

From: [REDACTED]
Sent: 24 June 2019 17:13
To: Planning.Responses
Subject: FW: Repton Garage Site application Y/22/19/PL
Attachments: 1801 02 B site plan proposed.pdf; 1801 03 B plans proposed.pdf; 1801 04 B elevations proposed.pdf; 1801 05 A sections proposed.pdf; 1801 06 A street elevations.pdf; 1801 07 B block plans.pdf; 1801 08 A existing plan and elevations.pdf

Please see an action sheet.

From: Peter Mountford [REDACTED]
Sent: 21 June 2019 14:31
To: Maria Tomalova
Cc: Natalie McKellar; Kerry Simmons
Subject: Repton Garage Site application Y/22/19/PL

Dear Ms Tomalova

Thank you for taking my call this morning - it was good to be able to talk to you directly. Genesis have relayed your comments to me, which I have taken on board and amended the drawings accordingly, as attached.

1. The proposed roof terrace has been removed and replaced with an extension to the lower roof. To provide some outdoor amenity space with a view to the fields to the south, it is now proposed to lower the height of the garden wall.
2. Your suggestion of a large living room window is welcomed, and this has been added.
3. To replace the loss of light from the glazed roof terrace door to the studio, roof windows have been added to the north-facing roof. These will be fixed obscured glass to prevent overlooking to the rear of The Old Malt House.
4. We discussed the proposed ridge height of the main roof relative to existing, and you indicated that some flexibility might be acceptable here, so this has been adjusted to 75mm above the surveyed ridge height on the existing roof. Headroom within the building is constrained, so any leeway is greatly appreciated.
5. Regarding the conflicting comments from WSCC Highways to the parking arrangement: I have reconsulted my highways engineer, who has already demonstrated that swept paths work with large cars parked in standard size spaces set apart from each other and the front wall of the building. Showing wider parking spaces defeats the object of this, as the cars could park anywhere within the larger spaces. The site plan now indicates the manoeuvring space available around the demarcated spaces. I note that despite the previous objection, WSCC Highways have subsequently returned a more recent (11.06.19) recommendation of No Objection, which hopefully will prevail.
6. Finally: to simplify the lower roof, the entrance door has been recessed to omit the proposed canopy

As you have inherited the application from Stuart Colbey and presumably not been party to initial discussions with Genesis, I would just like to assure you that the house is not intended as a development for resale, but a home for my partner and I to enjoy for the foreseeable future. Part of that future will be to live in harmony with our neighbours so we respect their concerns, and aim to create a dwelling that reflects the character of the existing building and its unique contribution to the conservation area. I spoke with the chair of the Parish Council, Vicky Newman, at the end of their meeting on 13th May, and she was very supportive of our approach.

Thanks again for your time and I welcome your comments on the revised proposals.

Kind regards
Pete Mountford (applicant)
[REDACTED]