

From:
Sent: 26 July 2026 12:16
To: Katie Chew
Cc: DC Admin
Subject: Objection to Planning Application 2026/91657 – Plot 23, Lingards Road - The Decisive Test

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Good afternoon, Ms Chew,

I am writing concerning planning application 2026/91657.

The Decisive Test: Would This Plot 23 Have Been Approved?

The central question is straightforward:

If the Plot 23 design now shown under 2026/91657 had formed part of 2020/93954, would the committee have approved it?

The original application took years to establish what was considered appropriate and fair for this constrained site. The committee's approval was not unconditional acceptance of development in any form. It depended upon reduced density, restrained building heights, minimised retaining structures and carefully controlled massing.

2020/93954 approval reasoning	Latest Plot 23 design	Consequence
The original 57-dwelling scheme was considered overdevelopment because of the site's constraints. The revised scheme became acceptable after reducing development, retaining structures and dwelling prominence.	Plot 23 now combines a double-width garage, substantial raised patio, garden room, store, basement void and enlarged multi-level dwelling.	It reintroduces concentrated overdevelopment at the most sensitive individual plot.
The report says the dwellings were individually designed to keep their heights "to a minimum".	The plan contains four separate floor plans: Basement, Lower Ground Floor, Ground Floor and First Floor.	This is fundamentally different from the height-limiting design described in the report.
Downhill elevations were described as two or three storeys. Where three storeys occurred, the upper storey was principally incorporated into the	The rear elevation reads as four external levels: the basement/store/garden-room level, lower-ground floor, ground floor and roof-level first floor.	Although the upper floor remains partly within the roof, another externally expressed level has been created beneath it, defeating the mitigation relied upon in the report.

roof to reduce its apparent height.

Retaining walls had been “kept to a minimum”, with the split-level houses themselves helping to retain the land.	The latest drawing instructs that the retaining wall be designed for a 2,900mm storey height , together with a basement void and large raised patio over the lower accommodation.	The retaining operation is no longer incidental landscaping; it facilitates an additional building level.
The report concluded that atypical features would not “define or dominate” the development.	The rear elevation is exceptionally large, with three wide banks of glazing and doors at its lower levels, while the double garage substantially widens the frontage.	Plot 23 becomes an atypical and dominant exception rather than a restrained variation within the development.
Permitted-development rights were removed because, given the topography, even later extensions or outbuildings could “notably affect the quality of the design”.	The 2026 design introduces substantially more built form than an ordinary domestic extension would have done.	If ordinary extensions were considered too harmful to leave to permitted development, approval of considerably greater built form through successive variations cannot reasonably be reconciled with that safeguard.

If the revised Plot 23 falls outside the design analysis and safeguards that made 2020/93954 acceptable, it should not be permitted now—regardless of how much salami-slicing has occurred.

Instead of making the house fit its environment, the developer is now forcing the house into the environment and asking AK Planning to reinvent the planning baseline and surroundings around it so that each successive addition appears to fit.

Nothing in the original report suggests that the present design would have been approved. Its reasoning points firmly in the opposite direction.

Please do not make any of my personal details public.

Kind regards