



Public Document Pack

DEVELOPMENT CONTROL AGENDA

**THURSDAY 26 MAY 2016 AT 7.00 PM
COUNCIL CHAMBER**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor D Collins (Chairman)	Councillor Matthews
Councillor Guest (Vice-Chairman)	Councillor Riddick
Councillor Birnie	Councillor Ritchie
Councillor Clark	Councillor Whitman
Councillor Conway	Councillor C Wyatt-Lowe
Councillor Imarni	Councillor Fisher
Councillor Maddern	Councillor Tindall

For further information, please contact Katie Mogan or Member Support

AGENDA

14. OBJECTING STATEMENT - KINGSMEAD (Page 2)

Agenda Item 14

Objections to planning application 4/00544/16/FHA

Dear Chairman & committee members, Thank you for the opportunity to attend this meeting and raise our considerable objections and anxieties about the planning application for Kingsmead. Unfortunately I am abroad at a medical meeting as I would have wanted to be here in person but my neighbour Mr John Dickinson has kindly agreed to present my written concerns. My wife and I are the immediate neighbours to Kingsmead on the southern side and have already written to the planning officer and parish clerk listing the relevant problems:

1. The disproportionate scale of the extensions amounting to an 85% increase in size and ignoring the ethos of the conservation area
2. Damage already done to our hedge and screening by large drive developments
3. Numerous large windows and loft conversion inappropriate for a conservation area and overlooking all surrounding properties
4. Major intrusion of the lateral extension of the house into our direct line of site and infringement of the 45 degree lateral angle guideline
5. Previous subsidence and expensive repairs to our property cause by previous owner's trees and anxiety that this will be rekindled by renewed digging of foundations. We should require legal indemnity against this possibility
6. Major loss of light to the neighbours on the northern side occasioned by large carport infringing the 25 degree vertical light guideline as well.

Our number one concern however is the gross intrusion into our privacy. Kings Lane is a small quiet country lane with fields to the eastern side and a large paddock to the west. The lane is lined with modest and proportionate village houses and small cottages, many of considerable age. Residents have a rural lifestyle and quiet country gardens. It is an area we have all bought in to for privacy. The current house at Kingsmead is also of considerable age. The previous owner was in his 90's when he died and it belonged to his parents so we understand that it benefited from some updating which has already taken place combined with the building of a large bungalow in the back garden last year. It is set back in the middle of a good sized plot and is not an issue as it stands.

However the planned lateral double storey extension to the south will bring the building right up to our hedge halfway down our back garden so that the expanded house spans the whole plot and intrudes directly into our line of site looking out to the back garden. The large upper floor side windows will directly overlook the whole of our garden from the paddock, vegetable patch, green house, and lawn all the way up to our rear patio and pond with direct views into all our back windows, three bedrooms, dining room and kitchen. We will experience a total and unprecedented loss of privacy. Likewise the occupants of Kingsmead will have direct views over our property to all the back gardens and windows of our southern neighbours who will experience the same problem as their properties are at right angles to our southern fence.

We sympathise with our neighbours wishing to update their property but would suggest that this could easily be done with a much more modest proposal which is sympathetic to the neighbours and appropriate to the country lane without causing the stress and anxiety that such an aggressive expansion promotes. We thank you for your consideration.

Dr Michael & Mrs Barbara Clements