

REFERENCE PLANNING INSPECTORATE "MAKING YOUR APPEAL" SECTION H
PHOTOGRAPHS CONSIDERED RELEVANT TO SUPPORT THE APPEAL AGAINST
REFUSAL OF PERMISSION OF APPLICATION APP/19/00932

- 1.A View from garden of house number 42. This shows garages and extensions with pitched and flat roofs. The gradient of 42 St Johns Avenue going south to north is apparent.
- 2.B Number 53 St Johns Avenue. Overbearing effect? Loss of outlook, impact on light to the living space of house number 55, etc, etc.
- 3.C Number 30A and number 30 St Johns Avenue. Overbearing effect? Loss of outlook? Impact of light to the living space? Unacceptable harm caused to neighbour amenity conflicting with Council Policy? The build on the boundary wall is over 2 metres high forming the northern wall at the garage. Additionally, between number 30 and number 17 Timber Lane has an extension facing the front door of number 30 (no photograph).
4.
D/D1 Number 3 and number 4 Capel Ley, (can be viewed from number 42) I believe the works are still ongoing. Scale, bulk and depth? Questions must be raised about an extension that dominates the existing dwelling and that of Number 3. Contrary to Council Policy? The occupants of number 3 must feel completely dwarfed! Additionally, does the size, depth and siting result in an un-neighbourly development? Are the residential amenities of the occupants of number 3 affected, ie loss of outlook, light, etc and the unacceptable harm caused as the result of the development to number 4?
- 5.E Number 35 Shilling Lee (can be viewed from number 42) it is difficult to know where to start. The photograph tells its own story. I assume it must have complied with current Council Policy!
- 6.F Number 14 Sovereign Lane (can be viewed from number 42). The position and size of the garage higher than the neighbouring property is very typical of the whole estate of bungalows.
- 7.G Number 32 St Johns Avenue (can be viewed at the bottom of photograph A). This garage/conversion has its south wall built on the boundary with number 34. I would imagine the height to the ridge of the garage roof and depth into the rear garden raises questions regarding the refusal of number 42s Planning Application, based on the same criteria. The refusal criteria quoted in paras 1 and 2 of APP/19/00923 is compared.
- 8.H Number 34 St Johns Avenue, comments of 7.G apply.

To conclude, I as the appellant and owner of number 42 I appreciate each Planning Application must be viewed on its own merits. The comments on the above are used as comparators with the criteria which informed the Planning Application Refusal for number 42, ie Paras 1 and 2 of that document.



A. View from garden of No 42. This shows garages and extensions



B. N° 53 St Johns Avenue



C. N° 30A G N° 30 St Johns Avenue

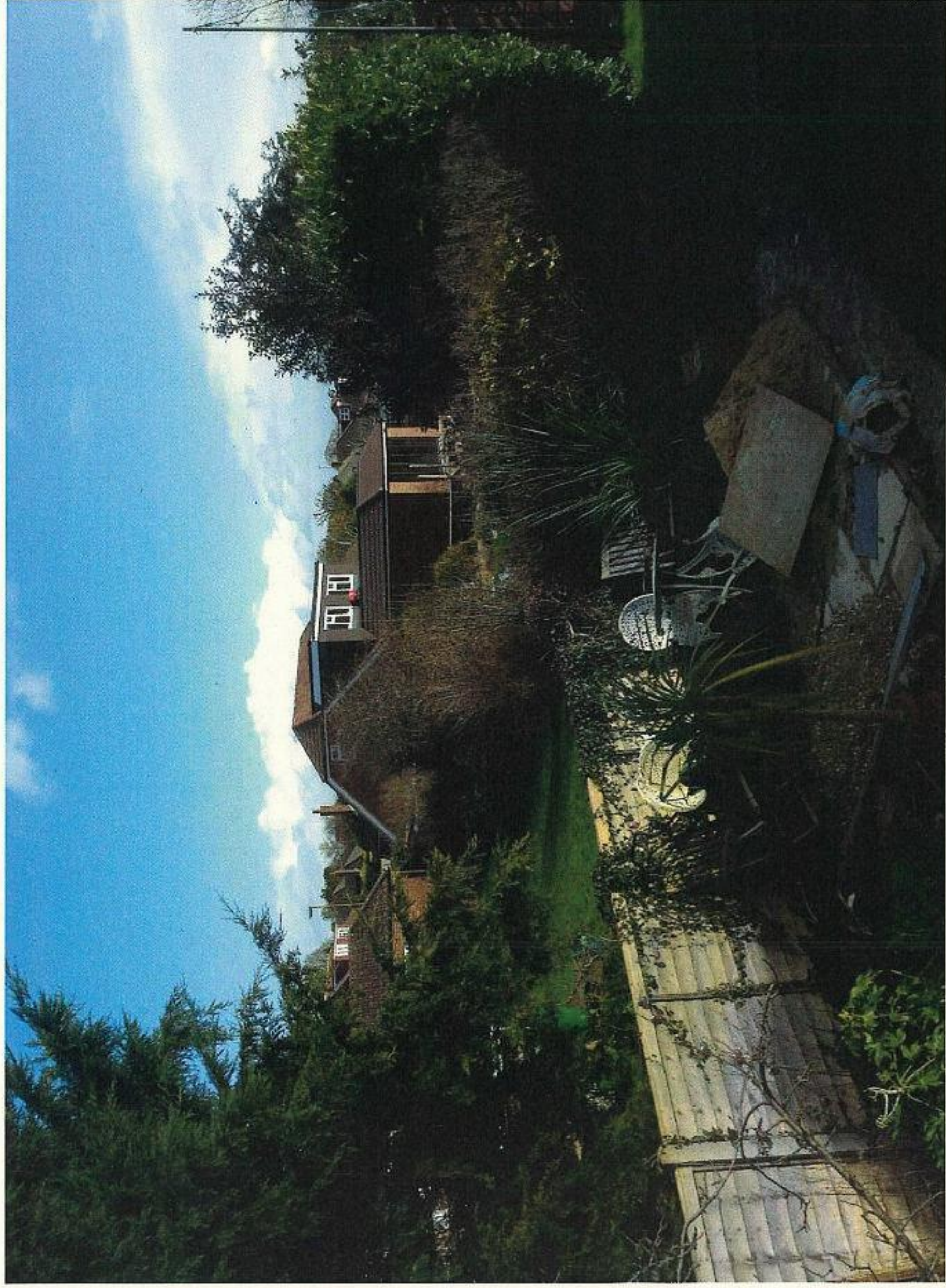


N° 17
TIMBER
LANE

D. No 3 and No 4 Cape's Ley (can be viewed from No 42)



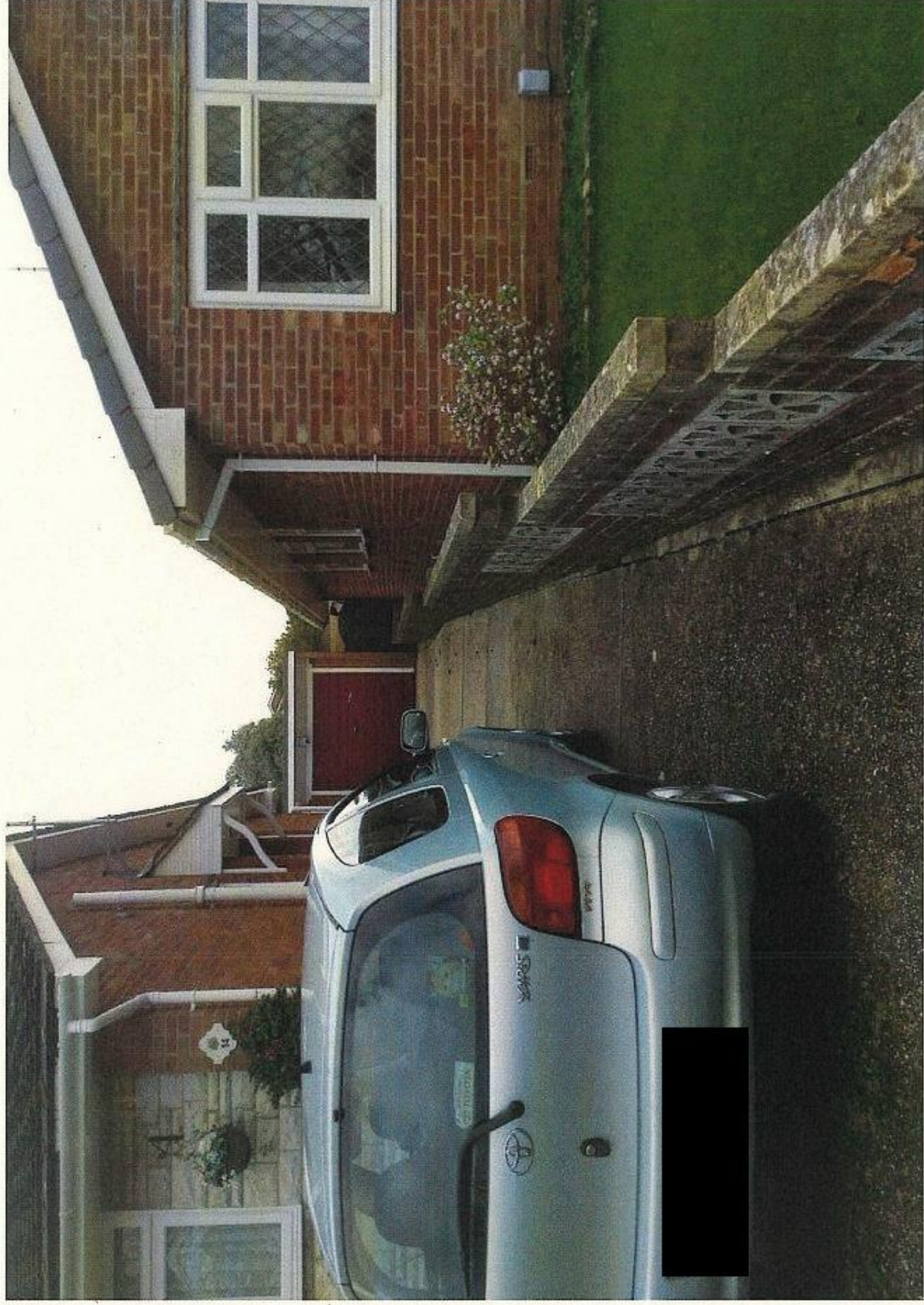
D1 No 4 Capes Ley (can be viewed from No 42)



E No 35 Shilling Lee (can be viewed from No 42)



F No 14 Sovereign Lane (can be viewed from No 42)



G No 32 St Johns Avenue (can be viewed from No 42)



H No 34 St Johns Ave (can be viewed from No 42)

