

[REDACTED]

From: [REDACTED]
Sent: 31 January 2019 17:01
To: Anita Gardner
Subject: Objection to planning application EP/185/18/PL

Objection to Application ref: EP/185/18/PL

Site: Land rear of Beechlands Cottages, Beechlands Close, East Preston

Proposal: Demolition of existing buildings & erection of 3 No. dwellings with associated parking, alterations to existing access & relocation of staircase to flats (resubmission following EP/7/18/PL)

The application seeks permission to construct three 2-storey dwellings on land to the rear of Beechlands Cottages. The development site is surrounded by a number of existing uses, including both residential and commercial uses. However, the nature of the surrounding uses and relationship between properties means that the private amenity spaces serving these dwellings, including ours at No.125 North Lane, are only overlooked at present from above a parapet wall on the Northern end of the flat above the 3 oceans Fish and chip shop.

This existing situation would significantly change as a result of the proposed development with both a perceived level of overlooking and direct loss of amenity resulting due to the proximity of the terrace of three properties extending along a significant proportion of the southern boundary of our rear garden. It is accepted that a planning permission does exist for a similar scale of development on the site, however, this relates to a scheme that resulted in dwellings being positioned further from our garden area at No. 125 North Lane to that now proposed.

The previous permission under EP/7/18/PL sited dwellings at least 10 metres from the shared boundary. Whilst we felt this was detrimental to us, this separation is not now achieved by any dwelling proposed,

having been almost halved with respect of the proposed Plot 1 and reduced by 1metre and 2metres for plots 2 and 3 respectively.

The significant change to the scheme, from that of the previous approval, would position three properties between 6.2metres – 9 metres from our garden. This being a staggered 2-storey terrace which would have a significant and bulky appearance when viewed from the rear garden and living spaces of our property at No.125 North Lane. The staggered nature would effectively enclose the rear garden of our property.

The revised design would therefore have an unacceptable impact upon our property due to its overbearing nature. It is not considered that the design tweaks and orientation of windows overcomes the substantial bulk and overbearing affects that will result.

To note, whilst a permission exists for a previous scheme, this scheme cannot be delivered due to ownership matters. Whilst that in itself may not be a planning ground to refuse an application, it should be noted that the previous scheme, which was positioned further from neighbouring properties cannot be delivered for reasons beyond the planning process. It cannot therefore be relied upon as a realistic fall-back position for the developer of the site.

Mr & Mrs Pilfold
South Norris ,
125 North Lane
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Sent from my iPad