

From:
Sent: 11 June 2024 18:11
To: DCAdmin
Cc:
Subject: Planning comments in respect of planning application number: 2024/90692 (19 Spa Bottom)

Planning comments in respect of planning application number: 2024/90692 (19 Spa Bottom)

Dear Sir

Please find details of our comments in respect of the above planning application. Please confirm receipt of our comments.

- Loss of Privacy will occur from the addition of the proposed windows on the south elevation. Both windows will have a direct view into our bedroom / dressing room and ground floor living areas (north elevation of number 13)
- It is suggested that just one window is required, to the proposed en suite, and it is as small as planning requirements allow with top opening only and the with appropriate privacy glass. As there is no existing landing window is this required?
- If the above is not an option then both proposed windows on the south elevation are reduced in size are both are top opening only and both fitted with privacy glass to ensure that our privacy is protected / maintained
- Design Issues / Highway safety: the entryway to the proposed porch on the east elevation opens directly onto the road to which the public have vehicular access 24 / 7, 365 days per year. The road is approximately the width of two cars with no paved area on either side of the road
- It is also noted on planning portal reference PP-12870507 (Section pedestrian and vehicle access, roads and rights of way) may be incorrect
- Many vehicles use this road for access including visitors, deliveries, essential utility provider staff, emergency services and other commercial services

- There is a high risk of serious harm / injury to any adult (including delivery / postal staff using the proposed porch entrance) child or animal exiting the property directly onto the road from the proposed porch doorway into the path of moving vehicles
- It is suggested that the porch is reduced in depth (from the existing front elevation) so that those using the proposed porch to exit number 19 do not step out directly into the road / moving vehicles
- Accessibility / Road Issues / access; as the following provision is contained within the original conveyance stating that with right of road for all purposes and on all occasions over and along the road into and out of the said highway. Therefore, no obstruction should occur during any work being undertaken in connection with this proposed construction
- Access for emergency services should also be maintained at all times to avoid any possible delays if / when needed resulting in harm
- Residents have a right to pass and repass without obstruction when as and where desired (as described above)
- Parking: Also on planning portal reference PP-12870507 (Section parking) the proposed works will have a significant impact on available parking as there will be a loss of one parking space directly outside the property.
- Residents have enjoyed 'agreed' parking areas for over thirty years in the immediate vicinity of the proposed porch entrance on the east elevation (nearest being approximately 3 metres above and below the proposed doorway). Longstanding parking arrangements for the area may impede clear sight of moving vehicles approaching the doorway / entrance to the proposed porch doorway leading to injury / harm
- Also to the best of our knowledge the area of freehold land marked in red on the plans submitted is incorrect as per current land registry title plans.
- Ownership certificates declaration may be incorrect, the applicant may not be the sole owner as stated on planning portal reference PP-12870507 as per current Title absolute on file with land registry
- The current house plans shown appear not to be accurate. Description of proposed works states, Has work already started without consent, yet we are informed by the builders that the chimney breast within the property requesting planning permission was removed in March 2024 when scaffolding was erected to the east elevation and the chimney breast/stack was taken down/removed.
- As this is a residential area and the proposed work is in close proximity to other properties it is felt reasonable that the work being undertaken should not be commence before 08:00 hrs

and cease by 18:00 hrs Monday to Friday only (no work to be carried out on a Saturday, Sunday or Bank Holiday)

Kind regards

13 Spa Bottom
Fenay Bridge
HD8 0BB