

<b>APPLICATION NO: 13/01055/FUL</b>		<b>OFFICER: Mrs Emma Pickernell</b>	
<b>DATE REGISTERED:</b> 26th June 2013		<b>DATE OF EXPIRY :</b> 21st August 2013	
<b>WARD:</b> Charlton Kings		<b>PARISH:</b> CHARLK	
<b>APPLICANT:</b>	Mr & Mrs Andrew Davis		
<b>LOCATION:</b>	3 Woodgate Close, Cheltenham		
<b>PROPOSAL:</b>	Single storey rear extension, two storey side extension including single storey link to garage		

## REPRESENTATIONS

Number of contributors	<b>17</b>
Number of objections	<b>17</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

1 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 10th July 2013  
Letter attached.

**Comments:** 1st August 2013  
Letter attached.

15 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 12th July 2013

I object to this application on the basis that the proposed extension is too large for the size of the plot. This would result in a property that encroaches on the open and spacious design of the close.

Several of the properties in Woodgate Close have managed to be sympathetically extended over the years without impacting negatively on the look of the close.

11 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 4th July 2013  
Letter attached.

**Comments:** 7th August 2013

I was pleased that the original application was refused for the monstrous extension that was initially proposed. The revised plan is still in my opinion inappropriate for this small development.

The angle of the houses between number 1 and 3 will mean the double extension will have a detrimental visual impact to the Close. All other extensions in the Close have been sensibly and thoughtfully done and have not altered the aesthetics of the Close, and have not impinged on anyone's privacy and light. I wonder if the initial submission was put in so that the subsequent proposal would be looked at more favourably

7 Montpellier Parade  
Cheltenham  
Gloucestershire  
GL50 1UA

**Comments:** 15th July 2013  
Letter attached.

162 Farmfield Road  
Cheltenham  
Gloucestershire  
GL51 3RB

**Comments:** 5th July 2013  
I object to this application in the strongest manner.

The sheer scale of the proposal is completely out of proportion to anything around it and it pays absolutely no respect to the most affected adjacent home (Number 1) due to the angle the plots are positioned to each other or the visual appeal of the whole close.

I am not a resident of the close but the son of the owner of Number 1 who is completely devastated at the prospect of her private space in the garden where she spends as much time as possible being completely ruined by this proposal. The upset has been compounded by the new residents (applicants) in the close having not had the courtesy to engage with their new neighbours about their plans and given the number of other objections from residents in the close this is hardly an example of public consultation or community engagement which I know the council recommends. I hope that common sense prevails and this application is refused.

**Comments:** 29th July 2013  
In response to the revised plans submitted I would like to formally object to the application for the reasons listed below.

The removal of the 2nd storey to the garage and the upper floor of the link to the garage are welcomed.

However the scale and massing of the 2-storey side extension is overbearing to Number 1 Woodgate Close. The angle the plots are positioned to each other means that the proposal would be very close to the boundary and would block out direct sunlight from the patio of number 1 in the late afternoon which is totally unacceptable.

When Bryant Homes got planning permission for this selection of 4 and 5 bedroom homes it created a very appealing selection of properties that were built at a very low density with a feeling of space between the homes. Number 3 was the smallest plot in the close and simply has no room to extend sideways without compromising the setting of Number 1.

Several of the homes have benefitted from sympathetic extensions without losing this sense of place but the proximity of number 1 means this is not possible at Number 3.

The applicants refusal to engage with their new neighbours about their plans has caused a high level of frustration among residents and caused my mother at Number 1 great upset. This is unacceptable behaviour and contrary to advice given by the planning authority when submitting a planning application of this type.

The high level of objection from neighbours clearly shows the level of feeling to this application and following tonight's Parish Council meeting I am pleased to hear they will also be objecting formally.

Should this application be referred to the Planning Committee I hope that members will carry out a site inspection to see for themselves the reason for so much objection.

1 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 9th July 2013  
Letter attached.

5 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 10th July 2013  
I think that the extension over the garage is too large and will have a negative visual impact on the Close.

It would also set a precedent for other houses to build over their garages, which would completely change the whole look of the Close and would give the Close a very over-developed look and feel.

**Comments:** 5th August 2013  
The removal of the extra storey above the garage is welcomed.

However, any extension to the side of the property needs to be sympathetic to the concerns of the adjacent property as well as in keeping with the remaining close.

It should be noted that this is one of the smallest properties on the close and therefore by default occupies a smaller plot, hence any extension could have an overbearing effect and needs to be planned carefully.

7 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 14th July 2013  
With respect to your application reference 13/0155/FUL, we request that the following comments be taken into consideration when a decision regarding the submitted proposal is made.

There would appear to be several material planning considerations which need to be fully assessed before a decision is reached on the proposals, including the following:

- The scale of the development proposed is disproportionate, both to the size of the existing property and the plot on which it is located.
- Furthermore, the scale of the development would make it incongruous with the property's immediate surroundings, both in terms of the largely consistent appearance of neighbouring properties and also with the original developer's intent to create a sense of space and greenery across the area.
- This leads to the additional matter of the preservation of the trees and established plants in the immediate vicinity of the property, many of which will inevitably have to be removed in the course of such a major project. The nearby area is one in which, for example, bumblebees appear to nest, and the bird life throughout the surrounding area is prolific. It is difficult to see that this will remain unaffected by the proposals.
- Aside from the general concerns over loss of light and deprivation of privacy that will affect several neighbouring properties, there must be a concern that road safety will also be compromised once the project has been completed: The scale of the extension is such that the property will benefit from no garage and consequently less area in which to keep its own vehicles. The assumption must therefore be that the intention will be for the occupants to park their vehicles on the road, in an area which can already be difficult to negotiate when there are deliveries/visitors to the Close. In particular, the concern that convenience of access of other residents to their own driveways may be compromised needs to be taken into consideration.
- Finally, the unusually extensive scale of the proposed development needs to be considered in the context of whether the property is intended ultimately to be used as a private dwelling, or whether any application for a change of use is intended to follow.

We would therefore ask that the above considerations are fully taken into account when these proposals are being considered, in order that a decision which is in the interests of good planning practice can be made, and that inappropriate precedents are not set for the future.

**Comments:** 4th August 2013

Thank you for your notification that the occupiers have submitted revised plans for an extension at 3 Woodgate Close. We have studied these in some detail, and unfortunately have had to draw the conclusion that whilst some of the concerns have been addressed by the apparent removal of the two-storey extension over the garage, some of the planning considerations that were a cause of concern with the original plans remain.

In summary, the scale of the developments will still create a property that is significantly out of proportion to the plot it occupies, and will be sufficiently distinguishable in appearance and style to all other properties to affect the carefully-planned nature and largely homogenous nature of Woodgate Close as a whole. At the same time, there will be a negative impact on the privacy of some adjacent properties, and there will be potential consequences for road safety through there being insufficient on-plot parking for the number of vehicles the enlarged property (with less garage space) would appear to ultimately be intended to accommodate.

To expand on some of the remaining concerns in the planning of this development:

Precedent for future development

The proposals will potentially set a dangerous precedent for others looking to move in, develop within the Close and move on - for example, the linking of the house to the garage is not something that any other house has done and appears to have a relatively limited function/purpose when viewed solely within the context of the current plans. Therefore, there may

be a risk that this is being done solely with a view to subsequent development through further planning applications:

Specifically, the inclusion of the shower within the garage, despite its apparent lack of proximity to bedroom/living areas, could be seen to be intended to enable the occupiers to designate the garage as a "dwelling" in future, thereby facilitating a subsequent planning application for a two storey extension above this. Given that the original plans which incorporated this concept were met with such a significant level of objection, any aspect of the revised plans which makes it possible or easier for the occupiers to achieve their original objective but through a two-stage process (having been refused permission on the original plans) must be regarded as undesirable.

#### Scale of development

It is not just the size of the plot, but also its context within the Close and its proximity and orientation with respect to other properties that makes it unsuitable for a development on this scale. As well as the overbearing nature of the side extension and its consequent impact on neighbouring properties, the rear extension will leave the property with very little garden. It would presumably be unusual to see a new development with a plot of a similar size built with these ratios of footprint to plot size, and which are dissimilar from surrounding properties. The effect created by the overloading of this plot will be negative for the Close as a whole, given that great care has been taken in the planning of any previous extensions to date, in order to maintain a consistent impression.

#### Road safety and access concerns

Given that the scale of the developments, and in particular the alterations to the garage will limit on-plot parking, there is a high level of risk that there will be an increase in parking on the road around this property in future. Given the way that the houses are arranged, this will cause particular potential access problems for certain properties, as well as creating congestion within the Close generally. This should be a matter of particular concern for families who may allow their children to cycle unattended on the road, as there will be an enhanced risk of an accident.

#### Destruction of garden and associated effect

The ethos of Woodgate Close currently, and throughout the last 20 years, has been overwhelmingly one which incorporates attractive garden areas, at both front and back of each property. The planned rear extension will all but destroy the garden of this property, curtailing it in a way which is inconsistent with every other property. There would be a worrying precedent being set here, as, if every house within the Close were to be permitted to curtail their gardens in this way the essential nature of the development as "country bordering the town" would be transformed into just another housing development on the edge of town, and the effect on trees, plants and wildlife would be very negative.

The development proposed therefore remains of concern in planning terms because it fails to be sympathetic to several aspects of its surrounding environment, or to take into account the size and context of the plot on which it is based. Its current format also appears designed to leave the door open to future planning applications to achieve the effect originally desired and already rejected currently by your department. It is in these facts that our objection lies, rather than any objection in principle to a sympathetic and proportionate development that retains the essential nature of Woodgate Close as a whole.

2 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 11th July 2013  
Letter attached.

64 Main Street  
Sedgeberrow  
Evesham  
WR11 7UF

**Comments:** 8th July 2013

Letter attached.

**Comments:** 30th July 2013

With reference to the revised plans for 3, Woodgate Close, the only change we can see is the removal of the second story above the garage. Although this will make a difference to the look of the frontage, it will not make any difference to the effect it will have on 1, Woodgate Close. Therefore our original objections stand.

4 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 19th July 2013

The plans as they were submitted clearly breach every one of the design principles set out in the Supplementary Planning Document adopted by the Council in 2008. For the sake of brevity I have included one example of each just to prove the point. Anyone can see that the application sits totally outside the guidelines and there is no obvious exceptional reasoning to grant an exemption from these.

#### 1. Maintain Character

Converting the garage moves the front building line forward by 5m and would represent the only house on the estate with accommodation over a garage. This could set a precedent for at least another 6 houses on the Close and consequently ruin the appearance and character of the estate.

#### 2. Subservience

The roof line of the extension is at the same height as the main building meaning it cannot be clearly seen as being subservient. This is common practice and already on the Close 2 two-story extensions have been built with the extension roof lower than that of the original house. Its size is also well above those suggested as being subservient and dominates the plot.

#### 3. Maintain spaces between buildings

The height and size of the proposed garage extension and conversion reduces the visible gap between the houses, making them appear more like a terrace (If this is not possible for semi-detached houses how can someone extending a detached house do this?).

#### 4. Maintain Privacy

The first floor bedroom window in the side extension at the back overlooks the neighbour's garden.

#### 5. Ensure adequate daylight

The proposed extension will radically increase the height of the boundary wall and so reduce light to the neighbour's garden

**Comments:** 8th August 2013

This revised plan does address just one of the objections I previously raised, however it is still in complete contradiction of the five basic design principles raised in my previous comments:

The plans as they were submitted clearly breach every one of the design principles set out in the Supplementary Planning Document adopted by the Council in 2008. For the sake of brevity I have included one example of each just to prove the point. Anyone can see that the application sits totally outside the guidelines and there is no obvious exceptional reasoning to grant an exemption from these.

#### 1. Maintain Character

Converting the garage moves the front building line forward by at least 2.5m and would represent the only house on the estate with accommodation in front of the main building line. This could set a precedent for at least another 6 houses on the Close and consequently ruin the appearance and character of the estate.

#### 2. Subservience

The roof line of the extension is at the same height as the main building meaning it cannot be clearly seen as being subservient. This is common practice and already on the Close 2 two storey extensions have been built with the extension roof lower than that of the original house. Its size is also well above those suggested as being subservient

#### 3. Maintain spaces between buildings

The height and size of the proposed garage extension and conversion reduces the visible gap between the houses, making them appear more like a terrace (If this is not possible for semi-detached houses how can someone extending a detached house do this?).

#### 4. Maintain Privacy

The first floor window in the side extension at the back overlooks the neighbour's garden.

#### 5. Ensure adequate daylight

The proposed extension will radically increase the height of the boundary wall and so reduce light to the neighbour's garden.

17 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

#### **Comments:** 2nd July 2013

I am concerned about the visual impact on the Close. All previous extensions in the road have kept within the building line of the main house. If this sets a precedent for other applications, it could be detrimental to the open aspect of the site.

#### **Comments:** 30th July 2013

The removal of the extra storey above the garage is welcomed. However the over development of such a small plot is still detrimental to the area. It also has an overbearing impact on the neighbouring property and will make the Close appear to be more high density than was ever intended.

12 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

#### **Comments:** 2nd July 2013

I object to the plan to build such a large extension to the property as in my opinion the plot will not take such a large built area. The visual impact would be detrimental. The building over the garage

will encroach upon the neighbouring house and garden (no.1 Woodgate Close). Such an extension will look out of place and will be out of keeping with the original design of the Close.

**Comments:** 1st August 2013

Our objections to the revised plans are threefold: the sheer size of the build; the conversion of the garage and the unsympathetic impact on the Close as a whole.

The scale of the side extension is still too large for the size of the plot. The double storey extension to the side of the house would bring the building too near to the neighbour, no. 1 Woodgate Close because of the alignment of the two houses. Any significant extension will be overbearing for the neighbouring house and garden. Some other houses in the Close have been extended but not with the result of encroaching upon and overlooking their neighbour. As no.'s 1 and 3 do not run parallel to each other any building into the space between them would be unacceptable.

As it is now the garage to the property is an outbuilding, not attached to the house and it looks like a garage. In the revised plan at ground floor level there would be a link built from the house into the garage. The proposal to convert it into part of the house with a utility room and a shower room would change its use. If permission is granted for this to happen now, there could be at a later date a request made to extend above this already established living area.

The detached garages to the front and sides of the houses in Woodgate Close are an appealing feature as is the open aspect between each property giving a character to the development which we wouldn't want to see lost.

9 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 22nd July 2013

I would like to register a strong objection to this planning application.

Woodgate Close is a small development with a strong sense of community and has a strongly positive visual appeal.

The proposed extensions to No.3 are, we feel, a gross overdevelopment of that plot and joining the house to the garage and extending upwards will have a huge visual impact and could set a precedent that no others in the Close would want to see. We believe that it will negatively impact the privacy of their neighbours.

The way in which the occupants have approached this application has led to considerable stress and anxiety of an elderly neighbour which is wholly unnecessary and harmful.

I would urge you to please reject this application.

**Comments:** 9th August 2013

Letter attached.



8 Woodgate Close  
Cheltenham  
Gloucestershire  
GL52 6UW

**Comments:** 9th July 2013

Our property stands directly opposite the applicants' property.

We have concerns about the application as follows:-

- The overall scale and size of the proposed development;
- Proposed treatment of the garage area;
- Our home(s) being devalued.

Visual impact:

The proposed development would be far too large for the relatively small plot the property stands on, nearly doubling the size of the existing structure. It would be incongruous and out of all proportion for the plot itself and relative to all the other properties in this closed location of only 13 homes. It would prevail, and also bring c.20 feet closer 1 extra layer of building in the form of first floor wall work, etc., and introduce a 3rd level (of roofing), too.

The higher elevation of both structures would destroy and detract from our current aspect, and further erode the much-valued spacing between each home a feature no longer available on current-day housing developments as well as the overall aesthetics of the Close itself.

Privacy:

Given our property stands directly opposite the applicants' property, the development of accommodation over the existing garage, which incorporates a window facing our home, would, being c.20 feet closer, inevitably draw the invasive eyes of its occupants resulting in an unwelcome loss of privacy as they stand looking (wittingly or unwittingly) into our lounge, main bedroom, and 2 bathing areas.

Amenity:

The pleasant environment created by both the style of the properties and the open-plan design of the Close itself, which all occupants have worked very hard over the past 22 years to maintain, would be detrimentally impacted/lost.

We were the second family to move in, in 1991. When we purchased the house we did so knowing what our aspect would be. This proposed development would destroy that which we bought into, and which others have, similarly, been attracted to.

Unsolicited comments received by us, personally, from one prospective buyer viewing the property when up for sale in 2012/13, recognised that, overall, the location was very attractive, but, as a 4-bedroom family house, its rear/rear-side garden was far too small, which dissuaded them from proceeding any further. This supports our assertion that the proposed development is disproportionate and would detract from the amenity enjoyed by all here.

Adding to the garage, as proposed, if approved, would, potentially, set a precedent for others to follow suit, which would then result in an even further loss of amenity.

The development will also disturb and disrupt the bat population that inhabit our homes here and which are a delight to watch during the summer evenings as they weave their way around them and the trees as they forage for insects.

We are not opposed to development, per se. However, any proposal/approval should be measured, tempered by and take account of past low-impact, sympathetically executed

developments in the Close, and, of course, give due regard to current residents quality of life and their shared environment.

**Comments:** 1st August 2013  
Letter attached.

Cheltenham Borough Council			
Environment Group			
PASSED TO			
REC'D	- 8 JUL 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

1 Woodgate Close  
 Charlton Kings  
 Cheltenham  
 GL52 6UW  
 4<sup>th</sup> July 2013

Emma Pickernell, Planning Officer  
 Cheltenham Borough Council  
 PO BOX 12  
 Municipal Offices  
 Promenade  
 Cheltenham  
 GL50 1PP

**Reference Planning Application 13/01055/FUL for 3, Woodgate Close GL52 6UW**

I write to inform you of my **strong** objection to the proposed extension at the above property.

I was deeply shocked to receive the planning application letter from you since the new owners of the property had not had the courtesy to forewarn me of their plans which will clearly affect me greatly.

Having studied the planning application with my family and other neighbours in Woodgate Close, it is clear that the scale and massing of the proposed build would not only be far too great for the size of the existing plot, it would also seriously damage the visual impact of the whole Close. A view shared by **all** other neighbours affected by this proposal – all other house extensions that have been built here have been undertaken sympathetically and in keeping with the aesthetic of the Close.

Moreover, the proposed extension would be **very** visible from both front and rear aspects of my property and would certainly block out the daylight, especially in the area of the garden where I spend a great deal of my time since illness has left it difficult for me to walk very far.

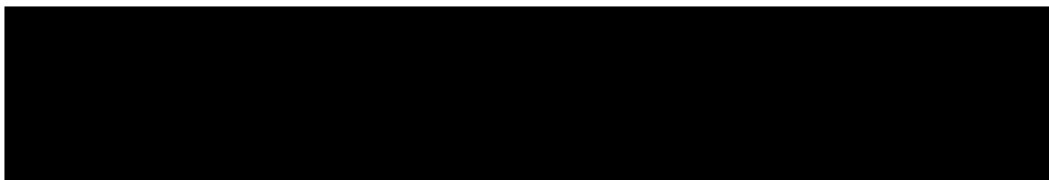
My dining room, back bedroom and bathroom would be left in permanent shade if this two-storey extension is approved, as would my ensuite bathroom. I also feel my privacy would be compromised by the planned windows in the proposed extension, whether clear or opaque. In addition, my front garden, lounge and bedroom would also be greatly affected by the proposed conversion of their garage.

My husband and I bought this house from new 22 years ago, having worked very long and hard to afford it and the appeal of living here was the ability to live in a close-knit community with friendly neighbours, whilst being able to retreat to the privacy of our own garden when we wanted to, without being overlooked by anybody or overshadowed by another building. This was a huge selling point to us and if this advantage is compromised by having an ugly brick wall looming over my garden, I firmly believe the value of my property will be **greatly** affected should I decide to sell in the future. This was an opinion shared by you when you kindly came to visit me this week and since our meeting, I have spoken with other neighbours in the Close and they agree with me. Furthermore, they believe that if this extension were to be approved, the current appeal of the entire Close would be compromised as the planned build is simply too big and would look totally out of place.

I do hope you understand just how shocked and upset I am by this awful proposal and that you and the Planning Department take my objection seriously and decline the proposal.

I look forward to hearing from you in due course.

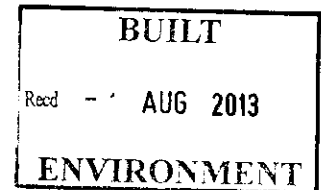
Yours sincerely



1 Woodgate Close  
Charlton Kings  
Cheltenham

Ref: 13/01055/FUL

Mrs Emma Pickernell  
Planning Officer  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos  
GL50 1PP



Planning,

**OBJECTIONS TO REVISED PROPOSAL, 3 WOODGATE CLOSE (13/01055/FUL)**

I find the scale and massing and proximity to the boundary fence is unacceptable because the plots are not aligned in parallel, they are offset meaning the perceived distance between the plots will be drastically reduced which is at odds with all the other plots on the close, even if it is acceptable in planning terms.

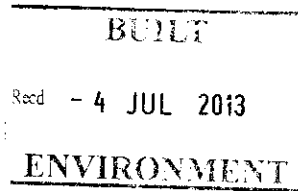
The removal of the garage extension and second storey link is welcomed, but, the attachment is still there into the garage and the double storey side extension is still overwhelmingly overbearing, it will block the sunlight from parts of my garden from September to May, despite what planning has said; also I will lose light in my dining room and bedroom. Also the windows will invade my privacy.

Visually the massive impact of the wall caused by the angle of the two houses and number 3 having been built further back makes the two storey extension too close to number 1, making it both oppressive and intrusive.

In my view they have chosen a house on such a small plot/garden, they are trying to expand when there is really no space. It neither compliments itself or the rest of the close.

Street wise the extension will look overloaded and not fitting in with the space and consistency of Woodgate Close, of which we are all very concerned with.

Yours faithfully,



11 Woodgate Close  
Charlton Kings  
Cheltenham  
GL52 6UW

2 July 2013

Re: Planning application for 3 Woodgate Close, Charlton Kings Ref: 13/1055/FUL

Dear Miss Pickernal

We would like to strongly object to the proposed extension to the above property. Viewing the application on it's own it may look acceptable on paper, but when viewed, taking the whole Close into account it will totally spoil the otherwise aesthetic appeal of the site.

Quite a few properties in the Close have been extended over the years, but all have been done in a tasteful way and not altered the overall cohesive look and design of this small development.

Our main objection is the two storey extension to the garage. All but one of the garages on the development are detached from the house and are of course single storey. By allowing a second storey to the garage and filling in the gap between house and garage may set a precedent and should others follow suit, would totally destroy the look of the Close.

We do hope you take into account our concerns about this application. We wonder if it would be possible for someone from the Planning Department to visit the Close so that an opinion on the unsuitability of this application is made clearer.

Yours sincerely

[Redacted signature and name]

Our ref: [REDACTED]

Mrs Emma Pickernell  
Development Services  
Cheltenham Borough Council  
The Municipal Offices  
The Promenade  
Cheltenham  
GL50 1UA

Cheltenham Borough Council	
Environment Group	
FORWARDED TO	
REC'D	15 JUL 2013
Date of Receipt	Type of Response
Response	

11<sup>th</sup> July 2013

Dear Mrs Pickernell,

**Objection to proposals at 3 Woodgate Close, Charlton Kings – Application Ref 13/01055/FUL**

We have been asked to review the design proposals at 3 Woodgate Close, Charlton Kings and raise an objection on behalf of the owner of 1 Woodgate Close.

The owner of the adjacent property is by no means against the suitable extension and alteration of the proposal site but it is clear the plans submitted have little to no understanding as to what would be considered an acceptable form of design. The desire to maximise the accommodation has paid no regard as to the style, character and appearance of the buildings as a whole within Woodgate Close.

As an additional concern, the application would appear to be offering an obvious 'sacrificial lamb' in the first floor extension to the garage. This clearly does not comply with the Supplementary Planning Document advice regarding residential extensions and alterations, which offers clear and detailed guidance to all applicants regarding subservience to the parent building and impact on neighbours. But we also have strong concerns about the first floor side extension and wish to raise an equally strong objection about this. Although not as overbearing from the public realm as the garage extension it would have a more significant impact on the amenity and enjoyment of 1 Woodgate Close.

The application site is located due South of 1 Woodgate Close and is also set back, the existing main roof of 3 Woodgate Close is formed using a barn hip which reduces the impact of the gable end. Any extension at first floor level, on this side of the property, will have an unacceptable impact upon the light and outlook of the ground floor habitable room of 1 Woodgate Close. The proximity of the extension to the boundary would make it over bearing for the occupants.

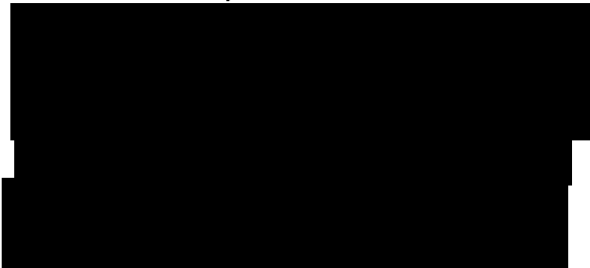
The proposal introduces a new window at first floor level to the rear elevation which will also create an unacceptable overlooking situation into the rear garden of 1 Woodgate Close as the boundary angles across, adding to the oppressive and intrusive nature of this proposal.

Calderwood House  
7 Montpellier Parade  
Cheltenham  
Gloucestershire  
GL50 1UA

Woodgate Close was designed as a group of spacious executive dwellings, defined in part by the space and rhythm between the dwellings. The proximity and orientation of 1 and 3 Woodgate Close would mean that any first floor addition between the two would detract from the consistency found elsewhere within Woodgate Close, ultimately detracting from the street scene rendering it an inappropriate form of development. When viewed from the public realm, where other double storey development has occurred within the Close the space between the buildings has not been eroded to an unacceptable level and the orientation/position of the neighbouring properties has not been affected to the same degree as would be the case in this instance.

We would request this application is refused in its current form and would welcome the applicant revising their proposal to take account of these comments. If the Local Authority was minded to approve the design, given the number of objections received, we would request the matter is called in to Planning Committee and the local residents will be approaching Councillors McCloskey and Reid to this end.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Cc Cllr McCloskey, Cllr Reid (by e-mail)

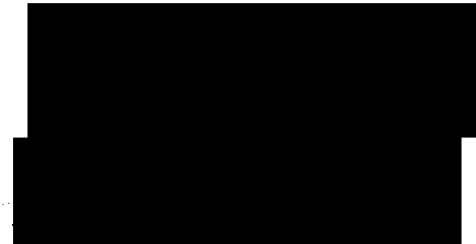
REF NO. 13/01055/FUL

RE. NO. 3 WOODGATE CLOSE  
APPLICATION FOR EXTENSION

I live at No. 1, WOODGATE CLOSE and will therefore be affected by this proposal.

The plot is too small to take any extensions at the side and will take away light & privacy front and back. Surely there ought to be a path, outside, round at least one side of the house to the front, and there should not be windows over looking us. My Mother spends a lot of time in the garden (one of her hobbies)

this extension will be a very ugly two storey brick wall right the way along the side of our property, keeping light out of the garden and various rooms, I strongly object to this proposal.



1, WOODGATE CLOSE.

CHELTENHAM KINGS

CHELT' GL52 6UN

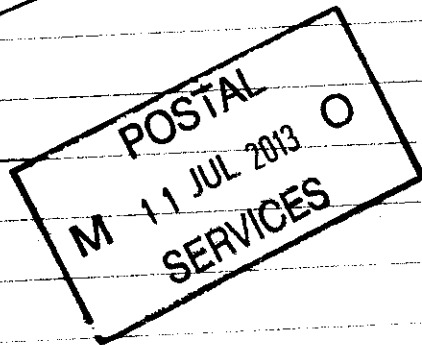
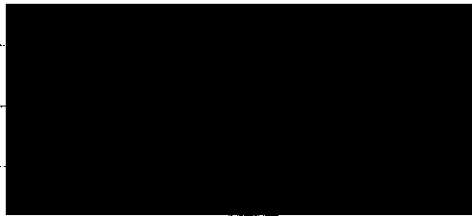
10 JUL 2013	
10 JUL 2013	10 JUL 2013
10 JUL 2013	10 JUL 2013



DEAR SIR / MADAM.

I STRONGLY ADVISE THE EXTENSION  
TO 3 WOODGATE CLOSE.

AS IT IS ALREADY A LARGE HOUSE  
AND NO 1 WOODGATE CLOSE WILL  
~~BE~~ LOOSE - SUNLIGHT AND  
MAY AFFECT THE SALE OF NEARBY  
PROPERTIES.



11 JUL 2013

[REDACTED]

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**From:** Internet - Built Environment  
**Sent:** 08 July 2013 09:22  
**To:** Internet - Planning Comments  
**Subject:** FW: Planning application Ref. 13/01055/FUL

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

**From:** [REDACTED]  
**Sent:** 08 July 2013 09:21  
**To:** Internet - Built Environment  
**Subject:** Re: Planning application Ref. 13/01055/FUL

The address is 64 Main Street, Sedgeberrow, Evesham, Worcs. WR11 7UF

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

**From:** [REDACTED]  
**Sent:** 07 July 2013 11:24  
**To:** Internet - Built Environment  
**Subject:** Planning application Ref. 13/01055/FUL

We are writing to express our concern about the application for an extension to 3 Woodgate Close, Charlton Kings. Our sister-in-law lives at No.1. She is elderly and has had a number of operations in the last few years and is very frail. She is unable to get out easily and so uses her garden frequently. The extension is very close to the boundary and will invade her privacy. The visual impact of the building will be considerable, cutting out the light and sunlight from the garden. There appear to be windows overlooking the garden. The building will also make the dining room and bedroom much darker. All this adds to our concern about her health and enjoyment of her home.

[REDACTED]

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Mrs Emma Pickernell  
Cheltenham Borough Council  
P O Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos. GL50 1PP

09 August 2013

Dear Ms Pickernell

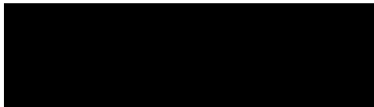
**3 Woodgate Close, Cheltenham. Planning Ref: 13/01055/FUL**

We wish to object to the revised plan on the following issues:

- The extensions are not in keeping with the plot size so it is overdevelopment
- Inclusion of an extension to link house and garage and a shower room in the garage would then enable the garage space to be classified as 'living space' and further redevelopment of the garage could go ahead at a later stage without further permission being required.
- Inclusion of a shower room in the garage space results in reduction in parking spaces available to the house
- The extensions are too close to the neighbour at No 1

As a further comment the applicants have only just moved into the house, which is a large 4 bed family home. As they have applied for extensions immediately the house must not have suited their needs from the start and they have brought it on the presumption that extension(s) would be allowed. It would appear that it has been brought as a development and not a family home.

Yours Sincerely



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 July 2013 16:58  
**To:** Internet - Planning Comments  
**Cc:** [REDACTED]  
**Subject:** REF: Planning application: 13/01055/FUL – Revised Scheme E - Comments

[REDACTED]

Further to my telecon, today, please accept and post the following comments against the following application. Thank you for your advice.

**REF: Planning application: 13/01055/FUL – Revised Scheme E**

**New comments (2 pages):**

Our property, 8 Woodgate Close, stands directly opposite the applicant's property.

We have these concerns with the revised plans for this application as follows:-

- The overall scale and size of the proposed development remains overbearing;
- The proposed "link" treatment of the garage to the main house.

**Visual impact**

The revised proposed development remains far too large for the relatively small plot the property stands on, **adding 50+%** to the existing structure.

It remains incongruous and out of proportion for the plot itself.

If adopted, the revised plans would produce a development which would dominate and impinge on our home and that of the neighbouring property (No. 1 Woodgate Close).

The additional elevation of the proposed structure would destroy and detract from our current aspect, and further erode the much-valued spacing between each home – a feature no longer available on current-day housing developments – as well as the overall aesthetics/street scene of the Close itself.

**Privacy**

Given our home stands directly opposite the applicant's property, the development of the additional first floor accommodation, which incorporates a window facing our home, would result in an unwelcome loss of privacy for us as it faces our lounge, main **bedroom**, and **2 bathing** areas.

**Amenity**

The proposed linking of the main property to the garage results in the building line being brought forward.

This would set a precedent **and** could provide an opportunity for additional development in the future – similar to that which has just been refused.

In the same way, permitting an extension into the double-garage area could also provide an opportunity for future developmental exploitation.

Permitting the link will entirely enclose the rear of the property which contrasts with all the other properties in the Close which continue to have side accesses.

This creates concerns for the safety of occupants.

The proposed gable-end treatment would alter the "angle" setting of the existing property in relation to the existing angle with the neighbouring house, No. 1 Woodgate Close.