

The applicant has made a point of trying to convince everyone that his proposed dwellings are just the same as those surrounding the site, in terms of the number of storeys. A comparison vehemently disputed.

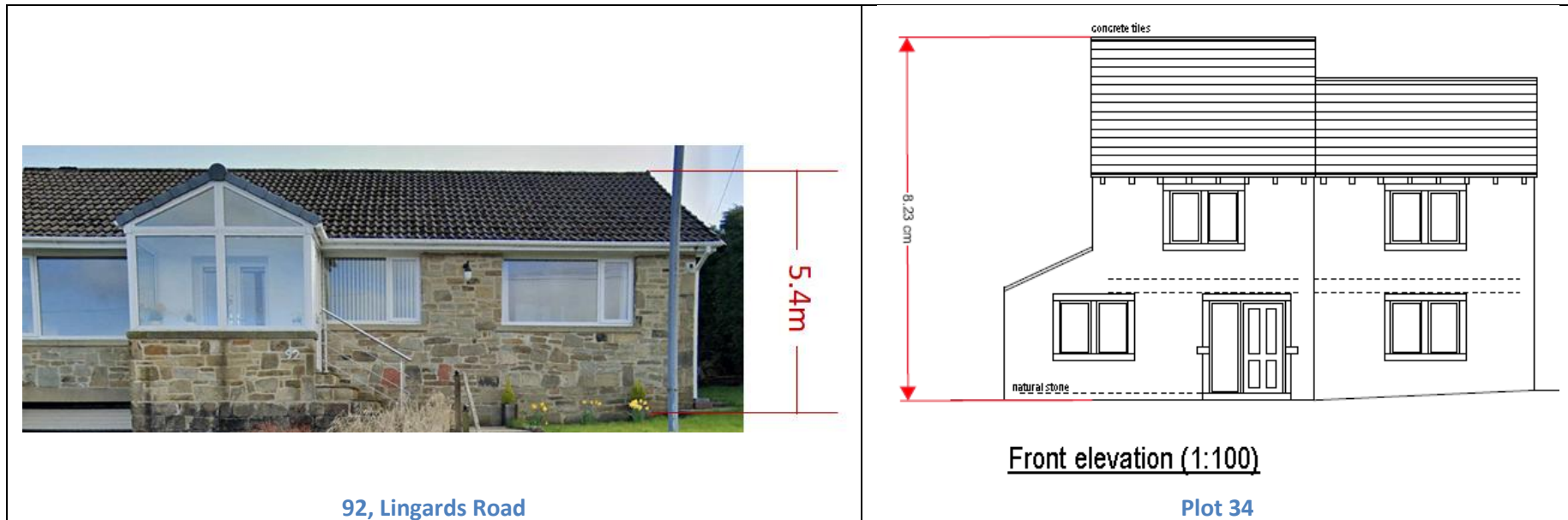
What is more significant, is how dominant the proposed dwellings would be, which is reflected in how they compare to existing neighbouring dwellings, in terms of their size.

To illustrate that, we can compare what the applicant may well see as comparable dwellings.

## 92 versus 34 - Height

The image on the left (92), below, shows an existing dwelling, which typifies the style of bungalows seen opposite the site.

The image on the right, below, shows the proposed dwelling for plot 34, which would stand opposite 92, with the two elevations facing each other.



Where 92 stands 5.4m tall, plot 34 would stand 8.23m tall.

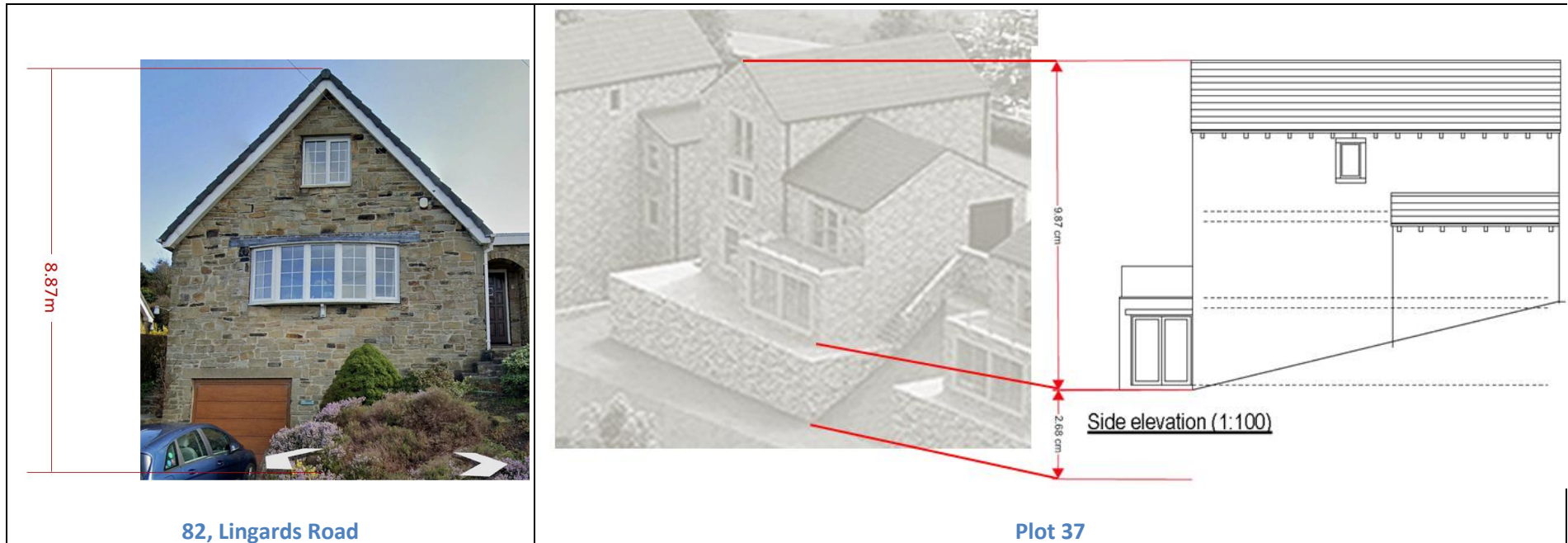
That means **plot 34 would be almost 3m taller.**

That means **plot 34 would be more dominant.**

## 82 versus 37 - Height

The image on the left (82), below, shows an existing dwelling, which typifies a number of properties seen opposite the site.

Whereas, the image on the right, below, shows the proposed dwelling for plot 37, which would stand opposite 82, with the two front elevations facing each other.



At its highest point, 82 stands 8.87m tall. Whereas, plot 37 would stand 12.55m tall.

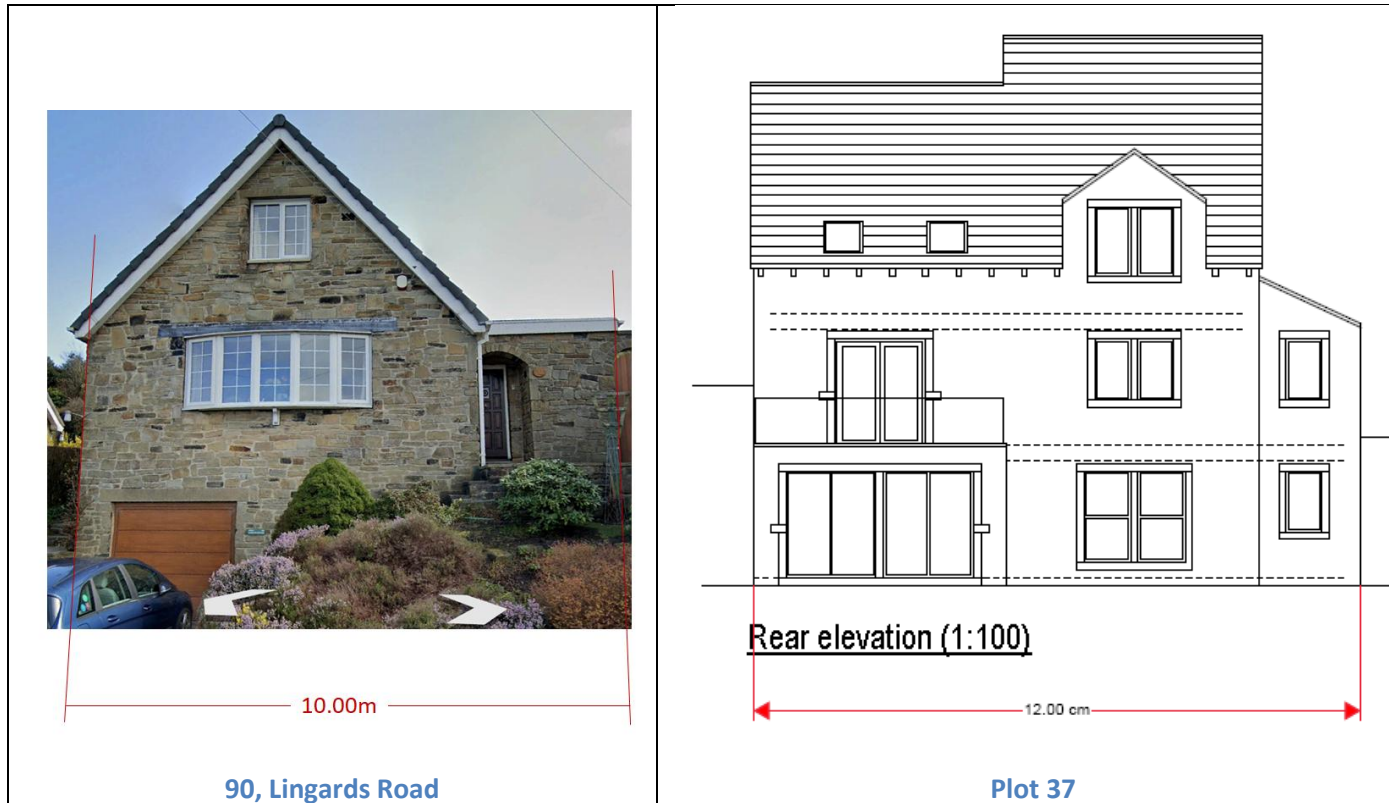
Even though both could, arguably, be considered 3 storey, **plot 37 would be 3.68m taller.**

That means **plot 37 would be more dominant.**

## 82 versus 37 - Width

The image on the left (82), below, shows an existing dwelling.

The image on the right, below, shows the proposed dwelling for plot 43, which would stand opposite 82.



The front elevation of 82 is 10m wide.

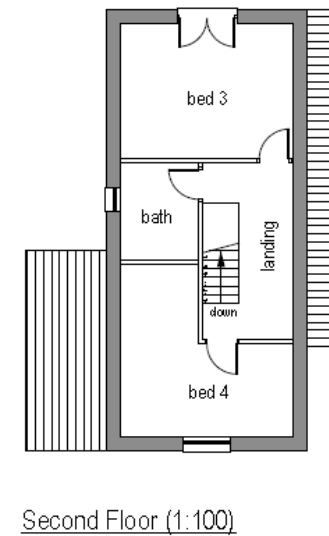
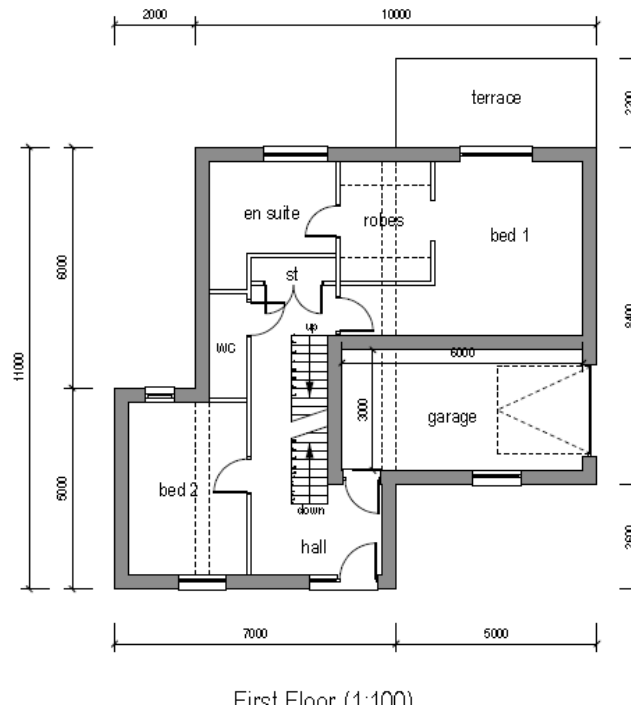
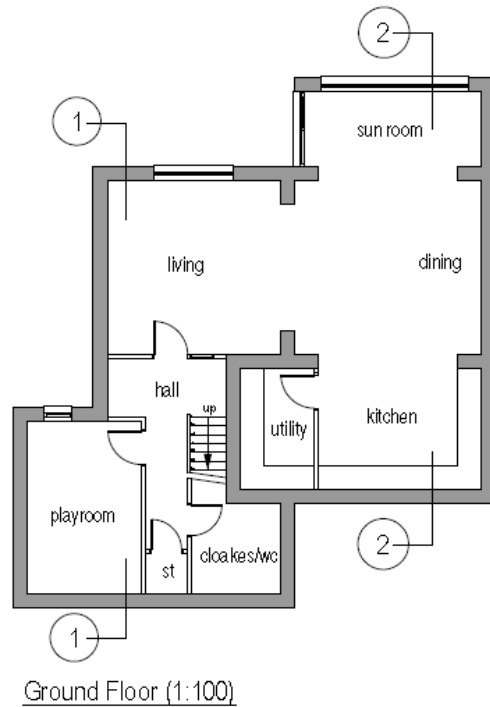
The front elevation of plot 37 would be 12m wide.

That means **plot 37 would be 2m wider.**

That means plot 37 would be more dominant.

## 82 versus 37 - Floor space

For plot 37, the total floor space has been calculated to be 207.64m<sup>2</sup>. This excludes the garage.

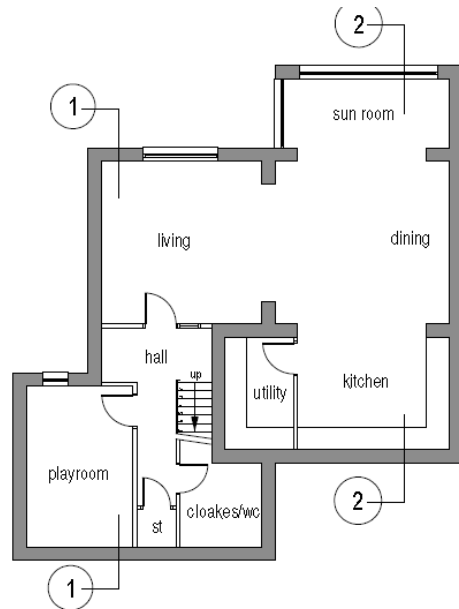


For 84, the total floor space has been calculated to be 93.65m<sup>2</sup>. This too excludes the garage.

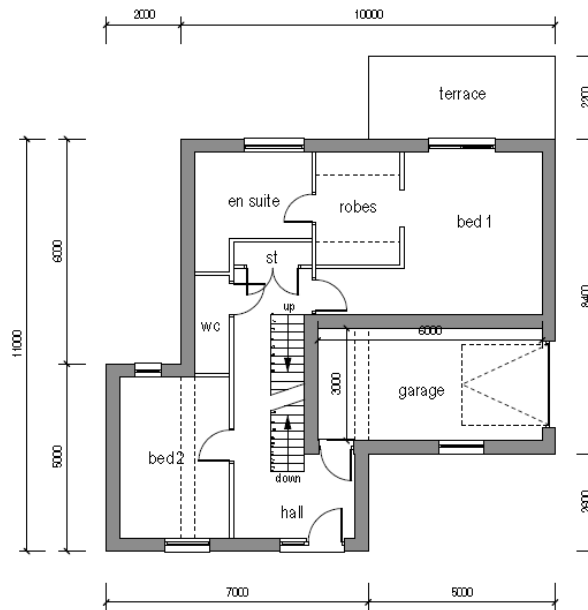
207.64m<sup>2</sup> versus 93.65m<sup>2</sup> means plot 37 would be **221%** the size of 84, which is **huge**.

## 92 versus 34 - Floor space

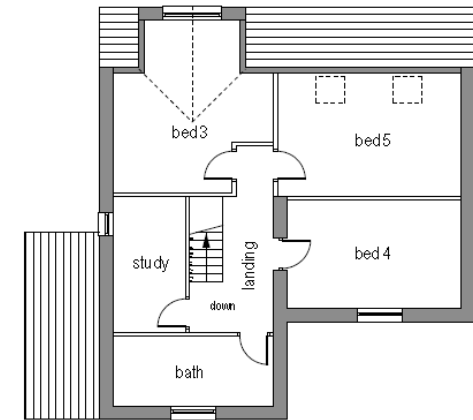
For plot 34, the total floor space has been calculated to be 237.67m<sup>2</sup>. This excludes the garage.



Ground Floor (1:100)



First Floor (1:100)



Second Floor (1:100)

For 92, the total floor space has been calculated to be 97.08m<sup>2</sup>. This too excludes the garage.

237.67m<sup>2</sup> versus 97.08m<sup>2</sup> means plot 34 would be **245%** the size of 92, which is **huge**.

These calculations support what is evident, when one looks at the computer drawings; the proposed dwellings would completely dominate the area.

They are far, far larger than the neighbouring dwellings, and, in my opinion, not sensitive to the area, as claimed.

As such, I find these dwellings to be wholly unsuitable for the site, **hugely dominating** and **not what KMC recommended** in its Landscape Character Assessment.

There are 5 existing bungalows the applicant's proposal would see face these huge over-sized dwellings.

These 5 bungalows represent 41% of the 12 neighbouring dwellings, on the south side of Lingards Road.

All 12 would be dwarfed by what is proposed.

Based on my findings, any claim the proposed dwellings are equal or equivalent to these existing properties, fails to acknowledge the true scale of these monoliths and this development.

Whether comparing facing elevations or those facing away from each other, **storeys count for nothing, when the true story is told.**