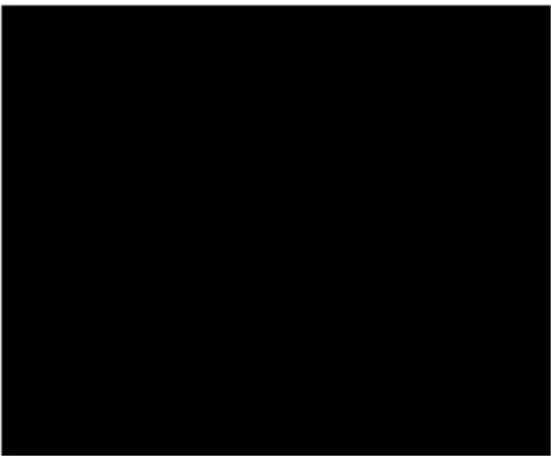




22 October 2020

Dear Sir

PLANNING APPLICATION NO APP/20/00699

Thank you for your letter of 12 October 2020 referring to the revised plans and descriptions for the above application APP20/0699, and wish to reaffirm our objection. The reasons are set out below:

The first point we need to make concerns the revised plans.

Unfortunately whilst there are some very slight improvements, they are still unfit for purpose. They do not show proper details of the extensions to the building and the site plan still does not show the ridge line of the back extension.

The plans we have attached to this letter, try to correct this but only to a limited extent. These changes are outlined in red. Of further concern is that there is no first floor layout plan. The plan description continues to refer to a garage, when it clearly is not, as this is a utility room with provision for a toilet, although the revised internal ground floor layout plans already show a separate utility room. The concerns we have, is that without our earlier objections, we would not have even had latest plans, albeit still not really good, to help clarify the position. We are therefore surprised that the planners had not required more accurate plans before proceeding further with this application.

You will note from the additional markings in red on the revised plans, that the proposals if approved will substantially increase the size of the property on what is a small piece of land. If you put together dwellings 2 and 2A, there is very little garden space available. Whilst clearly no one would wish to prevent improvements and repairs to a property, any increase in the buildings foot print size and its height, would be far too large to be accommodated on this size of plot. It will both dominate and dwarf the properties in the adjacent area which are **all single storey buildings** and have a detrimental impact on the surrounding area. This can clearly be seen from the recently completed large garage which dominates the corner. The building of such a large extended property on a corner plot site, significantly damages the street scene, as all the adjacent and nearby properties are small bungalows. This was one of the key reasons why the Planning Inspector upheld the Planning Authorities decision to refuse the previous application for a large development on this site.

As already mentioned, the proposed first floor north extension has no details on the plan to help us make any effective assessment of its impact. Any first floor extension to the north of the property will severely impact on the privacy of both 

 There are no details of any windows which could be easily added later, hence our serious concerns. The original drawings suggested a flat roof whereas the revised elevations show a pitched roof, which are even more damaging to light and privacy of our properties. The skimpy drawings relating to this are a major risk to both dwellings and we object strongly to any proposal to build a first floor storey to the north of the property

As regards the proposed new driveway off South Wood Road, work has already started on the close board fence and driveway itself in anticipation of approval. The fence work as proposed and built so far, prevents any vehicle from turning round in the new drive which means that vehicles would either have to reverse in or out of driveway which is extremely dangerous due to restricted vision for both vehicles, cyclists and buses and especially pedestrians and is of course close to a major junction. Furthermore there is no drop kerb available and this would require separate approval by the Highway Authority.

The proposed extensions to the south of the building would be in front of the building line, which are we understand, against the Council's planning policies. Mr Snell confirms that he was advised several years ago that any proposed extension in front of the building line would be refused as against planning policy.

The representations and concerns made in the previous letter of 10 September and also those regarding Application no APP/20/00110 (erection of a porch and an outbuilding) albeit now approved, still stand as we would ask that you take these into account namely:

'The plans submitted with this application show what is described as a separate detached outbuilding and also porch. However the building that has been built is a much larger building that is physically attached to the house itself and not in accordance with the approved plan. This however is not a garage but a utility room with provision for a toilet. The plans clearly show a gap between the house and the outbuilding as described and also a distance of 1.5 meters between the garage wall and boundary. The boundary is actually only 1 meter.

[REDACTED]

We would therefore ask that before any further development takes place or any processing of this new planning application, the applicant be instructed to alter the garage/utility building so that it accords to the approved plan.

[REDACTED]

In August 2014 Mr Field submitted a proposal (application APP14/00867) for a massive development of both 2 and 2A, which if approved, would completely over shadow [REDACTED] others in the surrounding area. Thankfully the application was refused as being an over development of a small site and, subsequently, his appeal was dismissed.

Permission for the rear annexe to no. 2 was given under the proviso that it never be converted into a separate house. That it was, and that the owner got a certificate of lawful development to [REDACTED]

[REDACTED]

Therefore real fear now is the applicant is seeking to build by stealth, the massive development which has previously been rejected both by the Council and Planning Inspector and thus achieve his original goal. The size and scale of the extensions suggest something more than just for his domestic needs for a family house. [REDACTED]

[REDACTED]

No 2 Eastoke Avenue is already a large building, on what is a small piece of land in a prominent location at the junction of Eastoke Avenue and South Wood Road. Any increase in the buildings foot print size and its height will be far too large to be accommodated on this size of plot. It will both dominate and dwarf the properties in the adjacent area which are **all single storey buildings** and have a detrimental impact on the surrounding area. This can clearly be seen from the recently completed attached large garage which dominates the corner.

Whilst acknowledging that this development is not quite yet on same scale as the previous rejected application, there can be no doubt that intention is to attempt to develop something on a similar large scale which is what this will become, if approved. The recent construction of the large utility room clearly shows that the applicant has scant regard for keeping to the approved plans.

[REDACTED]

We would add, that sadly the applicant has not made any informal approach to us to discuss his development intentions, which might have helped as we could have worked with him, as there is no desire to be awkward or obstructive but for a recognition of our genuine fears.

[REDACTED] are all very worried about this development being approved and the very serious impact it will have on our properties and decided to engage the help of the planning expert Mr Malcolm Ratcliff, to explain to all concerned the reasons why all this building work should be refused. I separate letter will be submitted with these details. I trust you appreciate why we are s [REDACTED] strongly objecting to this proposal.

Thank you for your help and consideration and would ask for all the above reasons outlined, the Council will refuse this application.

Yours Faithfully

[REDACTED]