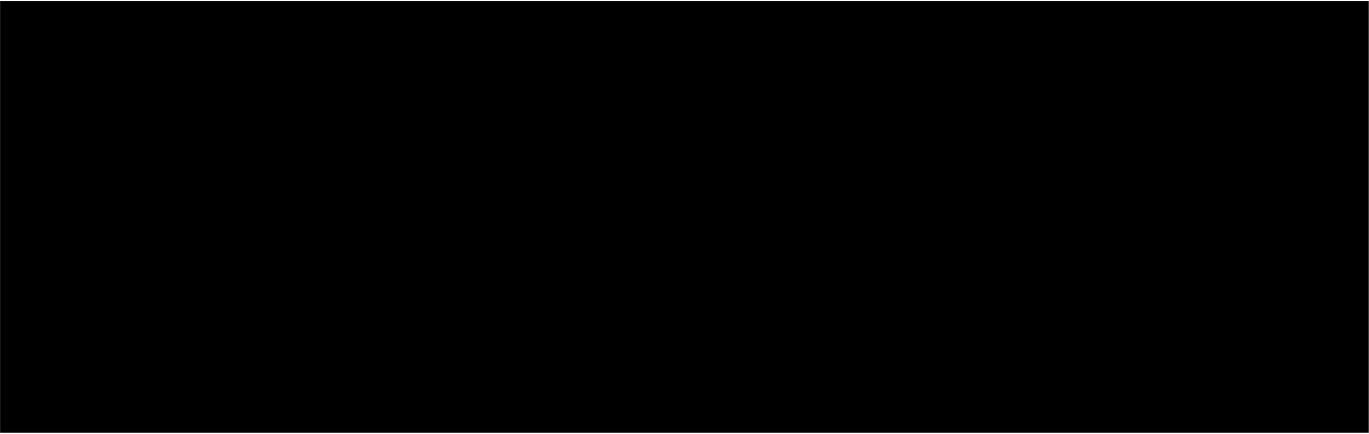




Dear Robert,



We would like to object to the resubmitted garage plans for 97 New Brighton road. There has been a reduction of approximately 9 inches. There are no changes to the width and depth.



We note that the DAS report has used examples of two other outside buildings on New Brighton Road. The first is 101 New Brighton Road, the old stables shared with 103 which the owner understands was built in the 1860s. This building is much smaller and its character is in keeping with the main house. The second example used is also an outbuilding that is in keeping with character of the main house using the same bricks and tiles. It also has a roof shape that echoes that of the main house. The top is also much smaller than the 97 proposal and much more considerate of the impact on neighbours houses.

The proposed garage extension at number 97 remains disproportionately large. There are no dormer windows in the main house and the use of dormers in the garage result is a roof that does not mirror that of the main house. The addition of some flint work on the bottom half does not compensate for the overbearing nature of the build.

We note that there a number of stand alone garage extensions in New Brighton Road. (please see attached.) None of them are as high or wide as that proposed by number 97. In fact we have not been able to see anything in comparison in the neighbourhood.

As there is a very minimal decrease (about three bricks height) in the new plans our concerns from the first planning objection remain unchanged as detailed below.

“The garage extension is disproportionately large and overbearing in size. The current measurements appear to be more than double the size of the existing garage. The increase in height and subsequent width will be extremely oppressive [REDACTED]

[REDACTED]

[REDACTED]

Our objections to the plans for the main house remain as stated in October 2024.

[REDACTED]

[REDACTED]