

<b>APPLICATION NO: 13/01265/FUL</b>		<b>OFFICER: Miss Michelle Payne</b>	
<b>DATE REGISTERED:</b> 29th July 2013		<b>DATE OF EXPIRY :</b> 23rd September 2013	
<b>WARD:</b> Prestbury		<b>PARISH:</b> PREST	
<b>APPLICANT:</b>	Mr and Mrs Townsend		
<b>LOCATION:</b>	Pinewood, 12 Acacia Close, Prestbury		
<b>PROPOSAL:</b>	Erection of a detached dwelling (revised scheme)		

## REPRESENTATIONS

Number of contributors	<b>7</b>
Number of objections	<b>6</b>
Number of representations	<b>1</b>
Number of supporting	<b>0</b>

4 Watershoot Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EN

**Comments:** 3rd August 2013

The amount of noise coming from number 12, Acacia Avenue is unacceptable and highly anti-social. An additional residence in this plot will increase the noise to the point where we wouldn't be able to cope.

14 Acacia Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EQ

**Comments:** 30th July 2013

Letter attached.

10 Acacia Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EQ

**Comments:** 6th August 2013

Letter attached.

12 Lime Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EF

**Comments:** 12th August 2013  
Letter attached.

14 Lime Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EF

**Comments:** 6th August 2013  
Letter attached.

5 Acacia Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EQ

**Comments:** 16th August 2013  
My main objections to the proposed development at 12 Acacia Close are:

This is a very small close of 12 houses, with very little roadside parking. We currently suffer very inconsiderate parking, i.e. on pavements and in the turning circle, and also vehicles being abandoned around the junction with Acacia Close and Linden Avenue. This seriously restricts your vision when either entering or leaving Acacia Close.

Any further development would quite obviously make the situation even more dangerous. The existing, very narrow roadway just cannot sensibly accommodate yet more vehicle traffic.

A SITE VISIT IS A MUST.

9 Acacia Close  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3EQ

**Comments:** 11th August 2013  
The proposed property is facing ours and very close which means our bedrooms and reception rooms will be overlooking each others providing no privacy at all.


The proposed property is on a very small plot and would not be in keeping with the other properties in the immediate location down this private road adversely impacting the visual appearance.

There are already a considerable number of cars using the small narrow road and this situation is worse when visitors attend. It is already difficult to manoeuvre in and out of existing properties so having a further house would make the resulting traffic a danger for accident and injury

The current plan has the drive at an angle to the private road that would make it extremely difficult for any driver to turn in and out of the drive to private road safely and probably without driving onto our property.

Will the house have automatic rights to use the private road or will access from the public road to the house become an issue?

Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	30 JUL 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

  
 14 Acacia Close  
 Prestbury  
 Cheltenham  
 Glos  
 GL52 3EQ

29 July 2013

Cheltenham Borough Council  
 Built Environment Division  
 Attention Miss Michelle Payne  
 PO Box 12  
 Municipal Offices  
 Promenade  
 Cheltenham  
 GL50 1PP

Dear Madam

Ref: Planning Application 13/01265/FUL 12 Acacia Close, Prestbury

*With reference to the above I would like to point out the following:-*

*The Access to the proposed dwelling is via a narrow driveway (Less than 9ft) which already serves 3 properties, numbers 9, 12 and 14. Number 12 has 4 vehicles, number 9 has 3 vehicles and number 14 has 1 vehicle so there are already 8 vehicles regularly using this narrow driveway. Also, immediately at the head of the drive number 7 has 4 vehicles, and number 10 has 1, and numbers 8 and 6 exit from here. Acacia Close is a very short road and has very little kerbside parking and visitors and delivery vans are frequently causing problems by parking in the turning space etc. Therefore I object to this planning application because of the volume of traffic. I also object because of overdevelopment of this small area.*

*I would also point out that the visibility for cars reversing out of the proposed dwelling driveway would also impact on cars reversing out of number 9, as neither can reverse into the properties because of the shape of the driveway, unless more of the hedge was removed. It would also be impossible to deliver all of the materials necessary to build without removing more of the hedge. I strongly advise a site visit before this application is considered.*

*Although it does not affect me directly I feel it should be noted that all our recycling and food and rubbish waste (from 6 properties) has to be taken to the top of the driveway and left outside number 10(12 large bins and 6 food waste bins fortnightly) and this would increase the impact this has on the resident of number 10.*

*Yours faithfully*



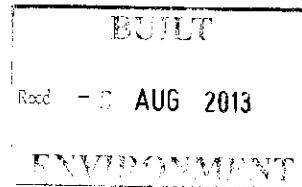


Your Ref: 13/01265/FUL

10 Acacia Close  
Prestbury  
CHELTENHAM  
Glos  
GL52 3EQ

4<sup>th</sup> August 2013

Miss Michelle Payne  
Planning Officer  
Cheltenham Borough Council  
POB 12  
Municipal Offices  
Promenade  
CHELTENHAM Glos  
GL50 1PP



Dear Miss Payne,

RE: PROPOSED ERECTION OF DETACHED DWELLING (REVISED SCHEME) AT PINWOOD,  
12 ACACIA CLOSE, PRESTBURY

With reference to the above proposal, I would like to raise the following objections:-

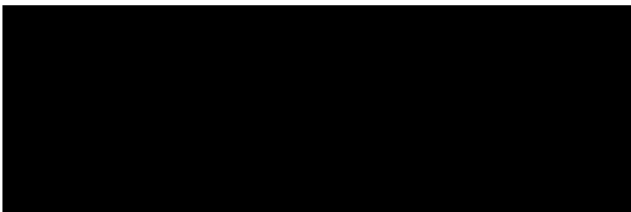
My comments on the previous proposal last year are still totally relevant so I have enclosed a photocopy of my objections to save repeating them. However, I must stress quite emphatically my concern about the volume of vehicles now being parked in such a small Close to the inconvenience of residents and also to any vehicles having to park (vans etc.) to carry out necessary repair work to any of the houses.

I would like to add that the road surface at the top of the drive to No. 12 has disintegrated leaving a whole load of loose stones and scree on the road surface and pavement which is never cleared. This can be dangerous and I have myself slipped and fallen on one occasion – and at 86 I find this very worrying.

To sum up:-

Noise, number of cars, and the density brought about by so many house extensions, I feel that the building of yet another detached house quite unwarranted.

Yours sincerely





2. Amenity - Rubbish Collection

The local council will not go down the driveway to nos. 9, 12 and 14, so the weekly rubbish is deposited at the front of my house, together with the rubbish from nos. 6 and 8 plus my own. In total the rubbish of 6 houses is deposited in front of my house. I often have to clean away any leftovers, which is not very nice. The very thought of yet another house is of great concern.

3. Traffic and Noise

The amount of traffic has increased considerably over the years, with the result that the road and pavement surface at the bottom of the Close has eroded causing scattered loose stones and an uneven pavement which has needed attention for some time. The building of a five bed roomed house at no. 9 has not helped and the building of another detached property would cause even more erosion.

In conclusion I would say that when I moved into Acacia Close it was a very pleasant open-planned area with plenty of space between the houses.

It was also a very quiet and peaceful location, but with alterations and additions (and a 5 bed roomed house already added) it is now over developed with every space being used and this visual prospect has deteriorated.

May I respectfully request that a member of the Council should pay a visit to Acacia Close and inspect the proposed development site prior to the decision of the Planning Committee?

Yours sincerely



PS. Incidentally there was a ruling some time ago that no more permission would be granted to owners building properties in their garden. What has become of the ruling?

Recd 12 AUG 2013

ENVIRONMENT

"Seibiant"  
12 Lime Close  
Prestbury  
Cheltenham  
Glos  
GL52 3EF

9<sup>th</sup> August 2013

Cheltenham Borough Council  
Built Environment Division  
Attention Miss Michelle Payne  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

Dear Miss Payne

Planning Application 13/01265/Ful 12 Acacia Close Prestbury.

With reference to the density of building in the immediate area surrounding 12 Acacia close, I would like to draw to your attention the extensions to Nr 6 and Nr 8 Acacia Close, and Nr 14 Lime Close not shown on the submitted plans, all these adding to the density of the buildings surrounding my property.

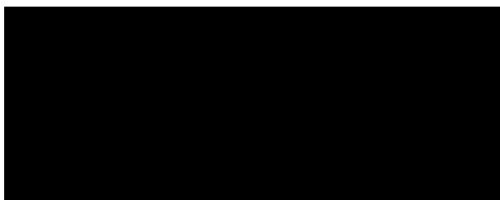
Nr 12 Acacia Close has been considerably extended since it was built, and the surrounding land sold and developed to such an extent I consider saturated, so I request that a visit is taken to access the viability of such a building that is being envisaged.

The submitted plans show two mature trees on the boundary line of my property, in fact from my side they are a more than twenty five foot high ugly hedge, which I struggle and lose too control. My vegetable garden that I have nurtured for over forty years is now, due to the height just not viable any more. At the present moment I am in the process of replacing my fence underneath the said hedge, if this development goes ahead, I am not sure how any much needed maintenance on the trees could be performed; there removal should be considered at the start.

Finally the noise from 12 Acacia Close has at times been intolerable, another house nearer me, owned by the same family would make living here most unpleasant.

I really do request you make a site visit, also please come and see the site from my side of the fence.

Yours sincerely





Cheltenham Borough Council Environment Group			
PASSED			
REC'D	- 6 AUG 2013		
Date of Response		Type of Person	
Initials of Responder		File Ref.	

14 Lime Close  
Prestbury  
CHELTENHAM  
GL52 3EF  
2 August 2013

Your Ref: 13/01265/FUL

Dated: 26 July 2013

Dear Sir/Madam,

**PROPOSAL:** Erection of a detached dwelling at Pinewood, 12 Acacia Close Prestbury CHELTENHAM

I would like to strongly object to the proposed 2 storey house in the garden of 12 Acacia Close.

Pinewood House is situated in Acacia Close (No 12). The driveway of Pinewood House is already both vehicular and pedestrian access to four (4) properties, including Pinewood House and is a very narrow access.

12 Acacia Close is built on higher ground and my property and boundary are already considerably overlooked. A further dwelling on my boundary would further impinge on my privacy. Plus the light and sunlight would be further reduced as 12 Acacia Close already has several high growing trees, which reduces my light.

The proposed building site would benefit from a visit by yourselves to observe how impracticable that this would be, due to entry and exit of vehicles.

By looking at the drawings at CBC offices, they make the intended site look a lot larger than it actually is.

Other reasons why this build should not be allowed to proceed are as follows:

1. The building would devalue my property
2. The view from my property would be a lot of high brick work
3. I have a greenhouse, plus many plants, which are already affected by the high trees at 12 Acacia Close
4. It would look into my property, as 12 Acacia Close already does.
5. A two storey property would deprive my property of light much earlier than it already does at present, especially in the winter months
6. The noise that neighbours are subjected to already from 12 Acacia Close at times is unacceptable. Noise from another property on this site would be unbearable
7. The plans appear to have a building on my boundary, which is not acceptable

The building of this proposed property would seriously impact on the amenities of all the surrounding properties.

Yours faithfully



Copies to : Councillors L G Goodwin and M G Stennett