

RESPONSE TO OBJECTION

We welcome the opportunity to respond to the comments submitted in relation to the above application and to provide clarification on a number of matters raised within the representation.

Pre-Application Process

The proposal submitted for consideration is not an initial concept or speculative design. Prior to the submission of the planning application, the proposal was subject to a detailed pre-application process with the Local Planning Authority, including a site meeting with the Planning Officer.

During this process, the scale and massing of the development, its relationship with neighbouring properties, the character of the surrounding area, residential amenity considerations and the application of the 45-degree guideline were discussed in detail. The findings and recommendations arising from those discussions informed the development of the scheme and are reflected throughout the submitted Design and Access Statement and supporting drawings.

It is therefore important to recognise that many of the matters now raised within the neighbour representation are not new concerns. They are issues that were considered extensively during the pre-application process and were specifically addressed during the evolution of the design.

The proposal before the Local Planning Authority is therefore the result of a considered design process informed by professional planning advice, technical assessment and consultation with neighbouring occupiers.

Neighbour Consultation

[LPA note: the agent has provided details of the consultation taken prior to submission of the application which related to neighbouring properties – we have not published this in full to protect the privacy of the parties concerned]

Whilst we fully respect the neighbour's right to object to the application, it is important that the Local Planning Authority is aware that meaningful consultation took place prior to validation and that changes were made to the proposal as a direct consequence of that engagement.

45-Degree Assessment and Residential Amenity

The representation suggests that the proposal may breach the 45-degree guideline and result in an unacceptable impact upon neighbouring amenity.

This matter has been carefully considered throughout both the pre-application process and the subsequent consultation undertaken

During the pre-application meeting, the relationship between the proposed development and neighbouring properties was discussed in detail with the Planning Officer. Particular attention was given to the impact of the first-floor accommodation and compliance with the Council's residential amenity guidance.

The methodology used to assess the 45-degree guideline was also discussed [LPA note: per consultation note above]

The assessment was undertaken using the centre point of the neighbouring lounge window as the reference point. Measurements were derived from Ordnance Survey mapping data and surveyed site information. [LPA note: per consultation note above]

The data used for the assessment is considered accurate and has not been manipulated or altered in any way. The conclusions presented within the submitted planning documents are therefore considered robust and reliable.

Should the Local Planning Authority have any concerns regarding the methodology employed, and subject to the neighbouring occupier's agreement, we would be pleased to undertake further verification measurements from within the neighbouring property to provide additional reassurance.

Scale, Massing and Relationship to the Boundary

The proposal has been carefully designed to balance the applicant's aspirations with the amenities of neighbouring occupiers.

The relationship with the shared boundary has been a key consideration throughout the design process. The proposal has evolved not only through the formal pre-application process but also through direct discussions with neighbouring occupiers, resulting in amendments that increased the separation between the development and the adjoining property.

For this reason, we respectfully disagree with suggestions that the proposal represents

an overdevelopment of the site or would result in an unacceptable relationship with neighbouring properties.

The design has been refined through a process of review, consultation and amendment and reflects a balanced approach that seeks to provide high-quality accommodation whilst respecting neighbouring amenity.

Submitted Drawings and Visual Representations

Comments have also been made regarding the illustrative visualisations submitted as part of the application.

Whilst these images assist in communicating the proposal, the application should ultimately be assessed against the submitted scaled and dimensioned drawings, which accurately define the size, position and form of the development.

The submitted plans provide a clear and accurate representation of the proposal and remain the primary documents upon which the application should be determined.

Conclusion

The proposal before the Council is not simply the applicant's preferred scheme. It is a proposal that has evolved through a comprehensive process of design development, pre-application engagement with the Local Planning Authority, technical assessment and direct consultation with neighbouring occupiers.

The applicant has sought throughout the process to engage positively and constructively with those affected by the proposal. Neighbouring occupiers were provided with copies of the plans, concerns were discussed directly with both the applicant and architect, and amendments were made to the scheme before validation in response to feedback received.

The application currently under consideration therefore already incorporates changes requested [LPA note: per consultation note above]

We respectfully request that the application be determined on its planning merits, having regard to the extensive pre-application work undertaken, the amendments made following neighbour consultation, the supporting technical information submitted with the application and the relevant planning policies and guidance.