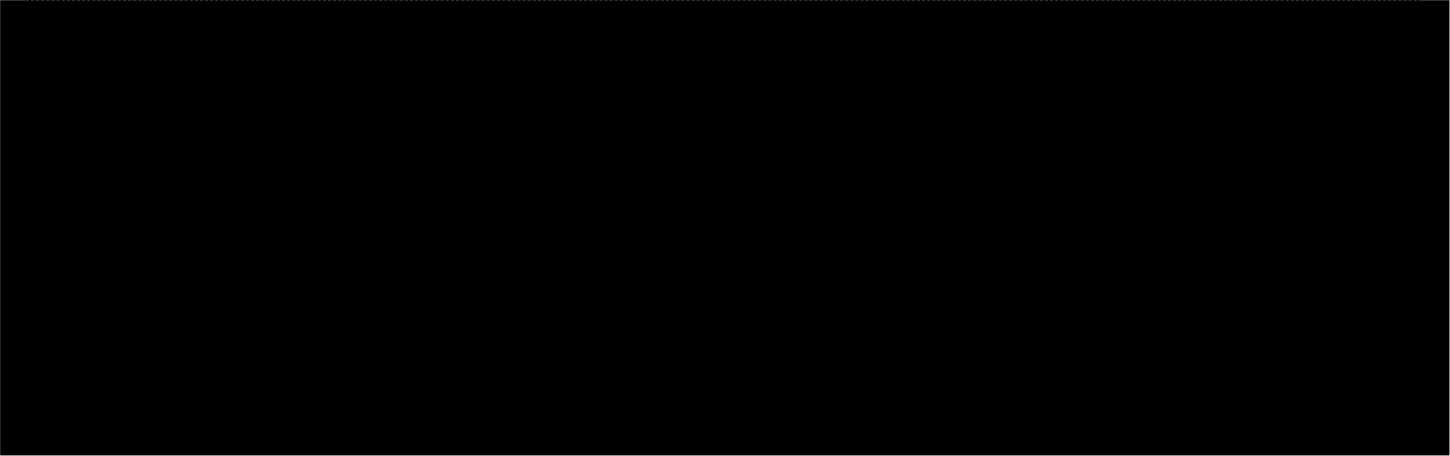



From: Kim Morris 
Sent: 08 May 2019 13:07
To: Anita Gardner
Subject: Application_Ref_No=R/72/19/PL

We live at number 1 Grafton Close and will be affected by any proposed development at 6 Manor Road

Having reviewed the revised plans, I would like to provide comments on the following observation:

- The Elevation Street Scene does not accurately reflect the true ridge height of the proposed dwellings, even though the new ridge height is 5.9m that is still a differential of 0.95m higher than the existing building line of numbers 2,3 and 4 Grafton Close, still not sympathetically keeping in context with the surrounding existing dwellings and environment
- The Design and Access Statement, first paragraph (introduction) is referring to a "Generous 4-bedroom detached bungalow with garage to each side", I see neither 4 bedrooms on the plan view or facility for a garage or reference to a bungalow
- Has a site survey identified any problems with the proposed foul drainage facilities, is the invert level sufficient to remove the liquids and solids satisfactorily?
- With the removal of the existing garage on the right-hand side of the property has a full survey been undertaken to identify any material that might be hazardous to health during its demolition considering the age of the existing property
- A detached bungalow centrally located would make far better use of the limited space available and not conflict with back-land developments
- If the above was the proposed alternative was preferred, concerns raised with additional parking within the adjacent roads (Grafton Close and Manor Road would be addressed.
- Overall there has been basic discrepancies with the plans submitted and statements made regarding the proposed development

I do hope you take these comments on board before making any final decisions that could disrupt the wellbeing and quiet enjoyment of all those living within the proposed vicinity.