

Dear Sir

PLANNING APPLICATION NO APP/20/00699

I refer to your letter of December 2020 concerning the above application, and formally confirm that we wish to continue to have our original objections to stand regarding the latest revised plans. Please see our previous letter of 24 October 2020.

We are puzzled that the planners are still allowing of this application to proceed when the plans are so very poor and contain inaccurate information which has previously been pointed out. The plans are unprofessional and contain no dimensions and lack information and thus create more confusion.

We have been advised that the Council is under a duty to assess and determine applications based on what it is presented to them and this is appreciated. However, whilst the Council cannot choose which plans are submitted by an applicant, as that is their apparent prerogative, surely there must be some responsibility on the planning authority to ensure that it protects the public interest when it is carrying out consultations, to ensure that information is accurate, not confusing or misleading. Otherwise this could be seen as a dereliction duty.

We understand that the planners found the previous plans unacceptable. However we do not know why they are unacceptable particularly as these new plans are hardly any different at all, certainly no improvement as regards clarity!

The only thing the applicant seems to have done is to redesign the roof of the back extension as a hip roof instead of a gable end, [REDACTED] (see plans attached). **This will make the situation worse, as the property will be even larger and more dominant.** As we have said previously, the proposals are just sketches and not adequate for such a large extension to an already large building on a small plot and nothing seems to have been said about this. We are particularly concerned the applicant is manipulating the situation, including the current consultation timing coming just before Christmas and in the middle of a serious pandemic.

We believe his overall intention to develop a large house of multiply occupancy on a completely unsuitable small plot, much more extensive than for normal family requirements. This will bring both people and extra cars to this small site. We believe the proposals if approved, will substantially increase the size of the property on 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 as proposed, would be far too large to be accommodated on this small 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. Building 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 main reasons why a previous attempt about 4 years to build a large dominating property was reject by the Planning Inspectorate.

As regards other aspects, we are worried about any proposed extension to the north of the property which must be rejected. There are no details about the windows and where these would be, bearing in mind those windows can easily be added later. This first floor north extension has no details on the plan to help us make any effective assessment of its impact. Such a first floor north extension will severely impact on the privacy of both 81 South Wood Road and 4 Eastoke Avenue. The other concerns are about building (South Side) in front of the building line and the serious highway dangers of a new access on Southwood Road which still stand. Similarly the concerns are raised are about the detached garage which has been illegally built without approval and these have not been answered.

Work has already started on a proposed new driveway off Southwood Road in anticipation of approval including a close board fence. 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.

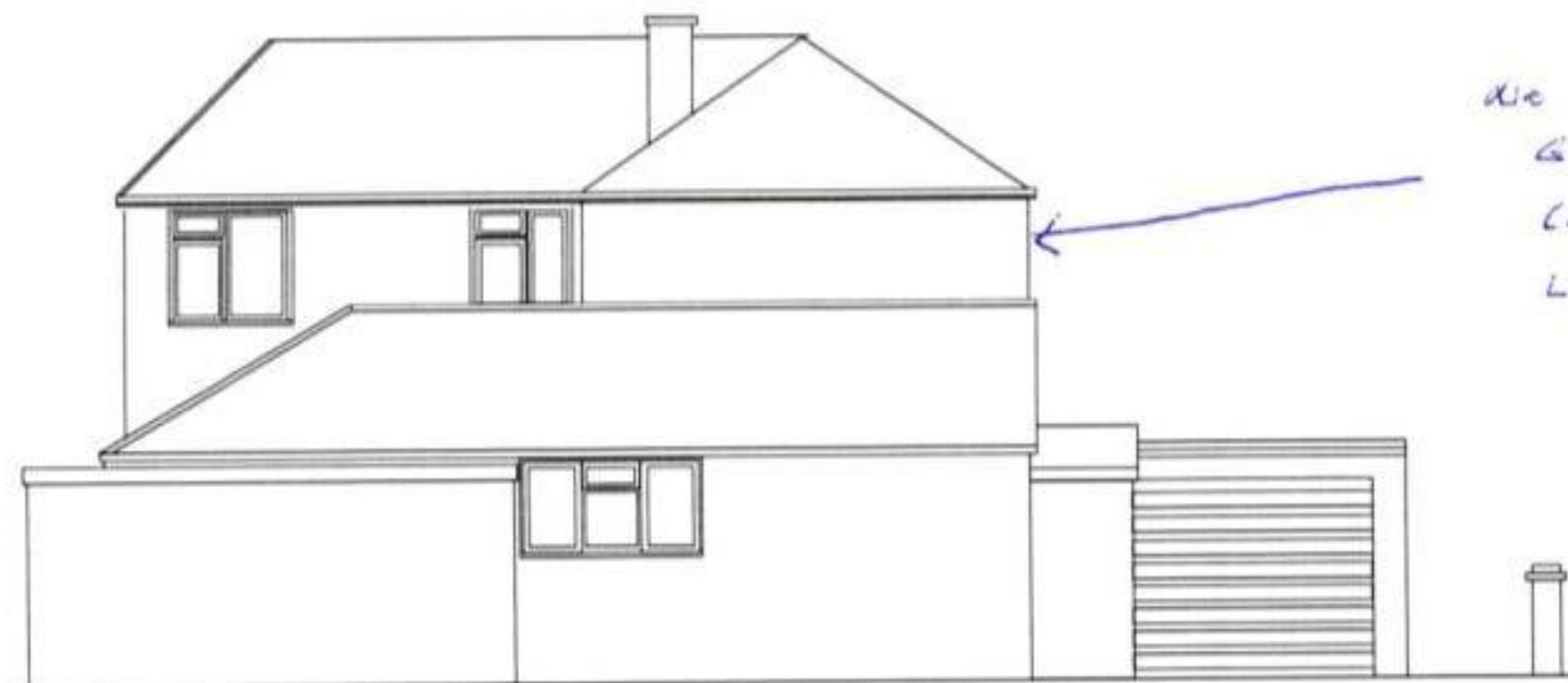
As has been already mentioned, one of the most serious concerns is the absence of information to enable proper consideration of the application. We have been told the previous plans to not meet the Council's approval but no reasons are given. Therefore we would like to see is any correspondence between the applicant and the planners, which we believe is public information. If it is on the website please let us know without any delay where it is and how we can access this. Can you please explain what it is that you asked the applicant to do?

Finally, there remains the unresolved issue of Application no APP/20/00110 (erection of a porch and an outbuilding). 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. Whilst described as a garage, it is in fact a utility room with provision for a toilet/shower. The original 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] keep writing letters and emails to the Council with serious concerns but we are not getting any answers and keep going round in circles.

I am sure you must appreciate our serious anxiety about these proposals

Many thanks for your help
[REDACTED]



North elevation

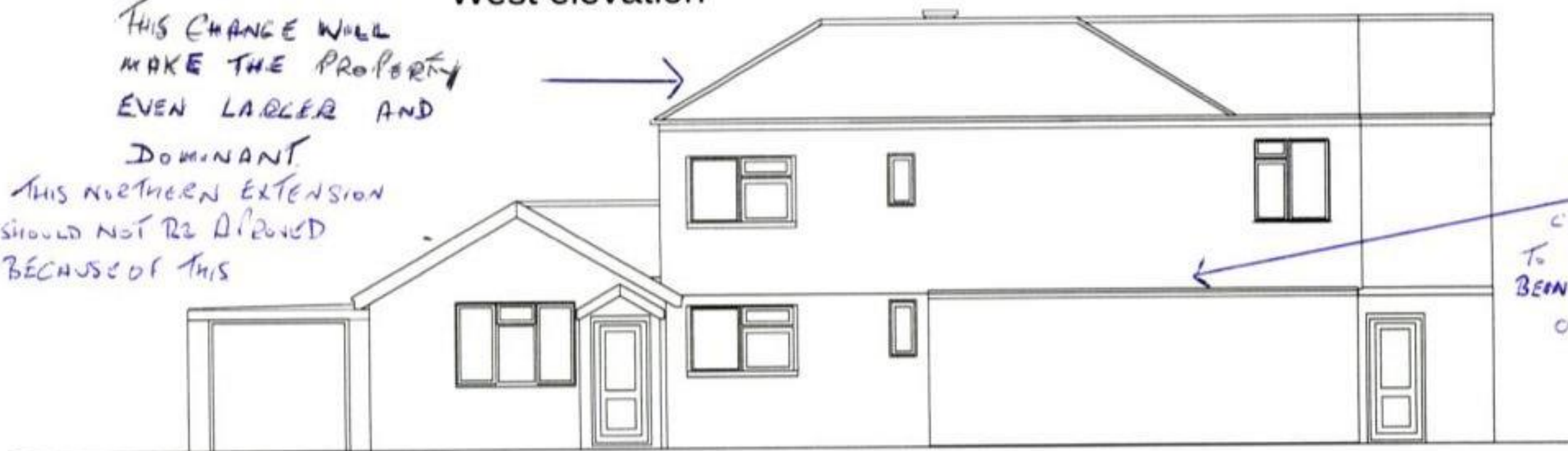
NO DETAILS
GIVEN

CONCERN THE WINDOWS CAN BE ADDED
LATER, UNLESS A SPECIFIC CONDITION
IS ADDED

West elevation

THIS CHANGE WILL
MAKE THE PROPERTY
EVEN LARGER AND
DOMINANT.

THIS NORTHERN EXTENSION
SHOULD NOT BE APPROVED
BECAUSE OF THIS



NEEDS A
CONDITION
TO PREVENT
BEING BUILT
ON

