

Daun Johnson

From: Juan Baeza
Sent: 31 July 2012 16:30
To: Planning.Responses
Subject: FW: Objection Planning Application AL/72/12 The Stables
 PI register.

Thanks

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Save the environment - think before you print.

From: Sally Kavanagh [mailto:[REDACTED]]
Sent: 31 July 2012 16:18
To: Juan Baeza
Subject: Objection Planning Application AL/72/12 The Stables

Dear Mr Baeza -

I would like to make the following objections to planning application AL/72/12

The application relates to the land directly abutting my property. Part of the building (not part of the application) is in my ownership. The remainder of this small building was originally granted planning permission for storage use. The proposed use as Tourist Accommodation will bring occupation of a completely different nature and regular comings and goings including turning and parking of vehicles. Given the very close proximity this will cause serious loss of amenity to Easter Cottage and I feel this is totally unacceptable.

The conversion has already been undertaken so this is in fact a "retrospective application". The kitchen/living area and bathroom are on the north wall of the stable and the noise and activity associated with these rooms has a seriously intrusive effect on Easter Cottage. The building is only three meters from my property. Velux windows have been fitted in the roof on the north side again which invade my privacy to an unacceptable degree. The light from these windows pollutes the area and throws light into my rooms. A pipe from the bathroom has been let into to north side wall which discharges onto my property causing a slip hazard. The gutters also leak onto my property causing surface water to gather. Although the stable doors have been bricked up - poor quality workmanship is obvious. Foam gapfill has been used to make a seal which is not effective as conversation is clearly audible. When the property is occupied Easter Cottage is subjected to cooking smells and the sound of the inhabitant's television and radios. The traffic in the access lane has already reached unacceptable levels of noise and nuisance. Increased traffic immediately in front of my property is untenable. Due to the position of the parking area, car doors slamming, radios, and lights have proved to be a serious problem.

The proposal also includes what is referred to as a car port but is in fact an almost fully enclosed garage with a pitched and tiled roof. Not only is this unreasonably large given the small living accommodation in the stables, it is not necessary for a Holiday Let. It seems obvious given the developers history that if this application was approved the building would become incorporated into the stables to increase the accommodation.

The plan also eliminates access to an area of shared parking. Due to commercial development on site there has been a huge increase in the volume of traffic using the narrow lane. Most of this traffic travels at inappropriately high speed. If visiting cars cannot get off the main part of the drive it is only a matter of time until there will be a serious accident. This point should not be underestimated. The drive is in the ownership of the applicant and his track record proves he will do nothing to limit, calm traffic or maintain the drive. It is therefore up to the planning authorities to take responsibility and limit the traffic or take responsibility for the inevitable accident when it happens.

I refute the statement that the planned use as storage is no longer required. There is no storage for bins, cycle's mowers or general maintenance equipment. All the units on site are compact and have no storage. None of the owners have been offered the use of storage facility which most of us would welcome. Already the applicant has been allowed to convert The Implement Store now known as East Barn, thus robbing the development of one of the designated storage spaces.

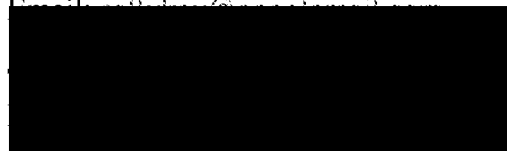
The conversion work on The Stables has already been carried out without the necessary permissions. The standard of the work carried out is shoddy in the extreme. While the applicant is entitled to apply retrospectively, this should not be allowed to encourage the council to grant the permission. The proposal is fundamentally unsuitable and will cause considerable loss of amenity to my adjoining property. The agent claims the proposed conversion to Tourist Accommodation is justified because "the floor space would otherwise be unused and this would undoubtedly result in the building falling into disrepair." I refute this assumption as the building has recently undergone repair and storage space would be of great use to the adjoining properties.

Ends.

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Sally Kavanagh

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This email is confidential and intended solely for the addressee.