

*I am emailing you having just submitted my comments online as well, the reason for emailing you as well, is I wanted to attached a couple of images which I was unable to attached using the online service. Although I am officially objecting it is only to one part of the application, as most of the plans are acceptable to me and have my full support. The only bit that's a serious sticking point relates to the proposed position of a new front door where the garage door currently resides. To remove this objection I am recommending a few compromises, namely the existing garage door be left in situ as a fake door (just bricked up behind) this is to preserve the look and feel of the outside of the properties and shares driver area, relocation of the new door to the existing window to the right of the exiting garage door with a open covered porch design in keeping with the other front doors on either side. The two attached pictures show a before and after image of what this could look like as I think it represents a far better location, design and addition which I would like the planning office and applicants to both visualise and seriously consider. (This is a quick summary of the comments I have already submitted below)*

*Kind regards Steve Hone*

Dear Planning Office and Joe Leesam

The comments below relate to Planning Application PL/2025/08722 No 3 to a terrace house which sits in between two other attached dwelling in an AONB, with my property to the left in No2, who also has a shared drive with No 3 and therefore directly impacted by this planning application and No 6 which is to the right. Over the years all three properties have made alterations but, in an effort, to preserve the outward appearance of the three joined properties none of these alternations have fundamentally changed how the properties look from the outside.

I fully understand what [REDACTED] who have been our neighbours, for 30+ years, are trying to achieve, for ease of access and mobility reasons having access to the front of the property close to the drive and converting the garage in a downstairs living space/bedroom so jo does not need to navigate a flight of stairs in the future makes perfect sense to me. The question is how can this be achieved whilst still preserving the exterior look and feel of the properties and the driveway area in front of it which both parties share?

I would like to reaffirm that I am in favour of most of the planned alternations and that my objection ONLY relates to the proposed replacement of the existing garage door (this is very in keeping) with a new proposed front door (which we feel is very much not in keeping). I believe that an alternative location would be better and by allowing this specific proposed alternation to take place will materially change the outside look and

feel of what are currently a couple of really great looking terrace houses which complement each other perfectly.

Rather than simply objecting, which is never helpful, I would like to propose some planning changes which I am hoping will be received as constructive. If accepted, I am confident it will provide [REDACTED] with everything they are seeking whilst still preserving the outside look and feel of property and shared drive area, in fact I believe if approved these suggested changes would actually serve to improve the look and feel of the property and would help to compliment the two properties on either side.

For the record my concern relates to the proposed removal of the existing garage door and its proposed replacement with a new front door of modern design not in keeping with the other two properties No 3 sits between. To be clear, I have no objection to the extension to the rear of the property nor to the conversion of the garage into alternative dwelling space, I have done the same to my garage, however to preserve the look and feel of the property and out of respect for my neighbours I chose to leave the garage doors in place as a fake façade even though the space beyond it was no longer able to be used as a garage.

As a compromise I am asking No 3 to consider doing the same ie convert the garage by internally knocking through from the kitchen area and then simply bricking up the garage door entrance from the inside leaving the existing garage door exactly where it is as a similar fake façade, so our two garage doors continue to complement each other so from all outside appearances everything looks the same but internally the new space gives them exactly what they need.

For this to work however clearly an alternative front door location is required, this seems pretty obvious to me and that is to locate it to the right on the existing garage door, where there is currently already a double window into the corner of the kitchen.

Unlike the segmental arch above the garage door (which is 8' higher), the segmental arch and lintel above this window is the same height as all the other doors and windows in the Close and is therefore already the perfect height for the new front door, with no additional structural changes required.

Unlike putting a front door where a garage door should plainly still be, this new proposed front door location would definitely be in keeping, would complement the surrounding properties perfectly and rather than stick out like a sore thumb would seamlessly blend in.

To ensure the design of the new proposed front door location and its design also remains in keeping, I would respectfully recommend replicating the exact same open porch design as all the other houses on the Quad. I have created some before and after pictures of what this could look like but am unable to attach them to this online form so

will also be emailing you this as well so you have them and can pass them on and or make them publicly available to others so you can see what it could look like.

There is also a parking benefit which springs to mind, [REDACTED] (as we all are) are keenly aware that there is very limited additional free parking spaces in the Close which needs to be available to all residents in the Close; by having the front door positioned to the RHS of the drive rather than in front of it, [REDACTED] would also be gaining more parking space on their own drive rather than less.

Additional access space (suggest a good cars lengths) would be needed to be kept clear in front of the new proposed front door position, which will only serve to further reduce the remaining parking space available on the drive, with even less potentially useable should an access ramp be needed in the future.

On the other hand if the front door was relocated to the right of the drive way, (as per my recommendation) then an dedicated access path could be laid providing easy access from the drive straight to the front door with ample space for an off-drive ramp if needed as well and this would mean that the full length of the drive (right up the fake garage door, that would no longer need clearance to open) could be utilised for parking cars on, rather than potentially only 2/3rd of it, thus also preventing the potential need to seek valuable alternative off drive parking on a regular basis.

The first time my wife and I drove in to the Close we instantly fell in love with the way all the terraced houses in the quad looked from the outside, 30+ years later, and I still feel the same way and will do all in my power to preserve this, which is why I felt it important enough to list both my concerns. I believe that the comments I have listed together with the recommended alternative are both justified and constructive in my efforts to both support [REDACTED] whilst at the same time preserving the unique character of the properties which we have both made into our family homes.

Before

After





I am hoping my objections and constructive suggestions are taken onto account when accessing this planning application

Kind regards Steve Hone