

RE: 2024/92535

what the building or development will look like - The 'erection of extensions to front sides and rear' is effectively a radical rebuild with the footprint of the building changing dramatically. Given that the existing building is positioned on a hill, the proposed plans will see a building which is imposing at best.

design, appearance and layout - Given the ambitious rebuild, could the 'layout' utilise the void areas on the lower tier rather than encroaching to the 'sides'?

effect on living conditions - for example the effect on sunlight and daylight, privacy of neighbours and being overlooked - Privacy is a concern for those properties to the top of Birkhead Street, including my own property and above, particularly those which share a boundary.

effect on neighbouring properties - A genuine concern for myself is the management of water, and proposed drainage plans for 12 Cawley Lane (particularly following a substantial rebuild). The plot is large with a natural water course present, which both myself and a neighbouring property have attempted to address with the installation of french drains on our own properties.

noise, disturbance and odour - Naturally, 'noise, disturbance and odour' are to be expected when building. The concern is that the proposed 'extensions' constitute a rebuild way beyond the existing footprint. With that comes extensive groundwork and further building, with the scale of the proposed build realistically taking months.

effect on trees and the landscape - According to the plans only one tree is identified for removal. The concern is that the proposed tiered patio areas to the front encroach into further green space. Given the position of the property on the hill, properties including my own look on to this proposed patio. Consideration needs to be taken on landscaping for this area, in order to provide privacy for both 12 Cawley Road (Woodville) and all properties which sit lower on both Birkhead Street and Badgers Walk.

26/10/24

*GDPR - Please can my own postal address not be published.

Kind regards.