

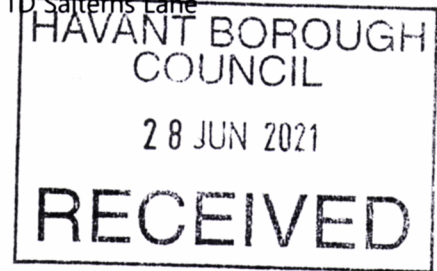
[REDACTED]

Subject:

Attn: Drew Blackman : Ref APP/21/00524 11D Salterns Lane

Importance:

High



Hello Mr Blackman

Ref APP/21/00524

[REDACTED]

Please see below our comments in regard to 11D Salterns Lane, if you require any clarification on our points please feel free to contact me by email or phone.

We look forward to your response to our comments.

Background:

We accept the principle that 11D will have a summer house in the rear garden of the property.

We understood that initial intent was of a Summer house similar in dimension to [REDACTED] 3.0M by 3.5m with a height of 2.4m, to be sited in a similar position to that currently proposed.

We indicated to the applicant we would support the Size (3.0m by 3.5m with a height of no more than 2.4m) and approximate position as indicated in the current application.

We were then informed by the applicant that the architects advise / tactic was to go for a very large summerhouse with a view that HBC and CHC would seek a reduction in its size.

We wrote to the applicant stating we believed that the approach of 'extra-large' would not receive our support due to potential overbearing mass/size, at this time we had no sight of the proposal, we also advised on the fact that HBC have a planning condition [REDACTED]

[REDACTED] this is detailed in the planning conditions [REDACTED] (1992 to 1995) [REDACTED]
[REDACTED]

Objection:

We cannot support this application as the sheer overbearing mass of the building with a footprint of 6.0m by 4.0m but with a roof profile of approx. 7.2m by 5.1m, and a height from the ground of at least 3.5m will be detrimental to the enjoyment of our property, [REDACTED] coupled with that we feel it absurd the council can restrict via planning conditions (still in force) [REDACTED] for over 25 years that dictate a fence of no more than 900mm in height in the majority of the rear garden only to permit a massive structure [REDACTED]

Existing Planning Condition:



11D has planning permission and until recently had structures of a shed and summer house (Ref. No: 94/59102/000) – these were placed much closer to the dwelling and next to the fence but at a point where the fence is at its maximum height – we had assumed that HBC had granted permission for these structures in 1994 taking to account the planning condition [REDACTED] or a 900m fence between the properties for the majority of the rear garden.

Height of Structure:

We were assuming the height of the finished structure will not be more than 2.4m, [REDACTED]

However the height, for this application, is not shown on the drawings – see 21041-421, it appears to be at least 3.5m from ground level.

The height of the structure and the composition of the roof would indicate that the height is a significant factor in determining the effect on both neighbouring properties and the aspect from the harbour – is it a deliberate tactic not to show the height of the structure?

It would appear the height is proposed/intend is to be at least 3.5m.

The proposed building is sited on a foot print of 6.0m by 4.0m with a roof profile extending to 7.2m by 5.1m and the height appears to be at least 3.5m, added to the fact that the building is at an angle the effect from both the property and the property grounds [REDACTED] will be an overbearing mass of excessive height, width and length.

Given the advice in relation to the application for a summerhouse [REDACTED] (in 2018) from HBC planners, HBC Tree officers and CHC planners, was that 3.5m by 3.0m with a height restriction of 2.4m was the maximum size that would be allowed we would expect HBC to refuse this application on the grounds of an overbearing mass of structure that will curtail the enjoyment of neighbouring properties and users of the harbour.

Design Statement / notes on Drawings and Report:

We note the architects submission does not include a design statement thus raising questions that should be considered in the planning process.

In addition the drawings are inaccurate in some instances: some examples:

- Drawing 21041-102 is wholly inaccurate reference the positioning of the trees to the site and proposal.
- Drawing 21041-102 scale appears to be inaccurate [REDACTED] summer house 3.0m by 3.5m foot print , however when measured on the drawing it is shown square and compared to 11D proposal the depth is very similar i.e. not 1.0m larger on the smallest dimension. Scale and actual dimension

needs to be correct if drawings are part of permission. Full details of [REDACTED] summerhouse are available on the HBC website.

- Drawing 21041-102 inconstant measurement points, some to footprint others to roof overhang – misleading to bulk/mass of proposed structure.
- Drawing 21041-421 No Height shown for structure – a material omission due to the bulk/mass of the proposal.
- No indication of rain water drainage position
- Arboriculture Report: There is a misleading site boundary layout on page 6. [REDACTED]
[REDACTED]
- Rain Water Drainage – what is the design criteria for Rain Water dispersal? We note the Arboriculture Report makes suggestion 3.3.1.8.
- Arboriculture Report: 4.1 suggest no drainage channels near RPA
- Arboriculture Report: 3.6.2 – no services within the RPA , we would like to see the proposed services routing as the RPA [REDACTED]
- Due to amount of glass if lighting fitted this will have a significant effect i.e. Light pollution ‘Dark Sky’
- Arboriculture Report: 3.7.11, assumptions re future growth. TPO1380: We require that the HBC Tree officer makes specific records in relation to the works at 11D and any related damage that may surface in years to come to the trees [REDACTED]
Specifically Arboriculture Report 3.3.1.6 refers to root pruning of a tree on [REDACTED] property.

Summary:

We believe the current proposal will result in an overbearing mass that will adversely affect the enjoyment of our property, due to its design, appearance, effect on light and outlook.

We believe if approved it will negate planning conditions that have been in force on [REDACTED] for over 25 years, thus also the negate reasoning for said conditions.

We thus suggest:

- A significant size reduction, for example the structure to be 3.0 by 3.5m with a maximum of 2.4m in height, in order to reduce the oppressive effect caused by the mass of the structure.
- To relocate the Summerhouse to the location of the previous Summerhouse/Shed detailed under application 94/59102/00, with a maximum height of structure to be 2.4m

We also request that HBC consult with the Harbour Authorities, given the amount of glass and light emissions from a structure of this scale / size.

Regards

[REDACTED]

