

It is our understanding that the Silver Birch covered by TPO (no1659) measures in excess of 360mm (using a standard tape at chest height). We would request the HBC TPO Officer visit site to measure the tree's diameter to ensure accurate calculation of the RPA according to 'BS 5837'.

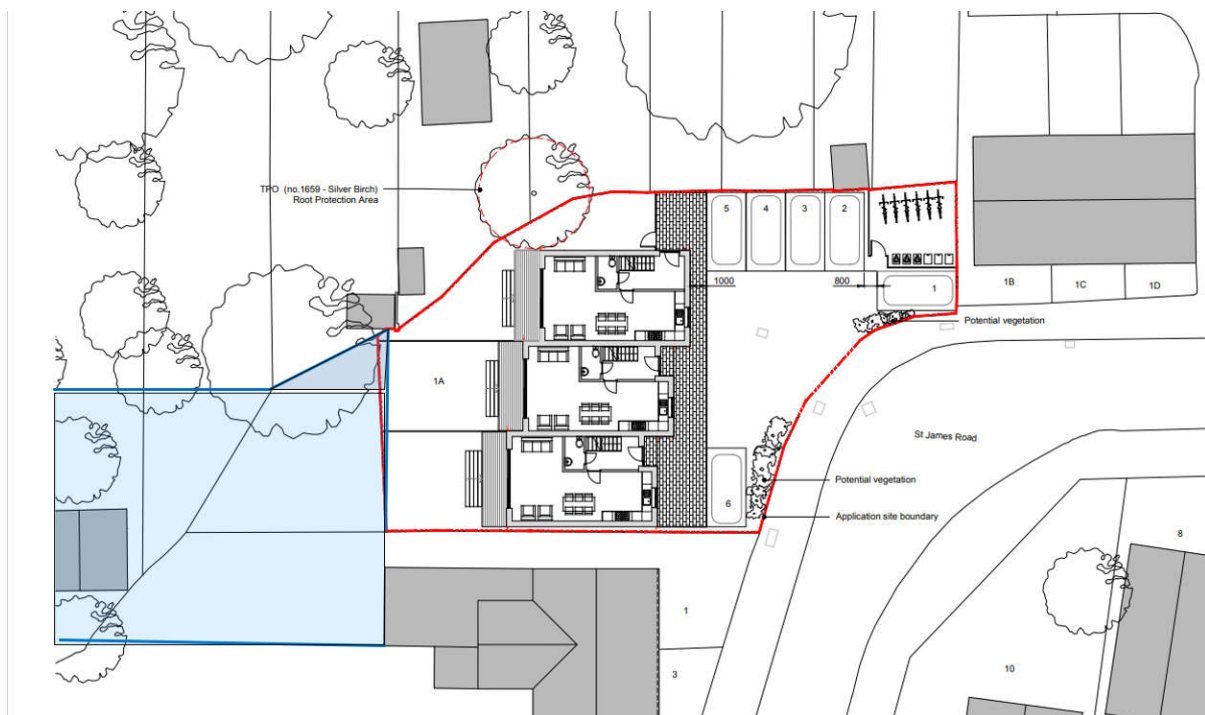
With reference to document “**C0146-SK014 Revised Proposed Site Plan**” also uploaded to the public portal on 14<sup>th</sup> October, we would like to highlight the following inaccuracies & points to Planning Services.

### 1. Boundaries:

The rear boundary line of 1a St James Road is still shown inaccurately on the Proposed Site Plan and reflects the line of the fence not the boundary. For clarity purposes, the fence could not be erected on the true boundary line due to the density of trees & vegetation in the garden of 1a St James’ Road at that time. These trees & vegetation have since been significantly cut back or removed from site. In reality, the boundary runs perpendicular to the rear of 1 St James Road. We have annotated the drawing below with a blue line to demonstrate this.

The Proposed Site Plan does not accurately reflect the complete garden associated with 1 St James’ Road. The area highlighted in blue below is the land registered to 1 St James’ Road, our main seating area falls directly in the sight line of both the downstairs & upstairs rear windows of all the proposed properties. (Please note that this sketch is not to scale, drawings can be provided from Land Registry & a chartered surveyor if required.)

We would like it noted for the record that the existing close boarded fence between 1 & 1a St James’ Road was erected by ourselves. We would like reassurances that this fence is not to be removed or replaced as part of this development.



### 3. Gradient of the 1a St James’ Road Site:

The steep gradient of the 1a St James’ Road site is in no way reflected on the submitted plans. The proposed properties are situated on the highest point of the site, which serves to exacerbate the issue of overlooking on to 1 St James’ Road further. We would encourage a representative from the Planning Services team to visit the house & garden of 1 St James’ Road at the same time as undertaking a site visit for 1a St James’ Road to fully understand the topography. We would be happy to facilitate such a visit.