

Planning Application ref: 2021/62/92116/E

Case Officer: Liz Chippendale

Detached Dwelling to the rear of 23 Fall Lane.

Objections:

- 1- Environmental
- 2- Legal
- 3- Privacy
- 4- Design

Environmental

The change to weather patterns has in recent years has caused and increased amount of saturated ground water to flow down from the public park area to the rear of all the properties on Fall Lane, it flows down through council owned retaining wall which backs onto the Public Park and through the gardens of the properties and down to Fall Lane.

With high rainfall the drains along Fall Lane are already often overwhelmed and cause dangerous driving conditions

Aside of the footings for proposed new development, there is also the predominant driveway and parking area, access to the property removing a substantial amount of natural dispersion for the increasing amount of saturated ground water.

I have witnessed water gushing through the retaining wall from the Public Park on several occasions over the last 2 years. In fact, the retaining wall (Council Owned) has been repaired on at least 3 occasions in 5 years to the property behind 27 & 29 Fall Lane by the Council will have records no doubt for confirmation / referral.

The concern is that if the build goes ahead without any changes the saturated ground water will find an alternative path via the adjacent gardens and properties which could cause damage.

Legal

Its my understanding that there is restrictive covenant governing the properties surrounding 23 Fall Lane, which prevents any additional buildings being built in the gardens, the was to protect the privacy and views of said properties.

If there is a restrictive covenant on the building plots adjacent to the property and the house behind Fall Lane then this must be upheld, you must address this issue and prove that it does or does not exist.

Privacy

The Architects sate that "the proposed development does not impact on the privacy or residential amenity of 23 Fall Lane or the adjacent properties" I fail to see how it will not impact on the privacy of the existing properties (apart from the property behind 27 & 29 Fall Lane), it will look directly into the rear of all the properties due to its positioning in the garden of 23 Fall Lane, so not sure where the Architects are looking from or getting their information from to make the statement, as it clearly will, the property behind 27 & 29 Fall Lane does have a tree's and out building protecting the privacy of those properties

The proposed property will also overlook the children's playground in the recreational area immediately behind the proposed new property, it my understanding that recent changes to planning would prevent any new development being built which would overlook a children's play area.

Design

The Architects state that there is no strong character to the area in terms of appearance using mix of materials used in the local area, stone, brick, and render, I cannot see any predominantly white properties with blue roofs in the village so again the Architects appear to be wrong in their assumptions all seem to be brick, stone with traditional coloured roof tiles.

The Architects also state will “reflect the proportions of the dwelling to the rear of 27 & 29 Fall Lane” the property in question is Dorma-bungalow built of stone and black tile roof, not a 2 story with a basement to the front so really a 3-story property with white render and a blue roof.