

For the attention of Mr Lewis Ford

I have given further thought to this planning application and wish to add new comments to those contained in my email of 29 July 2022.

I have consulted the plan of the original footprint of No 36 Oaktree Drive, which is the subject of this planning application. The original elevations are pictured in APP/17/01278. Planning permission was granted for a considerable rear extension and side extension to the western side of the property through this planning application and this was subsequently built. In my view, the current application which comprises an additional extension to the western side, a new enclosed car port and a substantial front porch, together with the extension permitted via the 2017 planning consent, constitutes overdevelopment of the site in relation to the original footprint of the building. This is reinforced by the fact that the incorrect location plan suggests that the property occupies a larger area than it actually does. This proposal will appear overbearing in relation to the extent of the site, to my property and to the whole of the cul-de-sac area of the Oaktree Drive site.

I raised no objection to the 2017 application as the impact on my property was negligible but I do object to the present application.

Further to my telephone call this afternoon concerning this application, would you please note my comments on this application:

- The Location plan is incorrect. The land running alongside the eastern side of No 36 is in fact communal land. The architect should refer to the land registry plan
- I am particularly concerned about the addition of a front porch which is displayed as being of render to match the existing render on the walls of the main building. I believe that this was not the original intention of the owners and, following my discussion with them, it is their intention to revert to their architect who is currently away and may not have returned by 15 August which is the final date for submission of objections.
- However, whatever materials are used, I would object to the addition of this porch which would create an unacceptable block in front of my which would be overbearing and would reduce the natural light in my quite considerably.
- No 36 occupies a significant position at the top of Oaktree Drive and I would consider that the addition of an enclosed porch to the front of the property, will detract from the open character of this part of this recent development
-