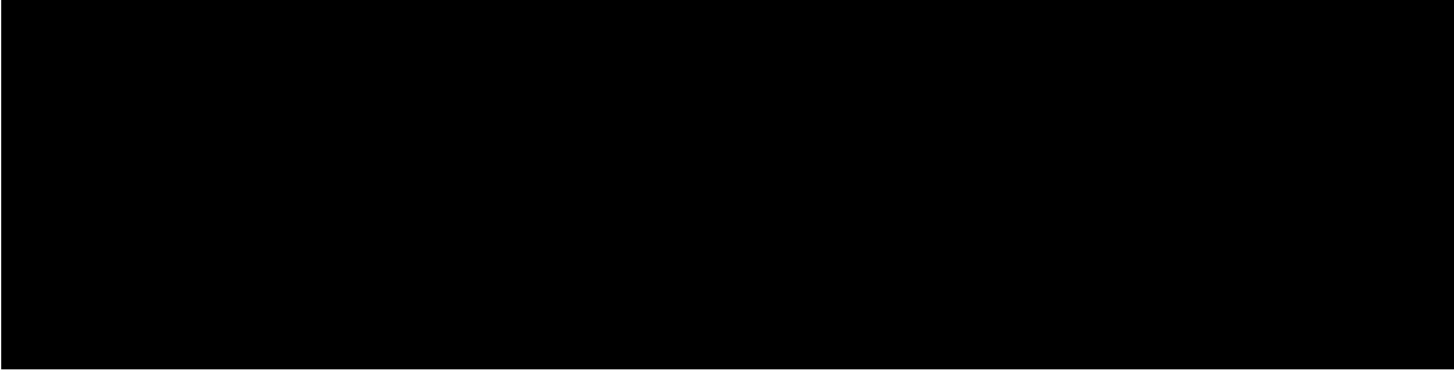




From: Jean Hunter [REDACTED]
Sent: 14 May 2018 13:21
To: Planning.Responses
Subject: Planning Application EP/52/18/PL Scorton

Dear Mrs Gardner,

I attach a document with my comments and objections to the proposed redevelopment of Scorton, 9 Lime Tree Close, East Preston.

Could you please include these within the responses as an objection to the plans.

I also attach some photos showing the outlook to the rear of my property.

Regards

Jean Hunter
46 Clarence Drive
East Preston
BN16 1EJ

The proposed development overlooks my property, 46 Clarence Drive. There are several issues which impact on my privacy and the quiet enjoyment of my home but I have found no reference within the planning application to the impact on my property.

The Bike Store

I expressed my concerns about the proposed bike store at a meeting of East Preston Parish Council on Monday 8th May. The representative from Marmont Developments agreed to remove the bike store from the plans, providing there was adequate provision on each dwelling for bike storage. My concerns are as follows.

I currently enjoy a quiet, peaceful and private back garden. This proposed bike store will generate noise and disturbance from people clanging their bikes in and out of the racks, general movement of people and chatter and noise only 30ft from my back door. Details of the construction of it are vague. Covered and with key coded lock. So not fully enclosed, just roofed. There will be no barrier to protect the rear wooden fence from clumsy use of the bike store. Wooden fences develop splits and gaps over time meaning I will lose privacy in my garden.

There will be children/teenagers using the bike store which is hidden from the houses tucked away behind the garages more or less off site. I am concerned as to what antics youngsters will get up to in the bike shed and the potential for theft and vandalism and it will be me who has to tolerate it.

Is there really any need to have an additional bike store? Every property has its own bike store, which if not considered adequate, could be enlarged. I ask that if there has to be a separate bike store that it is the subject of a planning condition that it is to be sited elsewhere on site where the actual residents who use it have the problem of it.

I consider the location of the bike store behind my garden fence to have an unacceptable adverse impact on the quiet, peaceful enjoyment of my home and I strongly object to it being just the other side of my back fence.

Being Overlooked

I have a lovely open outlook to the rear. Tall shrubs in my garden conceal the top few layers of brickwork at the top of the garages. Beyond that I have a clear view over to the thatched roof of Wisteria Cottage. Either side there are tall green shrubs and small trees. I am not overlooked at all especially during the summer and have a very pleasant and open outlook.

With the proposed development I will lose my very pleasant outlook as plots 4 & 5 will block my view and overlook me.

Plots 4 & 5 will have east facing windows on the 1st & 2nd floors with views down into my garden, my kitchen/diner and rear bedroom. Plot 4 has an ugly flat roof extension to the south with a study on the 1st floor which has an east facing window looking directly down into my property. In my opinion this ugly extension does nothing to enhance the development and it would be better without it. Should these plans be approved as is, I ask that the developer agrees to plant some tall shrubs, preferable evergreen and small trees in strategic positions on the site so that I am not overlooked by

all these windows. Also that the window of the study is of obscure glass and non-opening and that both these are made planning conditions for the plans to go ahead.

Strip of Land to East of Garages

I refer to the strip of land between the eastern end of the garages in Lime Tree Close and the rear fences of 46 & 48 Clarence Drive. This is approx 12ft wide by 65ft long.

At that same meeting with EPPC, I was surprised to learn that the new owner/developer only owns the bit with the contentious bike store and doesn't own the rest of it.

I have spoken to the Land Registry about this strip of land. The Land Registry has said that this strip of land, apart from the bit with the bike store, is not being included within the registration of the land being sold for redevelopment. If this is first time registration, this will leave that strip of land un-owned although my neighbours and I believe it was part of the original Scorton prior to the construction of Lime Tree Close.

This land has a tree on it, possibly a maple or sycamore, which has become extremely problematic to me and my neighbour over the years. It has the potential to reach over 100ft. It is more suited to parkland or countryside. Considering the prevailing wind is from south west we get all the fallout from this tree not to mention sleepless nights. There are many issues with this tree which I won't detail here, but one has to wonder if this is the reason why this land is outside the boundary of the plans because nobody wants responsibility for its upkeep.

If this strip of land remains un-owned, who is going to be responsible for its upkeep. We need to know this so that we can ask for the tree to be at least topped on a regular basis or better still removed altogether.

We also need to know who will have an ongoing commitment to maintain this strip of land so it doesn't become overgrown and used as a dumping ground which it has done since the previous owner passed away.

I ask that the Planning Committee give consideration to resolving this problem when granting permission for the proposed redevelopment.

Fencing

With regard to the 6'6" wooden fence to the rear. I believe it is also owned by Scorton. What measures will be in place to maintain this fence in the future as it will be off-plan along the contentious strip of land that nobody is claiming ownership of.

Although I am not objecting to the development of this site overall as I believe the style and use of traditional materials will enhance the area. However steps should be taken to minimise the effect on properties in Clarence Drive where residents are mainly retired and who chose to live here to enjoy the peace and privacy afforded by the location.



