

<b>APPLICATION NO: 13/00921/FUL</b>		<b>OFFICER: Miss Michelle Payne</b>	
<b>DATE REGISTERED:</b> 6th June 2013		<b>DATE OF EXPIRY :</b> 1st August 2013	
<b>WARD:</b> Pittville		<b>PARISH:</b> NONE	
<b>APPLICANT:</b>	Mr A R E Overbury		
<b>LOCATION:</b>	26 Albert Road, Cheltenham		
<b>PROPOSAL:</b>	Ground and first floor extensions to existing detached garage to provide first floor ancillary accommodation in connection with existing dwelling, following demolition of existing single garage		

## REPRESENTATIONS

Number of contributors	<b>1</b>
Number of objections	<b>1</b>
Number of representations	<b>0</b>
Number of supporting	<b>0</b>

Windways  
42 Malden Road  
Cheltenham  
Gloucestershire  
GL52 2BT

**Comments:** 1st July 2013

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the proposal in this location.

Malden Road is in a conservation area where development proposals should be considered very carefully.

Use

The stated use of the development in our opinion is misleading and we think it is apparent from the plans that the future intended use is for a two bedroomed dwelling house.

If approved we also believe this will set a precedent for two story garage redevelopment in the area which would seem to be in conflict with the Councils Local Management Plan and will also promote intensification of the use of buildings putting more pressure on associated land and resources.

Visual impairment

The large scale, height along and close proximity to the neighbouring properties will have a negative impact on the urban grain and quiet residential character of the area and also reduce the open space.

While we accept that we will not be overlooked by windows, where previously we viewed a tree from our courtyard the view will be that of a brick wall.

Number 26 Albert Road is also a noted on the Pittville Character Appraisal and Management plan as a building of local importance and we believe the development, due to its size, will be detrimental in respect of the overall impact to the plot. This would be further exacerbated if the use did develop into a private dwelling and subsequent splitting of boundaries.

Pressure on parking

We believe this development will increase traffic density in the narrow service lane of Malden Road and also negatively impact parking on an already constrained area.

Party wall

Any proposed development decision should stipulate that a Party Wall agreement to be in place before any adjacent development proceeds. Due to the proximity of the development there is a risk that any new foundations will damage the wall or adjacent structures.

**Comments:** 28th August 2013

Letter attached.

From: [REDACTED]

Sent: 20 August 2013 16:55

To: [chris.chavasse@cheltenham.gov.uk](mailto:chris.chavasse@cheltenham.gov.uk); Internet – Planning Comments

Subject: Removal of tress at 26 Albert Road, Cheltenham

Dear Chris, I spoke to you early July and also reported a breach using your online form. I would appreciate an update on what action has been taken in respect of the removal of the trees (mature Magnolia & Apple) at 26 Albert Road without the appropriate consent.

I'm keen to understand what impact this has on a new planning application that my neighbour has made, basically they have said no trees have to be removed in respect of this application however this is because he has already removed these trees with out consent. I would also note that there is another mature pear tree that would have to be removed which is not as indicated on the planning application which would clearly have to be removed based on the current plans.

I have copied your colleagues in the planning department because I assume that a breach of planning regulations would have an impact on a subsequent application where there is clearly a direct correlation.

Kind regards

[REDACTED]

42 Malden Road, GL52 2BT