

My concerns are:

1. That the proposed development will not be used as an ancillary dwelling to the main house as stated in the planning application, that it will be used as a residential rental property. (Please see additional notes detailed below No. 1).
2. Non-disclosure on the planning application of the availability of a separate entrance/access. (Please see additional notes detailed below No.2)
3. The impact of the noise and activity that neighbours will experience whose gardens are on the border with the proposed residential accommodation, compared to what is currently a quiet end garden terrace. The main house will be protected from the consequences of this because of the proposed dwelling's orientation.
4. The main house will be protected from any parking issues that occur because the separate entrance (highlighted above) connects to the road a considerable distance away from them, resulting in a different set of neighbours experiencing the effects of the proposed residential accommodation.
5. I am also concerned that there has been an oversight in drawing the accurate size and position of an outbuilding in the garden of 30, Beach Road. The outbuilding is at the end of the garden which borders 8 Kings Road. In the proposed plans the outbuilding is shown to be much larger and touching neighbours boundaries. This misrepresentation has the potential to be misleading, as it could imply that in light of the current application an even larger building in close proximity and with similar boundaries has already been granted planning permission. Therefore possibly indicating that a precedence has been set.
6. The height and width of the ancillary dwelling has not been indicated on any of the plans submitted which is worrying as the true impact of the building on the surrounding gardens and neighbourhood is difficult to quantify.

Additional notes for No. 1

- A. The proposed dwelling has a kitchen, bathroom and sleeping accommodation necessary for independent living from the main house.
- B. The proposed dwellings' main orientation is to the back of the garden facing away from the main house, creating a high degree of privacy for both.
- C. The proposed dwelling has its own private garden/ pergola, indicating that relaxing and socialising would happen separately from people residing in the main house.

These key decisions in the planning stage of this dwelling very strongly indicate it is intended to be used as a completely independent form of accommodation and therefore has the potential use as a rental property by whoever resides in the main house either now or at a future date.

Additional notes for No. 2

I think it is important to highlight that there is a separate entrance/access to 8 Kings Road which has not been mentioned or indicated on the plans or application.

This separate entrance is at the very end of the garden and would seem a natural entrance and exit from the proposed dwelling given its orientation and planned garden. This entrance is connected to a communal path that runs along the back of the terraces on Kings Road and the garden's of 34 and 32b Kings Road, entering on to Kings road a considerable distance from 8 Kings road.