

From: Simon Davis
Sent: 11 August 2020 14:56
To: Clare Bartlett [REDACTED]
Subject: AL/49/20/PL Byfields & Nightingale Cottage - Design & Highways

Dear Clare,

Please see attached Highways comments. You will note they request more information re visibility and parking (the latter reflects my comments to you already).

I have also been able to discuss the scheme this morning with senior colleagues and the upshot of this is that we cannot support the Byfields part of the scheme as it stands. I provide the following comments:

- The site is very much of an urban/rural edge character and the proposals do not reflect this character.
- The elements that make up the character of this site – boundary wall, grass verge, landscaping, spacing will all be destroyed as a result of the proposals.
- The design is poor and does not appear to be based on local character/context. Either side of the site are dwellings with a relatively strong character, yet what is proposed is at odds with that.
- Surrounding dwellings are predominantly 1.5 storeys yet these are 2.5.
- The trees on the frontage should be respected & retained.
- There may be a scheme here but definitely not 6 dwellings.

In our view the harm outweighs the benefits therefore we would refuse the application.

There are no current issues with the replacement dwelling at Nightingale however our Conservation Officer is yet to respond.

We will not accept amendments to the scheme as this will delay the determination of the application so will determine on this basis unless you wish to withdraw & resubmit. If you wish to do this then I am happy to provide informal pre-app advice between applications.

Kind Regards

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