

I would like to comment on planning application 2024/93114

This planning application relates to my immediate neighbour at number 17, I live in the property furthest from the road on the plan supplied at the end of the shared drive. I have a third party boundary with Mr McClure, as the property line runs alongside the garage which the applicant is looking to demolish and I and my property will be directly impacted by the suggested development. Mr McClure has at no time discussed any plans for this extension or how it will impact the third party boundary or his neighbours. My concerns around the suggested development are -

1. There are three houses in our corner of the Durker Roods estate which share the same drive, of which number 21 is the middle property. I am concerned the plans submitted, seem to show a generous amount of land at the front of our properties, most of the land to the front of our houses is on a steep slope into the back gardens of properties on Mill Bank Road and not useable for anything other than garden. The houses have access along a narrow drive from Damley Close which is approximately the width of a single drive with very little room for manoeuvring once on the drive. No suggestion has been made that the drive is to be widened to give better access to the properties at any point. I have attached a photograph showing a view of the drive, with Mr McClure's car in its normal parking position at number 21.
2. The properties are subject to an easement over the shared drive, details are contained within the deeds, which protect the rights of access to all three properties. All the houses have one or two garages and a further designated parking space in front of each garage, with the remaining shared drive being subject to the easement. The deeds to the properties contain a map highlighting the area subject to rights of access, a copy is attached and the easement prevents the obstruction of the drive or allowing the drive to be obstructed and gives rights of way at all times to each property for all reasonable and usual purposes. By moving the area covered by the the rights of access and in turn by moving out the frontage of the garage this will move his parking space onto the shared drive and directly obstruct full access to my drive and garage. I have to maintain full rights of access to my property at all times for any vehicle, including personal cars, delivery or emergency vehicles.
3. Along the front of my property runs a footpath, see photo attached, this is original to the building of the house at No 19 and joins my porch to the drive of number 21 at the corner of their garage. Access to this path is protected under the right of access. It is the only flat access to my property, as I have a steep front garden and moving the frontage of the garage forward by 1.2m will completely block the footpath and leave me with no flat access to my home.
4. I note on the application, Mr McClure appears to be looking to establish a third parking space, with the outline of a vehicle shown parked at a 90 degree angle to the front of his property, hard up on the property line with number 23. His front garden is a lawned semi circle and would not allow sufficient space for a vehicle to park in this manner without parking in the right of way. It would block access rights and make manoeuvring around the drive difficult if not impossible for all three houses. If a third parking place is essential, there maybe sufficient room to establish a space parking horizontally to the house, on what is currently the front lawn, but would have to be contained fully within this area.
5. The deeds contain a clause which states the original facade of any of the the properties should not be materially altered without the permission of the the original developers Wilcon Homes Ltd.
6. By building up the garage to a second storey, there will be a bathroom window directly over my back garden fence, this will over look the whole of my rear garden and into my conservatory and intrude on the privacy of my property.
7. The houses down this drive are very close together with number 17 having very little available space for storage of building materials, access for scaffolding and work vans. No discussion has been held around the practicalities of building over the garage or how this will be achieved without causing considerable disruption and damage to my front garden.

8. I would have less concerns if the applicant wished to build a fourth bedroom above his garage provided it fell within the original footprint or around the back of his property.

