

Re Planning Application number **2018/93228**

Two Storey Side Extension 10 Quarry Court, Longwood

Without Prejudice

Dear Mr Harrison

I wish to make you aware of my objections to the above application for a variety of reasons.

Firstly there has been no discussion whatsoever with us regarding the application, despite plentiful opportunities, although I know there is no obligation to do so. This doesn't foster good relationships within the street or between neighbours, nor does going back on a 'gentleman's agreement' regarding the access between number 8 and 10 Quarry Court. We have owned number 8 since it was built in 1992 and possess the original plans for the development. There was no access planned between number 8 and 10 presumably because of the intrusive nature of it and the impact on number 8. Access has never existed until a couple of years ago when the applicant consulted us about the formation of steps down from his drive to between the properties and we agreed on the basis that it would only be used to take gardening equipment round to the rear garden. To be fair, this access has been rarely used and only for the agreed purpose. However from looking at the plans, it appears that this route is to become the main access to the rear of number 10. This access was constructed without performing an impact assessment on our property. This now needs to be performed as this path passes within around 2 metres of the window of my principle room, at a height of almost window sill level. Regular use of this path would be extremely intrusive and detrimental to my enjoyment of my principle room.

In addition, the plans contain major factual inaccuracies, either by omission or design, such as missing chimneys, especially from number 8. The effect of this is to give the impression that there is much more room for access between number 8 and 10 when in effect the applicants only have in the region of 50cm in width to pass their own chimney, without unacceptable trespass on to my land. It would therefore be problematic getting building materials to the rear of the property.

Photographs of the site taken in 1992 show numbers 8 and 10 being built on normal foundations whilst number 12 was built on two separate concrete rafts. This considerable expenditure must have been made for reasons of stability. As the proposed extension and patio is so close to number 12 I'm concerned whether the extension could be safely built without extensive investigation into the foundations required. Also there are numerous natural springs and culverts coming from the quarry in the vicinity of numbers 8 to 12 and any major excavation could result in disruption of these

natural courses, leading to a detrimental effect on number 6b which has been constructed behind number 10 but at a much lower level.

Number 10 is already built at a significantly higher level than number 8 and the construction of a large raised patio would provide a viewing platform over my garden, resulting in a great loss of privacy. This is in addition to the loss of privacy to number 12 due to the proximity of the extension to the principle elevation of number 12.

My remaining objections concern the visual impact of the proposed extension on the rest of the properties. I believe the large extension would represent an over development of the already smallest detached plot, leaving very little remaining land and green space, which is in contrast to the other properties in Quarry Court. In addition, the original development was designed to be in keeping with the heritage of the area, with quite large ratios of mullion windows to stonework. The proposed extension would be in complete defiance of this with a large expanse of blank stone wall facing the street. This I believe would look incongruous and spoil the existing carefully designed symmetry between numbers 8, 10 and 12. The whole visual amenity of the street would be harmed should this extension be allowed to go ahead.

I also have concerns whether the parking provision would be adequate for the future, given that the property would now have 5 bedrooms.

Due to the identified inaccuracies with the plans and the huge potential detrimental impact on neighbouring properties, I would welcome a site visit so that the issues raised can be fully appreciated.

I respectfully request, that for the above reasons, the application for the extension is refused.

I would like to be informed of your decision.

Yours sincerely