[redacted]

From: jason hazzard [redacted]
Sent: 17 August 2014 19:47
To: Damian Sullivan
Subject: Fw: 91 North Lane

Dear Damian, having returned from holiday we have checked the progress of our planning application and noticed the objection letter from our neighbours at number 89. My wife and I are quite upset at the tone of the objection letter, particularly as it reads as though we have fabricated the truth regarding the views of our neighbours and also because the information on the planning website is available for public consumption.

We have consulted with our neighbours at numbers 89 and 93 throughout the planning process and provided copies of our amended plans as well as making personal visits in order to take their views into consideration prior to our final submission. With this in mind we are shocked and disappointed with the objection letter and the way in which it has been written.

Below is an e mail from Mr and Mrs Stamp which clearly shows they are happy with the amended proposals and whilst the exact dimensions were not on the plans I sent to them at the time, my covering e mail does state that the upper level extension will be around 2 meters out from the original rear wall of our property (exact is 2.225m !).

In addition to this I had a verbal conversation more recently with Mr and Mrs Stamp after they had seen the plans with dimensions added and once again they stated they were happy with our plans.

With regard to the light and overlooking issues raised, the rear windows of our property already overlook the extension at number 89, there will no windows in the east facing elevation of the extension and so there will be no increase in 'overlooking issues', thus this objection is not only unreasonable but is also not true.

In terms of the light, the objection regarding "significant / huge reduction in light" is again entirely unreasonable. The amendments we made to the proposals at the rear of the property took this into consideration and the impact on our neighbours at number 89 was the main reason for reducing the size of the upper level extension by almost 50%. I do agree that our proposed extension will have some impact on the light entering rear bedroom at number 89, however this will be minimal and only for a short time in the late afternoon, a time when you would not expect the bedroom to be in use. From approximately 6pm (in summer) the sun is already behind the building line of number 93 so our proposed extension will have little or no impact on the light entering the bedroom window after this point.

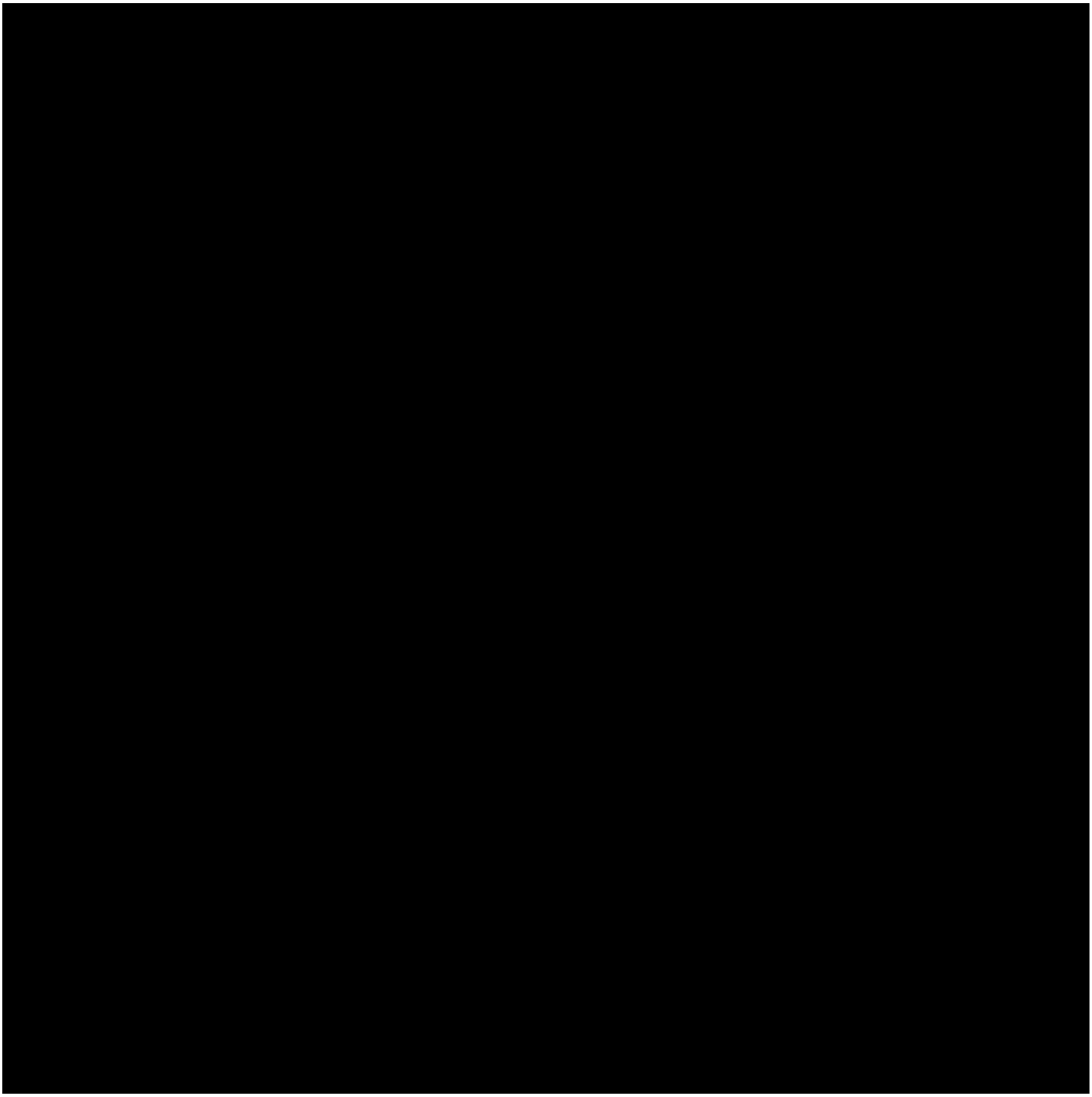
With regard to the light impact on the lounge and also the extension at number 89, there will be no impact from our extension. There is currently a brick wall between the properties which is approximately 2.75m high and extending 3.00m out from the rear wall of our property, there is also a 6ft fence running the length of the boundary past the end of the extension at number 89. This creates a passageway between the fence and the extension at number 89 which means the west facing wall and windows of the extension as well as the patio doors to the lounge are in shade for the entire day other than when the sun is due south, our extension will not effect this in any way.

My view is that the objections are entirely unreasonable and I am disappointed that our neighbours have not been up front with their views particularly as we have consulted with them prior to submitting our application.

I would be grateful if you could confirm receipt of this e mail and would be more than happy to discuss this further with you and involve Mr and Mrs Stamp if applicable. I also invite you to our property to view the matters I have outlined above if it assists you or the planning department.

Lastly I have not copied Mr and Mrs Stamp into this e mail but am happy for you to share the content with them if you feel it is appropriate.

Many thanks

Jason Hazzard

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