

Dear Robert,

We are writing to explain the situation regarding planning applications for 16 Sandy Brow. We realise you probably just want the comments on the current application but we felt it needed context.

In summer 2023 we received a letter notifying us of a planning application for 'a garden room to replace existing garage'. This sounded like a small development that was unlikely to affect us and therefore, regrettably, we did not look carefully at the plans and did not oppose. These plans were approved and we later found out it was a full-on annexe in the garden, not a garden room.

Summer 2024 we were notified of a new planning application for an extension on the rear of the property. We opposed this application [REDACTED]

[REDACTED]
[REDACTED] Those revised plans were approved. We thought this would be it.

Spring 2025 the work started at 16 Sandy Brow – [REDACTED]

[REDACTED]
[REDACTED] we were shocked when we realised they were building both the approved revised extension and a wood frame outbuilding which takes up a large proportion of their garden. We contacted the planning department to ask whether this was permissible, and I was asked to send them photos. We were advised that the case was being passed to the enforcement team.

[REDACTED]
[REDACTED]
We recently received notification that revised plans had been submitted. From what we can tell, the plans are for what they have already started building – there are no dimensions on the plans.

Our concerns re the extension:

- The extension appears to be higher than the specified 2.5m (“The rear extension would have an approximate maximum height of 2.5 metres”)

- [REDACTED]

- [REDACTED]

Our concerns regarding the outbuilding:

- The size and height of the structure is imposing – multiple visitors have commented (“what on earth is that?!!!) (“Why would anyone think that is ok??!)
- The effect on [REDACTED]
- The percentage of land that has been built on and the subsequent impact on the environment
- What is it going to be used for? Why do they need a wet room in the garden? Are they going to use it as a hair salon?

[REDACTED]

Kind regards

[REDACTED]