

1. Access to the property is via a private shared drive which permits residents of nos 7, 9 and 11 certain rights of way, with or without their vehicles, as the Title Deeds dictate. It is our understanding that access for other vehicles is only granted to utilities. We are permitted to pull forward in front of no. 9 and reverse back into our parking space in front of our garage which is positioned further forward to the neighbouring property. Access from the proposed front porch would necessitate the vehicle parked outside no. 9 to be placed further forward allowing access to and from the vehicle and impeding our ability to reverse back into our drive. They would also have to enter and exit the vehicle on our property. The porch would have an extended roof which would necessitate guttering and a downpipe. This would mean there is inadequate provision for drainage, and this in turn could lead to flooding of our parking space and garage as it is positioned slightly lower than no.9. Although not part of this planning application the intention of our neighbours is to block pave the front of their property. This would increase the possibility of flooding even more.
2. The rear extension to the back of the garage will affect daylight and outlook from our property as the proposed extended brick wall will be 13 feet long and 14 feet high blocking our view from our conservatory, again as we are set back from their property. The severity of facing a brick wall permanently would impact on us as the property is occupied most of the day. This would, in fact, become quite a depressing outlook eventually impacting on our mental health and wellbeing. Currently the rear garden of no.9 is prone to flooding, and ours is lower so the risk of our garden flooding is raised. Great consideration would need to be given to the positioning of downpipes and sewage drainage.
3. As mentioned in 1, access to the property is via the private shared drive and there is no access to the rear of no. 9 except through the property. Where would materials be delivered and stored without affecting residents – the shared drive is totally unsuitable for large vehicles as they would cause substantial damage. This is something we have already advised our neighbours and shown them damage caused by previous uninvited vehicles. There would be a huge risk of damage to not only our property but the public pavement and highway if heavy vehicles were allowed to manoeuvre onto and within the shared drive.

We hope this helps to inform the decision re the proposed development.