

**From:** Aimee Hanson  
**Sent:** 15 January 2018 12:49  
**To:** Francis Davies  
**Subject:** RE: Planning Application 2017/93405

Good Morning Francis,

Thankyou for your email below in relation to the aforementioned planning application.

Mr Smith has forwarded on your comments as I was keep to pick this up with you personally as I am struggling to understand the justification for a policy breach, as suggested within your email.

The extant consent allows Mr Smith to raise levels at the rear of the property, to the bi-fold doors, requiring construction of 4ft high stone walls at the rear of the property – above ground – which will be filled and either paved or decked. The extant consent also permits Mr Smith to build a detached garage to the rear of the property on his neighbours boundary, within the green belt / conservation area.

Mr Smith is now requesting that he builds his garage underneath the 4ft high stone walls summarised above, instead of building the detached garage permitted. As such the additional build would be underground and not visible from the rear or side of the property, within the green belt / conservation area.

In addition, when digging down to create the foundations for the 4ft walls required to lift levels at the rear of the property Mr Smith has had to dig a further 6ft down, below ground, to find good ground, in order to satisfy building regulations. He will have to build this back up with solid construction, at least to ground level (plus the 4ft build above ground already permitted) to ensure it is stable. Also natural springs have been found in this location.

As such, it seems sensible to hide the garage in this excavated area, with solid walls, rather than creating a stand-alone garage above ground. There would be no additional build, above ground, within the green belt / conservation area to constituted inappropriate development as defined in the National Planning Policy Framework (Green Belt).

On this basis, should the application be refused, Mr Smith will be appealing the decision.

I welcome further discussion on this point and if it would help I would be happy to meet with you to discuss further.

Kind Regards  
Aimee Hanson  
Associate Director  
**On behalf of**

