

APPLICATION NO: 13/01215/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 19th July 2013		DATE OF EXPIRY : 13th September 2013	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	Mr Richard Deacon		
LOCATION:	Castle Farm, Ashley Road, Cheltenham		
PROPOSAL:	Alterations and extensions to dwelling (retrospective)		

REPRESENTATIONS

Number of contributors	2
Number of objections	1
Number of representations	1
Number of supporting	0

Overdale House
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 31st July 2013

The first Castle Farm application was made as Permitted Development. The Developer submitted sketches which showed an intended change in roof height which went un-noticed by CBC officials until highlighted by the public to a Compliance Officer.

The current application for Retrospective Planning Permission has similar inaccuracies throughout all areas of the present application. These may be careless or the professionals used to support the Developer's application have not properly scrutinised the paperwork before submission.

Specifically:

1301215 Application Form 541575

Item 7 concerns Trees and Hedges and is inaccurate. One large mature tree over 60 feet in height lies on the mid-boundary between Overdale House and Castle Farm and is within 25 ft of the garage. Hence it is within falling distance of the main house. The Developer has been in discussion with the owners of Overdale House as to whether it might be removed.

Other mature trees (Holly, Almond etc) within Overdale House grounds and Castle Farm boundary with Overdale House have branches which currently overhang the flat roof of the detached garage of Castle Farm which lies 2m 29 cm from the boundary and some would require the Overdale owner's permission to be removed in order to erect a new first floor bedroom. If removed entirely then the new garage and room would be fully exposed to the east and would be a major change to the current perspective.

The existing drive is very narrow and tree lined. For reconstruction purposes an area of old hedge was removed each side of the original footpath and a new wide entry made at the time of the application for Permissive Planning.

Reconstruction has continued since the Developer was invited to apply for Retrospective Planning Permission.

1301215 Full Existing and Proposed Plans

Inaccuracies are present in this part of the submission. Namely:

- a. The drawings show a single wide garage door. It is actually two doors separated by a central supporting pillar on a detached garage.
- b. A chimney exists in the Family Room on the east wall but is shown on the drawings as well to the right of the front door, in fact it lies well to the left of the front door and hence is not central on the roofline as shown.
- c. Drawings show the cloakroom window to the side of the front door as equal (marked 5 & 6) but the plans and reality show the cloak room window is smaller.
- d. The garage floor is at least three feet above the main house floor. The plan shows the installation of a connecting door and steps from the back of the garage down to the main house. What plans exist for any fuel leakage in the garage being stopped from entering the house? The plans as submitted do not show this detail?
- e. A private sewer serves Overdale House and Castle Farm before entering the main sewer in Ashley Road. Has Severn Trent approved the additional service connections from the proposed alterations to Castle Farm?

Resulting from positive discussions between the Developer and Overdale House, the current submission has deleted the original Permissive Planning proposed window over the front of the garage and the two east side facing Velux style windows; all three would have closely overlooked Overdale House.

Provided the inaccuracies between areas of the plans as submitted are resolved by CBC then Overdale House as the immediate neighbour has no objection to the concept of Castle Farm renovations to the south and west facing aspects and an increase in the main roofline height but would not wish the current screening hedge line to be disturbed

Fremington
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Comments: 26th July 2013

I am concerned about the inaccuracy of this application and the accompanying drawings:

- Item 3 states that work has not started without planning permission whereas it is actually well underway;
- Item 5 state that no new vehicle access is proposed - one has already been formed. This could be temporary for access during construction but no details are given;
- Item 7 states that trees/hedges will not need to be removed - this has already been done!;
- The drawings show the existing garage adjoined to the house - it was not;

The drawings show the original roof to be far higher than it actually was (pictures available on request). The new roof trusses have already been installed and look to be even higher than the proposal.

The applicant seems to be paying little attention to the impact of the development on the local environment or neighbours.