

12 OCT 2018

APPLICATION NO 2018/93228/W

10 QUARRY COURT – ERECTION OF TWO STOREY SIDE EXTENSION

WITHOUT PREJUDICE

Dear Mr Harrison,

Whilst I wish no disharmony with the residents of no 10 Quarry Court in respect of their prospective planning proposal, I feel the need to submit my own strong representations and concerns.

Primarily, I wish to request this proposal is not determined based on the submitted plans in isolation. No supporting data has been supplied to determine the extreme closeness this extension would sit in relation to the structure of my own property and no detailed documentation showing the difference in ground floor levels of the two properties has been acknowledged.

Our home is perched close to the edge of a considerable drop to the rear. When our property was built, the garage and house were constructed on separate foundations and individually rafted on a 3 foot concrete platform. This was to safeguard and separate the house from the garage should any movement occur down the banking even though our boundary to the rear is over 2 metres away.

It is with grave concern that no mention of safeguarding has been provided in relation to the excavation necessary for this prospective development. This excavation would commence less than one metre from my garage to a depth of approximately 2 metres below the foundations. It would run the length of my drive and would likely remove the boundary. With health and safety as well as possible subsidence in mind I would request the applicant invests in the services of a surveyor to initiate the Party Wall Act.

The applicant was informed on site by a builder that this construction was not feasible on this plot due to lack of access and closeness to my own property. He was informed that we, his neighbour, would lose the side border of our land, our fencing of 26 years (which incidentally is on OUR land NOT on the boundary so this cannot be moved without permission) and our shrubbery. He advised that the first thing that should be done would be to build a retaining wall to support our land but this advice has not been taken on board.

A second builder informed the applicant that it would be acceptable to build right up to OUR fence with the guttering and gable ends of the extension hanging outside their curtilage but over our land/ garage . He stated on 13 August that ALL the scaffolding for this two storey extension would HAVE to go along the length of OUR own vehicular access, directly in front of OUR home and over OUR garage.....yet the applicant has decided NOT to approach us with regard to this OR to inform us that he has submitted an actual planning proposal.

Therefore I wish to raise at planning stage that it is highly unlikely that the delivery of this

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development could actually be achieved within the parameters of their own land. On this basis alone I question the plausibility of granting such an approval. The implication of this development would require the use of and alteration to my own property in order to implement construction. This would be invasive, intrusive and unacceptable.

It is important that I bring to your attention that whilst all other properties on Quarry Court have a front elevation to the roadside, it is the side elevation of my property which faces the road. Therefore I must stress that it is my PRINCIPAL elevation and PRINCIPAL FRONT door which is facing -and situated only a few feet from- the whole length of this proposed extension. This perspective is not made clear on the plans but one that we feel is of paramount concern.

Plans showing how the applicant intends to provide access to the plot in order to execute the proposal have not been supplied. The only current access is a small footpath running adjacent to MY fence but as you will note, the proposed extension extends into this path restricting the width to minimal proportions.

There is an opening between No. 8 and No. 10 to give space to the chimney breasts of both properties. This is not a recognised footpath and largely belongs to the occupants of no.8.

We cannot give permission for our own driveway to be used as a point of access to the site. This covers but not limited to, workmen, the delivery of building materials, building equipment/ diggers and under no circumstances for the erection or over hang of scaffolding given that this would be an obstruction on OUR driveway and to OUR home and garage. Our vehicular access is in constant use and sometimes accommodates up to 4 cars.

and therefore any unofficial invasion or inconvenience preventing us using our own land would not be acceptable, or agreeable and would be a compromise

Whilst I accept construction is temporary the impact this construction would have on our daily life would be over and above the general expectation, given that we would be virtually living on site. We reiterate, this is NOT a straightforward side extension given that it is directly facing our PRINCIPAL elevation at extreme close proximity- AND it is not OUR extension..

With regards to the Visual Amenity of Quarry Court as a whole nos. 8 and 10 are designed to be in symmetry with each other. Allowing the extension would place no 10 out of uniformity. By almost touching the garage at no 12 it would create the appearance of being link detached. Our home would lose some of its identity and give off a cramped appearance..

Also No.10 would dominate - as opposed to blending in with -the roadside development at this end of Quarry Court whilst not adding to the over all aesthetics.

When Quarry Court was originally constructed permitted development rights were removed from all properties. I believe this was to preserve the design of the development at large. No other property on this development has an extension. Each detached property has an openness and identity about it, but in essence No10 has limited outdoor land - in all probability less than all the other detached properties - to accommodate an extension of this size.

May I also raise the point that there still remains significant concerns over the topography and landscape value of this specific area of Longwood at large. The opening between nos 10/12 Quarry Court is one of the only remaining gaps on this residential hillside when viewed from across the valley.

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A two storey extension would obstruct this gap adding to the appearance of a cramped and over developed plot.

The completed extension would have an impact on the dynamics of my own home . We would be faced with a two storey extension right up to the boundary just feet away from the whole of our PRINCIPAL elevation and PRINCIPAL doorway. This would prejudice the visual and residential amenity by creating an imposing, oppressive and boxed in effect on our doorstep.

The increased close proximity plus the raising of the footpath along the boundary and loss of screening would be in contradiction to the initial intended design and would be a loss of privacy and light.

Whilst the plans may look feasible on paper a site visit would be imperative to assess the proposal in situ.

To conclude, these plans indicate a great deal of internal structural work and removal of internal walls which may require the insertion of steel supports and steel columns. Therefore I feel it is essential to bring to your attention that when this property was bought from the developer it was the only property not to be granted a NHBC certificate,

We respectfully ask that you take my representations into consideration .