

Re: Application number 2024/92153

I wish to formally object to the retrospective amendment application. My objection is based on the following key points:

Violation of Local Planning Policies

The development is in direct conflict with Local Planning Policies LP24 – Design and LP35 – Historic Environment. These policies require that developments must respect the character, appearance, and historic context of the surrounding environment. The construction of these dwellinghouses was not carried out in accordance with the approved plans, resulting in a development that does not meet the required design standards or preserve the integrity of the historic environment.

Breach of Planning Control

Under section 55 of the Town and Country Planning Act, the construction of these dwellinghouses constitutes a "development." As such, it must comply with approved planning permissions. The fact that the construction deviated from the approved plans constitutes a breach of planning control, and the retrospective application should not be accepted as a means to legitimise this unauthorised development.

Retrospective Applications Undermine the Planning Process

Retrospective applications should not be used as a tool to bypass established planning procedures. Accepting such an application would undermine the integrity of the planning process, potentially encouraging developers to disregard planning rules with the assumption that amendments can be approved retrospectively. It is crucial that developers adhere to the originally approved plans to maintain public trust and the proper function of planning control.

Unauthorised Demolition of Historic Structure

Furthermore, the developer demolished an old wash house located on the site before obtaining the necessary planning permission. This wash house held historic significance and its demolition, without authorisation, further contravenes Policy LP35, which seeks to protect the historic environment. Such actions show a disregard for planning rules and local heritage, exacerbating the negative impact of this development on the area.

In light of the clear violation of planning policy, the breach of planning control, and the potential negative impact on future developments, I respectfully urge the Planning Authority to reject this retrospective amendment application.

Kind regards,