

APPLICATION NO: 13/00605/FUL		OFFICER: Miss Chloe Smart	
DATE REGISTERED: 25th April 2013		DATE OF EXPIRY : 20th June 2013	
WARD: Lansdown		PARISH: NONE	
APPLICANT:	Mr Chris Hehir		
LOCATION:	13 Lansdown Place, Cheltenham		
PROPOSAL:	Erection of new dwelling to rear of existing building, facing Lansdown Place Lane		

REPRESENTATIONS

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

9 Lansdown Place Lane
Cheltenham
Gloucestershire

Comments: 18th July 2013
Letter attached.

C

From: Smart, Chloe
Sent: 18 July 2013 15:13
To: Internet - Planning Comments
Subject: 13/00605/FUL - 13 Lansdown Place

Chloe Smart

Planning Officer
Built Environment
Cheltenham Borough Council
chloe.smart@cheltenham.gov.uk
Tel - 01242 264383

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

From [REDACTED]
Sent: 18 July 2013 15:10
To: Smart, Chloe
Subject: 13 Lansdown Place

CBC Ref: 13/00605/FUL

Dear Ms Smart,

I have recently received the neighbour letter drawing my attention to the further suggested revisions on this application. Previously I had not wanted to comment, as the proposals did not look all that bad. However, having looked again there seem to be numerous problematic areas, over and above the comments you have already received from both the Architects Panel, Conservation, and HMO. So I thought I would add my own:

Principle

The site must be suitable in principle. There are so many examples.

I have not looked back at the refused, sunken scheme; but I would have thought that a simple traditional brick coachhouse would be a more attractive solution.

Details

There was originally a weird gap to the east. This has now gone, only to be replaced with a weird gap to the west between the application building and the access retained to the back of 13 Lansdown Place?

The flat roof will be very visible from all the tall buildings around. The finish will be very important. What is the proposed finish?

What part of the windows to bedroom 2 actually open?

What part of the windows to the kitchen actually open? Open onto the pavement?

The fenestration appears to have been given a vertical emphasis after the initial comments from the Conservation Officer; but the verticality of the actual windows bears no relationship to the verticality that the Conservation Officer was drawing attention to.

The proposed vertical elements now introduce a further material, 'the infill panels' into an already complex small elevation.

An enormous window to a minute bathroom? Which also has to be obscured glass?

I hope this is helpful.

Yours sincerely



**9 Lansdown Place Lane
Cheltenham
GL50 2JZ**

