

Michelle Houghton

From: David Eaves
Sent: 26 August 2014 16:50
To: bst shared
Subject: FW: 15 Langstone Road, Application for new detached dwelling.

Hi

Please add to Meridio and web as Agents further comments

Thanks

David

From: Mark Holman [<mailto:markh@hrp-architects.com>]
Sent: 07 August 2014 17:43
To: David Eaves
Cc: Fiona; daren@rowthorn.net
Subject: 15 Langstone Road, Application for new detached dwelling.

Dear David,

I understand from Tina that you are now the planning officer dealing with the above application, which we note has a decision due on the 28th August.

We note on the application that there has been a single objection, for which we wish to ensure our response is considered by the Local Authority prior to a decision being made, and we would of course welcome the opportunity to discuss the application at your earliest convenience.

In respect of the objections raised, we would respond as follows with regard Mr Galloways comments-

1 – We agree the application applies for a new access and we can amend the Design Statement to reflect this should this be required. Please advise.

2 – We do not agree with the statement reflecting the building Line, there is no such format established within the road, and the location plan added on drawing 8363-01 clearly shows that each dwelling along the East side of Langstone Road is staggered so the proposed dwelling fits in with the characteristics of the surrounding area.

3 – The gates can be dealt with via a condition and further details submitted.

4 – We note the concern about 4 cars not being accommodated. We believe 4 can be accommodated although this is not in accordance with Local Planning policy, where 3 would be required. In addition, you will note that highways have supported the proposal and confirmed they have no objection.

5 – Again, highways have raised no objection and several new dwellings have recently been constructed along Langstone Road, 2 in very close proximity with a new access (8 Langstone Road)

6- The mass of the building has been the subject of a long pre-application and as such with the high density of trees to the South boundary does not warrant any change. In addition, the elevation is in keeping with the style of dwellings along the road. We note that the distance of nearly 25m shown on the plan to the neighbouring dwelling has been questioned and requested to be increased. This distance is to a garage, not habitable rooms, and anyway is well above any Local Authority guidelines.

7 – The request for a 1.8m high brick wall to the South boundary to detract vermin has no representation with regard policy and any reason to refuse. Im sure any development would provide this boundary treatment to be upgraded, but the number of trees would also not warrant a brick wall and foundation.

We trust the above answers some of the concerns raised with regard the objection and we look forward to discussing the above shortly.

regards

Mark Holman

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