate of the late Jean Bendall applied for permission to demolish 'Homelands' and erect three dwellings on the site. This proposal was rejected by the Borough Council and the rejection was upheld by H.M. Inspector on appeal who stated that in his opinion "the volume of traffic in Church Road had reached saturation point and could not accommodate even one more car". The fact that it is proposed to make an entrance directly into Church Road for cars belonging to the owners of 'Homelands' and therefore leave the access lane for the use of the owners of the new building will not reduce the level of traffic in Church Road.

Since the H.M. Inspector's statement the traffic levels in Church Road certainly have

not decreased and at certain peak times it is very difficult to get access into Church Road from the lane. This is not helped by cars being parked close to the lane's entrance

(2) Since Mark & Tracey Sheldon purchased 'Homelands' they have made a wonderful job in clearing the large overgrown area at the rear of the garden and laid out a nice lawn and flower beds. This open space which is of benefit not only to them but also to the surrounding area will be lost should the development take place. Whilst the proposal may not quite fall within the term 'garden grabbing' which the Borough Council oppose it is very close to it. I also feel that they and any future owners of 'Homelands' will feel blocked in should this proposal go ahead and this valuable open space will be lost forever.

(3) From the plans I have seen of the proposed new building I find it hard to understand how this modern design will fit into the area and not become an eyesore

(4) On a personal basis I am extremely reluctant to register my objection to this planning application as I have been good friends as well as a neighbour of Mr & Mrs Sheldon since they purchased 'Homelands' but I would

ask the council to very carefully consider the points I have raised and I hope that then they will decide to reject the application.

(5) I feel that vehicles leaving the proposed new building could present a serious danger to vehicles driving up or down the existing access lane as they will not be apparent until both the vehicles are in very close proximity and I cannot see how this danger can be eliminated.

Yours faithfully



Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	17 JUN 2011		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

1/2



Yours Reference 11/00735/FUL

12-6-2013

Cheltenham Borough Council			
Environment Group			
PASSED <u>on 17/6/2013</u>			
REC'D	17 JUN 2013		
Date of Response		Type of Response	
Initials of Respondent		File Ref.	

Re Extension of a 1 storey dwelling
at the rear of 113 Church Rd.
Leckhampton

Thank you for your letter

of the 4th June notifying me of the revised plans for the above, I wish to make the following objections & comments:

(1) The proposed building is too large for the size of the plot of land. The proposed design is of a very modern nature & will not fit in well with the neighbourhood.

(2) The construction of this building will result in the loss of further valuable open space which benefits both humans & wildlife. This is particularly important in view of the new building which is proposed for the area.

(3) The provision of this dwelling will create more traffic entering Church Rd at the point of a dangerous bend in the road.

(4) The change in the weather pattern has resulted in longer periods of heavy rain and building on this open space will result in the loss of natural drainage. I understand that the plans take this into account but I have no expert knowledge and cannot say they will be adequate in the worst conditions. Should this not be the case

flood water will overflow into the paddocks and subsequently into part of my garden and the gardens of Valerie Lodge which back onto the paddocks

(5) Mark & Tracey Sheldon have made a number of improvements to Homelands since they moved in and the property is one of the most desirable in the area in its present condition I feel that if the proposed development goes ahead it will have a detrimental effect on the value of properties in the immediate area and particularly on the value of 'Homelands'. It also appears contrary to the Council's policy against garden grabbing.

(6) The previous application contained provision for the Builders Lorry, the driver of the new building and visitors to it to gain access via the narrow lane to the side of Homelands and this concerned me greatly. I understand that under new plans that these will use the new driveway which has been constructed inside the boundary of Homelands and if the Council do grant planning permission for this development that would be an explicit condition of the planning permission

Yours faithfully



Environment			
PASSED			
REC'D	13 JUN 2011		
Date of Response		Type of Response	
Initials of Respondent		File Ref.	

14 Vineries Close
 Leckhampton
 Cheltenham
 Glos.
 GL53 GNU
 8th June 2011

Mr Martin Chandler
 Cheltenham Borough Council
 Municipal Offices
 Cheltenham

Dear Mr Chandler,

Proposed construction of house at 113 Church Road Leckhampton
Ref.11/00735/FUL

I am writing to express my deep concern and dismay at the proposed development as outlined above. I have seen the plans and feel I am in a position to comment on these in detail.

The property would overlook and shadow our property to such an extent as to completely spoil our enjoyment of our home. We have lived here extremely happily for over eighteen years and considered that this would be our family home for life. Indeed, at the mere mention of moving house our daughter becomes extremely distressed. The nature of this development would have such an extreme impact on our lives as to make our continued residence intolerable.

Because the proposed property would lie south of our home our light and sunlight would be drastically reduced, our beautiful view of Leckhampton Hill would be obliterated and our garden would become totally unviable. We would lose our privacy in both our house and our garden, as there would be windows over looking our home.

The land, by nature of its size and position is totally unsuited to this proposal. The present dwelling is single storey and the garden is of pleasant size. The proposed development would mean that the residents would have limited space and little or no parking for visitors. As a frequent pedestrian and motorist using Church Road I can say with absolute authority that the access would be in the very worst place from the point of view of safety. At present any cars parked outside 115 and 117 cause an unacceptable hazard but if vehicles were to park outside the proposed development the carriageway would be entirely blocked, leaving drivers unable to overtake safely because of the curve in the road.

Access to and from these properties would be extremely hazardous because traffic travelling fast along Church Road towards the school is, at this point, entirely focused on overtaking the legitimately parked cars on the left whilst avoiding oncoming traffic. The bend in the road reduces visibility to such an extent that any further hazard of vehicles entering or exiting this development would create an unacceptable degree of danger.

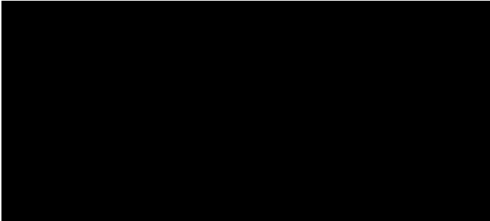
As a parent who has accompanied young children along the pavement to and from the local primary school I am extremely fearful of the hazards such a development would create. The road is very narrow at this point and the pavement only permits single-file movement. The danger to pedestrians would be exacerbated enormously by visiting motorists parking illegally on the pavement rather than obstructing the highway. At present when this happens pedestrians are forced to walk out into the road as crossing is made impossible by the nature of the narrow bend. The proposed development would mean that this would become a frequent occurrence and lives would be at risk.

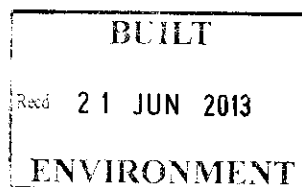
One of the main routes to this the playing field will be along the footpath, which the property would use for vehicular access. At a time when parents would like to feel it safe to allow their children to use this footpath to access these facilities they will feel unable to do so because of the

unacceptable increase in traffic unused to negotiating pedestrians. The pedestrian route in question is also the main access route to the allotments, with people constantly using wheelbarrows laden with tools. The lane is too narrow to accommodate both parties.

Please visit the site to see for yourself the unsuitability of such a development and allow the residents who are so deeply affected to see that there is justice for the ordinary person.

Yours sincerely,





14 Vineries Close
Leckhampton
Cheltenham
Glos
GL53 0NU

20th June 2013

Mr Martin Chandler
Built Environment
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

Re Your Ref 11/00735 FUL
Erection of a dwelling to the rear of 113 Church Road Leckhampton

Dear Sir

I object to this planning application on the grounds that it is unsuitable development in the context of the property character and positioning in the immediate vicinity, that it overlooks other properties, and that it will bring extra traffic onto Church road at a potentially dangerous position.

I reference my detailed comments supporting this view to points in "Planning statement – revised May 2013"

3.0 Planning history (see also 4.25 Q AP1) The vehicular access was granted solely for access to 'Homeland' at 113 Church Road, therefore the existence of this cannot be used as a precedent for determining the suitability with regard to any future traffic movements or safe operation.

3.3 Thompson Drive is on the other side of Church Road and some way from this development; it has different characteristics, not all of which are comparable to this case

3.6 (see also 4.25 Q AP4) The lack of "personal injury accidents" cited is a complacent viewpoint rather than a sensible risk assessment of, in my opinion, an increasingly likely risk based on my observations of this road for the last 25 years. That part of Church Road is a special case where a slight kink in the road combined with parked traffic causes a blind spot and pedestrians may be in close proximity either side. This concern therefore applies to 3.8 where it states "1 additional dwelling will have no..." with a 4 bedroom property there is every possibility this could be 2 to 3 cars and therefore will have an adverse effect.

4.15 Vineries Close is a mid-1960s housing estate and other housing in the vicinity is earlier but of similar style and construction; there seems to be an implication throughout this document that much development is rampant and "unordered" - the variety of forms and styles do exist but they are built and, if applicable, extended in similar architectural styles.

4.20 Out-of-character materials are proposed including a metal roof

4.21 Cramming a 4 bedroomed property into this garden this is precisely an example of inappropriate development (see also 4.25 Q W1 – This does represent an increased flood risk in the ever-increasing concreting over of gardens.

4.25 It may be hidden from majority public view – but will impinge on our view of Leckhampton Hill which we have enjoyed for over 20 years.

(Q C2) I contend that the remaining garden for this house looks small.

(Q C3) The “frontage access” has no relevance as it is stated it will “not now intended to serve the proposed dwelling”.

(Q C6) This property does not complement the existing character of the immediate vicinity; the fact that it is garden infill and of a totally different design to any existing property exemplifies that.

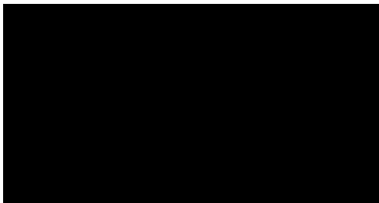
(Q C7) It will affect the vibrancy, there have been no extra houses built on the vehicle access to the east for many years.

(Q C13) Great variety does exist “with buildings of different heights, ages and styles” but none is one and a half height and of futuristic design and construction (largely wood panelling with a metal roof covering). All buildings within the vicinity are of a traditional construction. (see also 4.30 Where it states that “the proposed dwelling will sit comfortably in this setting” I totally disagree for obvious reasons just stated.)

(Q C14) This may be single storey but it is one and a half height and will indeed overlook neighbouring properties.

6.2 I cannot see in what way “the highways issue is overcome” it is surely made worse.

Yours Faithfully



Built Environment
Planning Department
Cheltenham Borough
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

13 JUN 2011	
Date of Response	Type of Response
Initials of Responder	File Ref.

17 Vineries Close
Leckhampton
Cheltenham
GL53 0NU

10 June 2011

Ref: 11/00735/FUL (113 Church Road)

Dear Sirs

We would like to register the following comments and to express our concerns and protests about the development proposal at 113 Church Road.

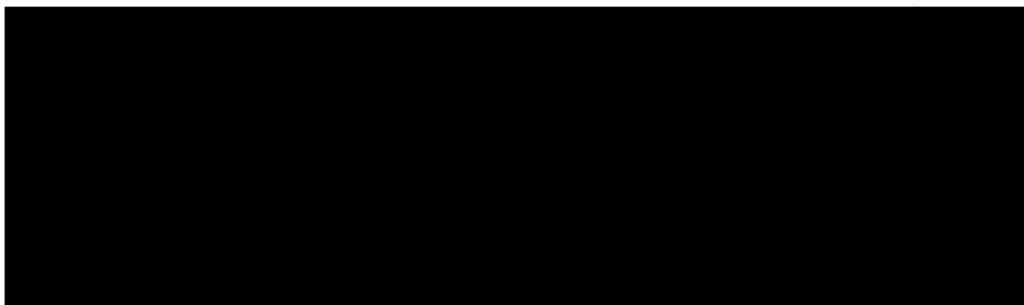
- 1) Our property would be overlooked from the upper parts of this proposed dwelling. This is an unacceptable change in amenity value.
- 2) Perhaps more importantly, we would be able to see the ugly and utterly inappropriate upper storey and roof structures. Both the above observations are in contrast to the erroneous answer to question A1 in the Planning statement. Also see comments in point 8 below.
- 3) Much play is made of the need for more housing in the region in the Planning Statement. This proposal would be of little help since it is in an expensive part of Cheltenham (Leckhampton) and would not fall in to the 'affordable' housing category that is needed. This makes most of the justifications attempted in sections 4.1 to 4.8 of the Planning Statement irrelevant.
- 4) Whereas we agree that that there is variety in the architectural styles in Church Road, they exist for sound historical reasons. The various styles co-exist in a sort of happy harmony. This proposal is totally and unnecessarily out of keeping. The answer to question C6 in the Planning Statement is quite wrong, and the answer to C10 in the Planning Statement is ludicrous in that the development makes no attempt to 'respect existing development in the area.'
- 5) Referring to the answer to question W1 in the Planning Statement, in June 2007 that part of Church Road was flooded and impassable. This dwelling will make this problem even worse by adding another area where rain water must be diverted – probably to a soakaway which will not be able to cater for heavy downpours.
- 6) We are unclear what the Council's Policy is on Garden Development, but it should, we feel, be to prevent it unless there is a very special and compelling reason. This Planning Application attempts to justify itself by saying in section 3.8 that there may be a development 'to the south of Cheltenham that will put far greater pressure on Church Road than the level of traffic associated with this scheme'. The logical extension of this

statement is that there is no need for this development since housing needs will be met by a more substantial scheme in the future.

- 7) Another illogical argument put forward is that an earlier development allowed in Thompson Drive should make this development more probable. Exactly the opposite is the case. The Thompson Drive development pushed traffic closer to the capacity limit. Every system reaches a limit before breaking. All users of Church Road know that it has reached its capacity limit in the morning rush. This scheme would only make matters worse.
- 8) The answer in 4.9 of the Planning Statement states that 'the application site is effectively hidden from public view'. This is untrue and illustrates the insincerity of the Design & Access Statement (section 11) implying it is an ecologically orientated design. The access road is a public footpath as can be seen on Gloucester County Council Public Right of Way (PROW) map. So although it may not be visible to car drivers who damage the environment as they pollute the air, and who are foolish enough to be looking at the development rather than concentrating on the dangers of Church Road, for those boring old fashioned people using their legs as a means of transport it most certain is highly visible and is as mentioned above totally out of character with the listed buildings just over the road and out of kilter with every other dwelling for a considerable distance.

We hope these points will be taken into consideration when this application is considered.

Yours faithfully



17 Vineries Close
Cheltenham
GL53 ONU

12 June 2013

Ref: 11/00735/FUL 113 Church Road, Leckhampton.

Dear Sirs

We would like to object to the revised development plan.

Looking at the Superseded Planning Statement in detail:

Visual impact

- 1) The statement in section 2.6 (Page 7) is misleading, in saying that *"The site is not readily apparent from the Public Realm in Church Road"*. The access road is a public footpath as can be seen on Gloucester County Council Public Right of Way (PROW) map. So although it may not be visible to road users in Church Road, it most certainly is visible to those of us using our legs as a means of transport.
- 2) With regard to the answers to questions C6 (Page 14) & C13, C14 (Pages 15,16):- *"There is a large variation to the architectural style locally....."* In our view, the design is entirely out of keeping with existing neighbouring structures both in orientation and choice of materials. There are no other similar designs in the area, other perhaps, for the odd garage roof and wooden garden shed. Whilst there is some variety in materials, most buildings nearby are brick or render and tile. The few wattle and daub thatched roofed buildings are unobtrusive and visually delightful. If this development is allowed, are we to expect log cabins with corrugated roofs opposite the municipal buildings (there's quite a bit of grab-able land there!) or wigwams in Landsdown Road?

Design

- 3) The answer to question C2 (Page 13) states that *"The proposal would have no impact on landscape settings..... There is no adverse impact on character or amenity, with both remaining gardens being spacious, and therefore no need to mitigate against such impacts"*. On the contrary, 113 Church Road seems in need of an extra driveway, replacing garden area, and the new proposal's garden is very small.

Amenity Value

- 4) The answer to question C3 (Page 13) states that *"There are no key local views or vistas through the site"* Leckhampton Hill is an area of outstanding natural beauty, the view of which will be restricted to some of our neighbours in Vineries Close.
- 5) The answer to question C5 (Page 14) dismisses the fact that the proposed building is rotated by 90 degrees relative to every other property in the area. (This, of course, removes the problem of overlooking other properties away from the existing building at 113 Church

Cheltenham Borough Council Environment Group			
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Road, and ensures the reduction in value to neighbours' properties is not shared by the owner of 113 Church Road.)

- 6) The impressions given by the answers to questions A1, A2 (Page 16) "..... *There will not be any undue overlooking of neighbouring property from rear facing windows*", and "*There is no clear pattern of garden to dwelling relationship that should be followed*" are arguable. There is a clear relationship; the gardens generally are arranged in a way that puts 2 garden lengths between the rear aspects of each dwelling. This proposal, due to its orientation, puts the garden facing sideways seriously overlooking the house adjacent to 113 Church Road and allows lack of amenity to a number of gardens, including to an extent, ours.

Traffic

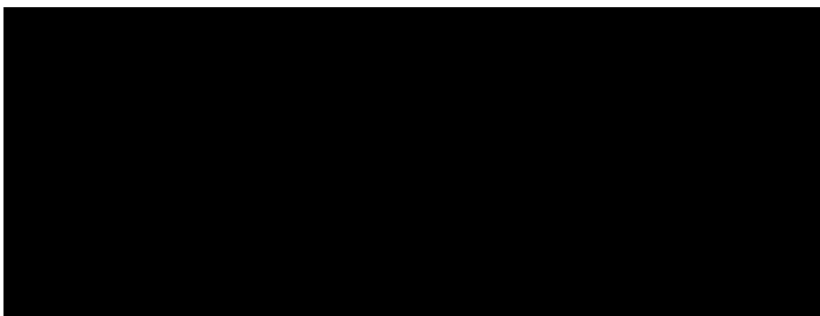
- 7) In Sections 3.3 – 3.8 (pages 9,10), the essence of the argument is that a previous increase in traffic due to a development in Thompson Drive was permitted and that fact should support this additional cause of traffic increase. This is an illogical argument and implies we can keep putting 'straws on the camel's back' until it breaks. The Thompson Drive development pushed traffic closer to the capacity limit. Every system reaches a limit before breaking. All morning rush users of Church Road know that it has reached its capacity limit. This scheme would only make matters worse.

Flood Risk

- 8) We disagree with the impression being given by the answer to question W1 (Page 17 of the revised planning document). In June 2007 that part of Church Road was flooded and impassable. This dwelling will make this problem even worse by adding another area where rain water must be diverted seemingly to a soak-away which will not be able to cater for heavy downpours.

We hope these points will be taken into consideration when this application is re-considered.

Yours faithfully



Cheltenham Borough Council Environment Group		Collum End Farm 88 Church Road Leckhampton Cheltenham Gloucestershire GL53 0PD	
PASSED TO			
REC'D	10 JUN 2011		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

Mr R Lindsey
Development Manager
Cheltenham Borough Council
PO Box 12 Municipal Offices
Promenade
Cheltenham GL50 1PP

9th June 2011

**Proposal: Erection of a two storey dwelling to the rear at 113 Church Road
Leckhampton, Cheltenham**
Your Ref: 11/00735/FUL

Dear Mr Lindsey,

Thank you for your letter telling me of this possible development.

I have seen the proposed plans and I have no objection for the following reasons:-

1. There will be no need for parking in the road.
2. The planned house will be unseen from my property, and in fact will hardly be seen from the road.
3. This road has houses from many different centuries, so a modern house will add to this collection of property
4. Mr & Mrs Sheldon have kept me informed of what they propose, and I think they will be very particular in implementing this building.

Yours sincerely



16, Vineries Close
Leckhampton
CHELTENHAM
GL53 ONU

10th June, 2011

The Development Manager
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham. GL50 1PP

Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	16 JUN 2011		
Date of Response		Type of Response	
Initials of Response		File Ref.	

Dear Sir

Planning Application – Ref. No. 11/00735/FUL

I refer to your letter of the 3rd June regarding the above-mentioned planning application and wish to register my objection to the proposal.

The proposed plan shows a large and substantial building with the front elevation facing south. It is, therefore, at right angles to the existing houses in Vineries Close and Church Road and would mean that occupants of the proposed dwelling would overlook and have a view particularly into the bedrooms of the houses very nearby in Vineries Close.

The present boundary between the proposed house and No. 15, Vineries Close is a high hedge and some trees but if any of these were removed or reduced in height it would seriously further affect the privacy of those in No. 15 Vineries Close and ourselves in No. 16.

The lane providing access to the site is very narrow and is frequently used by adult and child pedestrians and any extra traffic using this would create a further hazard. Similarly, the access to and egress from that lane is particularly difficult because it meets Church Road at its narrowest point and where visibility in either direction is very restricted by reason of the bend in the road at this 'pinchpoint' and by vehicles parked along the road to the left and often to the right of the lane.

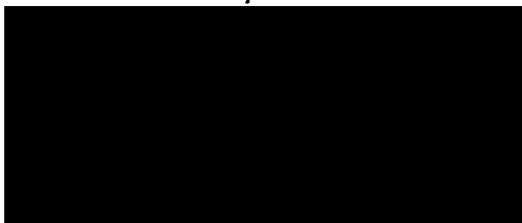
Although the 30 mph limit on Church Road was extended to beyond Crippetts crossroads, this has had little effect on the general speed of traffic using Church Road and, whilst there have apparently been no injury accidents where the lane meets the road, tyre marks resulting from severe braking and indeed tyre squeal from such braking are regular occurrences indicating that it is more by luck than judgement that a serious accident has not occurred. Furthermore, some vehicles have to mount the pavement in order to pass each other.

2.

Your records will show that two previous applications to develop this site have been refused and I cannot think of any change which might improve conditions, especially since traffic flow has increased with more and more drivers using Church Road as a 'rat-run' and, although attitudes to planning applications may have changed over recent times, the comments of a Planning Inspector in refusing a local appeal that 'Church Road cannot take another single vehicle' must still obtain.

I therefore wish to confirm my objection to the proposal on the grounds of excessive traffic, the visual impact of such a building and particularly the loss of my privacy.

Yours faithfully



Cheltenham Borough Council Environment Group			
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REC'D	20 JUN 2011		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

117 Church Road
Leckhampton
Cheltenham
GL53 ONY

Mr Mike Redman
Director – Built Environment
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham GL50 1PP

Dear Sir

Proposed Development at 113 Church Road, Leckhampton
Reference: 11/00735/FUL

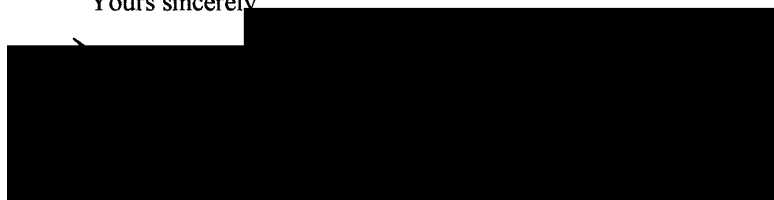
We, as near residents of the above property, wish to object to the application to build a 2 storey dwelling to the rear of 113 Church Road. The reasons for this objection are:

- The ingress and egress of the proposed dwelling is far too close to the narrowest part of Church Road. We have in excess of 7000 vehicles per day using this road and at this point we have many near accidents and several minor shunts on a regular basis (we know personally of five such incidents in the past few months). It is appreciated that only accidents involving injury to persons or animals have to be reported to the Police and therefore I believe only two such incidents have occurred within the past 5 years. However, there are near misses here each and every day of the year.
- There is a school nearby and many children walk (as the Government requests) to avoid congestion - at the moment it is perfectly safe for those children to do so as there are no roads on the Western side of Church Road after Kidnappers Lane to cross. The proposed new vehicular access in what is presently a private drive with obscured access (used by 2 cars only and by people who have lived in their properties for very many years and know the dangers) would be detrimental to the children's safety.
- There is also the serious problem of visitors to adjacent houses parking on the pavement forcing pedestrians to walk in the road, and another property will only exacerbate this issue.
- A new play area has been established in Burrows Field and this has resulted in an increase in the amount of pedestrian traffic using the private lane that leads to the rear of no. 113, families with small children will be using the lane at all times of the day and in the summer months during the evenings as well. I believe a serious accident (possibly a fatality) will happen sooner rather than later if this proposal is allowed to go ahead.
- A new dwelling would mean at least a further 2/3 cars using this small area. It is a dangerous road and the residents have been campaigning for years for traffic calming measures which now seem to be in the pipeline. These proposals, which would add to the existing hazards seem to be extremely unhelpful.
- I understand the Government's need to build low cost housing but believe that this house would definitely NOT be classed as such, it is likely to be an expensive property of which this area has more than enough and we do not need more.
- When the original planning application was turned down by Cheltenham Borough Council, the reasons given included the sheer volume of traffic using the road and indeed a recent planning appeal relating to Church Farm Dairy was also refused as the inspector concluded that Church Road is operating beyond its physical and environmental capacity, and is sub-standard for the amount of development it currently serves.

- As for the proposed plans we believe that the structure would look totally out of keeping with the area, and yes we accept that there are varying styles of homes along Church Road, but they are all built with traditional materials as per adjacent recent builds and extensions. The proposed building may look fine set within a large 1-2 acre plot but certainly not on a small suburban site closely surrounded by traditionally built homes where it would only 'take over' the area, due to size, height and build materials, and it would also stick out like the proverbial architectural 'sore thumb'.
- The large upstairs rear facing windows could also seriously compromise the privacy of the surrounding gardens.

I trust the above points of objection will merit due consideration.

Yours sincerely

A large black rectangular redaction box covers the signature and any accompanying text or contact information.

[REDACTED]
The Paddocks
107 Church Road
Leckhampton
Cheltenham
Gloucestershire GL53 0PE

Robert Lindsey Esq.
Development Manager
Cheltenham Borough Council
P O Box 12, Municipal Offices
Promenade
Cheltenham GL50 1PP

Cheltenham Borough Council Environment Group			
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REC'D	24 JUN 2011		
Date of Response		Type of Response	
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27 JUN 2011			
ENVIRONMENT			

22nd June 2011

Dear Mr Lindsey

Planning application; your ref. no. 11/00735/FUL

I refer to your letter dated 3rd June 2011 regarding the planning application detailed above. I wish to object to this proposal for the following reasons:-

Design/impact of proposed property

As the proposal is quite clearly a back garden development, it needs to demonstrate that it respects the surrounding area and does not compromise the amenity of adjacent buildings and residents. I do not feel that it has achieved this. The existing property at 113 Church Road is on the Council's index of locally important buildings. It is an unusual 1930s cottage that has been restored and redeveloped to an exceptional level and stands in a beautifully landscaped garden. The ultra-modern proposal severely undermines this property, not only due to the incongruity of the design vis-à-vis the existing property, but also the sheer size and the orientation of the building. In terms of the impact on my own property, it will certainly reduce the light quality I currently enjoy and is likely to throw a large shadow over my thriving orangery at certain times of the day. I am also likely to suffer from some loss of privacy and noise pollution because the proposed parking spaces and vehicle turning (gravel) drive is directly adjacent to my property. This is a semi-rural location that is characterised by wide open spaces and this proposal would impact dramatically on this.

Also, I notice that the artist's impressions contained in the Design & Access Statement would indicate that there is a substantial hedge between this plot and my property running alongside the drive, thus minimising the impact on my privacy. This is not an accurate representation of the existing hedge – it is around five foot high and would not be capable of growing much higher. The drawings are suggesting something far taller than this. Furthermore, in dealing with the impact of the building upon the immediate neighbourhood, the planning statement implies that this is not really necessary because *"the application is effectively hidden from public view such that there is no conflict here."* This is completely disingenuous and factually incorrect. I accept that the proposed development is not visible from the public highway but it is clearly visible from the public footpath and from the properties surrounding it in Church Road and The Vineries. In summary, this proposal is overbearing, intrusive and entirely out of keeping with the surrounding area.

Highway safety

I believe that any contribution to further traffic volume in this particular part of Church Road is to the detriment of local residents and the safety of both drivers and pedestrians. As a public right of way, the private driveway is a heavily used pedestrian resource by a wide variety of people in the locality (particularly young children with the proximity of the local primary school, kindergarten and playing fields). It is not wide enough for a pedestrian to pass any vehicle between Church Road and the gate to 107 adjacent to the proposed site. The planning statement submitted with this proposal attaches great significance to the development allowed in Thompson Drive. Although this has undeniably added to the overall traffic in the area, the access to Thompson Drive enjoys a very wide and highly visible access on to Church Road which the proposed site just does not have. Church Road "pinches" and is at its narrowest where it meets the driveway and visibility for vehicles joining the public highway is extremely poor in both directions. As I will explain in the next section, I believe that if the application was successful, then there would be considerably more instances of traffic joining Church Road from the lane than there is at present and this would exacerbate the existing problems that exist in this area of Church Road.

Driveway safety

An application was made by the owners of 113 in 2009 for a new access to their property which was successful (09/01517/FUL). This, on the face of it, would have improved some of the safety issues highlighted here, and elsewhere. GCC Highways Planning Liaison commented:-

"Ideally in such circumstances where a new access is being provided I would normally recommend that the existing access be stopped up or modified to allow for pedestrian access only, however, this access road that is also a PROW, serves additional properties and therefore I consider it unreasonable to do so in this instance".

I think the conclusion that could be drawn from this is that it would be entirely unreasonable for this same access to then be used in the way that is planned by this proposal.

Furthermore, the planning statement attached to this application contends that there is *"no change to ... the existing drive"* and *"the use of the access drive is a one for one replacement"*. This is simply not the case; the existing use by 113 Church Road is vehicular access to a garage/car parking space. This access would rarely be used, for example, by visitors to 113. The proposed use would change to all forms of access to the new property. This would lead to greater vehicular use of the driveway and therefore additional movement to and from Church Road using the driveway. Also, the access to the proposed site is partially hidden especially to vehicles travelling towards Church Road from properties 107 and 109 and pedestrians walking from the allotments/Burrows Field. The existing parking spaces serving 105 and 113 are clearly visible to both pedestrian and vehicular users as they are at right-angles to the drive. The proposed access is at an entirely different angle (particularly from the parking space that runs parallel to the boundary hedge with 107) and is concealed by this hedge. In conclusion then, I believe that this proposed development would increase the danger to both pedestrian (particularly) and vehicle users in the driveway and would add to the existing traffic congestion at the junction with Church Road.

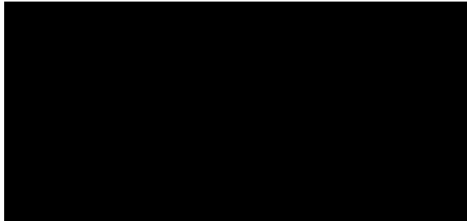
The increased risk of flooding

This particular area of Church Road has a history of not being able to cope with severe rainfall. The entrance to the drive is at a low point in Church Road and if there is surface water on the road this is forced down the driveway. The floods in July 2007 swamped the drive with water cascading down it. The proposed development is part way down a steady drop from Church Road to the properties further down the drive (107 and 109) and the allotments and public footpath to the north of 107. A development here would reduce the drainage capacity of the garden of 113 leading to a greater problem further down the drive when surface water is present. From my own experience in 2007, a

soakaway (the only flood prevention mechanism mentioned in the planning application) is an entirely inadequate device to control surface water of the type that can be experienced in this area. In fact, one of the objections to the 1999 proposals to build three houses on this plot cited that "surface water drainage requirements are not met". In my opinion, a detailed and comprehensive flood prevention scheme for both the plot and the access drive should be a prerequisite of any planned development here.

For the reasons detailed above, I urge you to reject this planning application.

Yours faithfully



Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	20 JUN 2011		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

14 Vineries Close
Leckhampton
Cheltenham
Glos
GL53 0NU
16th June 2011

Dear Sir,

I have been told by my parents that there has been a planning application to build a house in the back garden of the property behind our house.

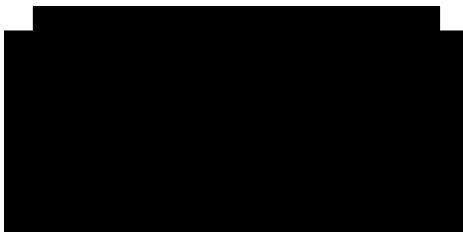
I am really worried to hear about this for two main reasons:

Firstly, I think it will be very detrimental to our enjoyment of our own home as it will take away our light, the view from my bedroom and our privacy. This doesn't seem at all fair to me, as when my parents wanted to add a small extension to our home to provide me with a larger bedroom, we were told by the planning authorities that we could not have a window overlooking the garden where the proposed dwelling would be built, even though there is currently a window in the existing bedroom.

Secondly, I am very concerned about my own safety and that of the babies and children I child-mind. I walk along Church Road every day, often with a pushchair and even now, I have to walk into the road frequently when I arrive at 113 Church Road. This is the most dangerous place I can imagine to have another property as, although the proposal may include allocated parking for the dwelling, there will still be visitors and delivery vehicles as there are for the current property. There is no room for a single extra vehicle on this narrow stretch of road. I would like you to come and see this site for yourself and see the danger I have to put myself, and the children I look after, in on a daily basis. I am sure you will appreciate that this added danger would be totally unacceptable.

I ask you to refuse this planning application. Thankyou.

Yours faithfully,



Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	13 JUN 2011		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

14 Vineries Close
Leckhampton
Cheltenham
Gloucester
GL53 0NU
9th June 2011

Dear Mr Lindsey,

**Proposal: Erection of two storey dwelling to the rear at 113 Church Road Leckhampton
Cheltenham**

I write with regard to the recent planning proposal to build a two storey dwelling to the rear of 113 Church Road Leckhampton.

This proposal would seriously damage my enjoyment of my property due to loss of privacy, noise created so close to my boundary and light reduction due to the height of this building.

Recently we have had a new home built in a neighbour's garden and we did not object to this on the grounds that it would be unreasonable to do so.

This proposal is wholly unreasonable due to its size and proximity to our border.

A few years ago a planning application was submitted for this same garden and the planning officer's statement was that Church Road could not tolerate one more building because of the unacceptable congestion that even one more car would cause.

Church Road is very narrow and already far too congested at the point at which cars would enter and exit. The current dwelling at 113 already causes dangerous problems when visitors park on the pavement. Our daughter walks along this road every day and regularly reports that she has to encounter much risk by walking into the busy road to pass by parked vehicles. The added danger of more traffic and parked vehicles would be totally unacceptable. A large dwelling such as the one proposed could generate a number of vehicles.

My family has lived in our property very happily for 20 years and feel that if this planning proposal is approved we would no longer be able to enjoy our property and feel that we would be unable to continue to live here.

I ask you please to reject this application .

Yours sincerely

