

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 8TH JUNE 2021

ITEM 6 – Land north Of Rudloe Drive, Rudloe Drive Kingsway Quedgeley - 20/00368/OUT

Additional representations

This item is being deferred from the committee

ITEM 7 - 7 KIMBERLEY CLOSE - 21/00247/FUL

Additional representations

One additional representation has been received stating the following:

The Planning Officer's Report under plays a number of key factors:

(1) The proposed new property is not in character with the local neighbourhood. The property is set at an angle not in keeping with the street layout and will overlook a number of properties (gardens and habitable rooms, e.g. living room of 204a Cheltenham Road and kitchen of 206 Cheltenham Road). These are issues not experienced by other residents locally.

(2) The application has a shared access with the neighbouring property, which is not in character with any other 3-bedroomed detached property on the estate. The garden size is not in character with any other 3-bedroomed detached property on the estate.

(3) The planning officer did visit the site briefly as described, we believe one of eight visits on the same day having travelled from his home in Sussex for the day. He did not spend any time getting to know the character of the local area, and therefore does not present a full representation or comparison with other properties. He did not view the privacy concerns from 204a Cheltenham Road.

(4) The report cites a number of planning documents, strategies and policies. All of these encourage new build in keeping with the character of localities.

They also provide the basis for thousands of new homes being built within three miles of the applicant's address, including Churchdown, Escourt Road, Longford and Innsworth. Spoiling a very established area with a new property not in character is unnecessary given the supply of housing proposed and being built by the core plan. It will set an unnecessary precedent for the Elmbridge, Longlevens and wider City.

(5) It remains unclear whether the new property will affect the increase in local flooding. No site visit has happened from the appropriate authority and the plans are unclear given the historical requirements and connections with Cheltenham Road. The planning officer's evidence is hearsay.

(6) The site will create congestion, albeit temporary. Currently the resident has two vehicles and a caravan, one of which has been parked on the proposed dwelling's drive everyday for the last 12 weeks (apart from the day of the planning officer's visit). Given emergency access to other dwellings, there are safety concerns here to be addressed.

You'll also notice that the planning officer believes the distance of the proposed dwelling from others is not a planning permission issue, whereas it is surely a critical matter when it affects multiple neighbours, most of whom have lived here for over a decade. The distance needs to be confirmed, and restrictions put in place for privacy, e.g. adequate height fencing.

