

Dear Hayley Clark

We are responding to the planning application PL/2025/08824 Change of use, removal of existing structures and construction of two dwellings with off-road parking.

We live in the neighbouring and attached property The Grey Cottage. We have thoroughly reviewed the supporting documentation and have mixed comments on the proposal.

Firstly our concerns/objections:

1. Clarity and inaccuracies of the drawings

The drawings do not contain sufficient detail and are inaccurate. The sketch of Southern Elevation is incorrect as it doesn't incorporate the back extension of our property (Appendix 1 and 2). There is no clear design showing how the new dwellings are going to be adjoining to our property (Appendix 3). As the drawings are inaccurate, we are also concerned about how far the new dwellings extend, do they finish in line with our property or go past? Please can the applicant provide a more accurate design.

2. Drainage

More consideration needs to be taken on the roof and drainage and be incorporated into the drawings. There are no additional downpipes shown in the design. Currently, rainwater is collected and discharged down one downpipe between The Cottage and Downsview (Appendix 4). We are concerned the new building will dump the rainwater onto our roof to be directed to the single exiting downpipe and could cause flooding. Furthermore, as mentioned in point one, the drawings don't incorporate the back extension, so how will rainwater flow from the property? We are concerned it will create a valley between the two roofs.

3. Adjoining wall

Currently the Bike Shop wall is the boundary between our garden and their land. The Northern Elevation design does not show what will be put there instead i.e. a new wall? A fence? A combination of both? Something else? (Appendix 5) This must be provided as it is a privacy concern.

4. Aesthetic

We agree with the conservation officer that the proposed appearance of the building is not within keeping of the current properties. The property looks to replicate Downsview, which is a much larger and more imposing building than either The Grey Cottage, The Cottage or Westview. However, as Downsview is at the end of the row it doesn't look out of place, whereas the proposed building would as it is in the middle of the row. Can a design that replicates the properties directly next to the proposed building be considered instead?

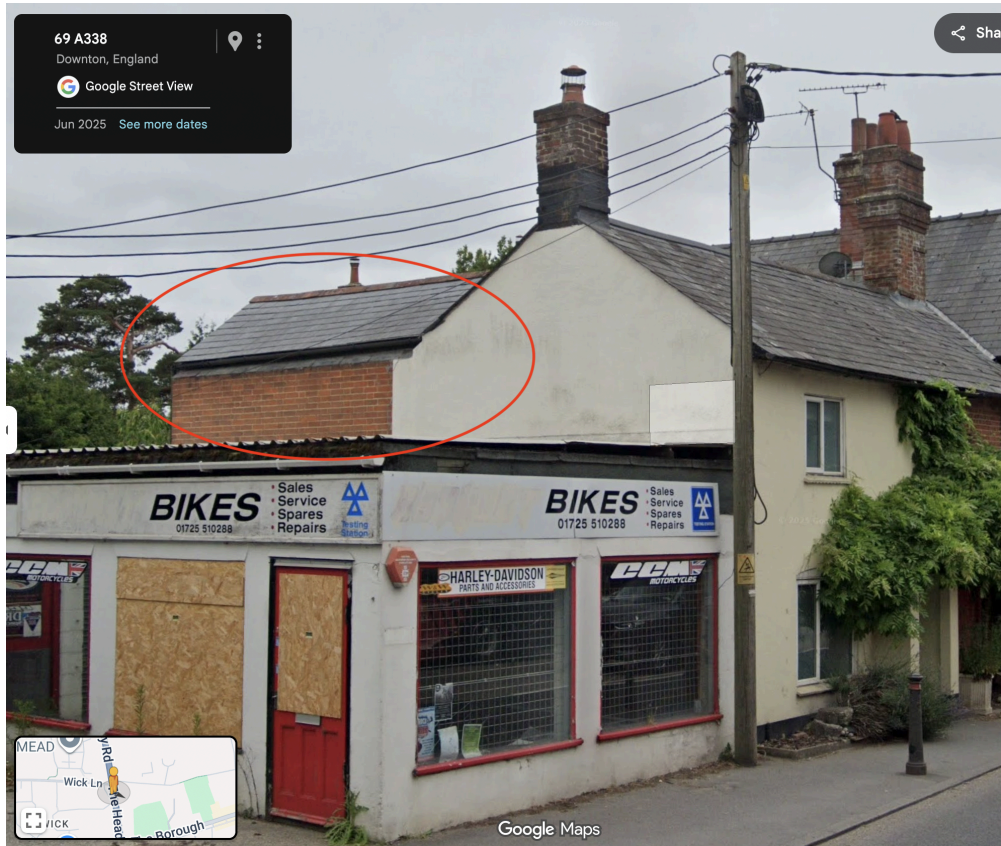
We are in support of the demolition of The Bike shop as it is vacant and neglected, however our house is approx 200 years old and the adjoining wall is where our inglenook fireplace and chimney are, so we will need assurance that great care will be taken out if and when demolition occurs. We are also in support of the construction of a dwelling, provided the above concerns are addressed and we are satisfied with the response.

Kind regards

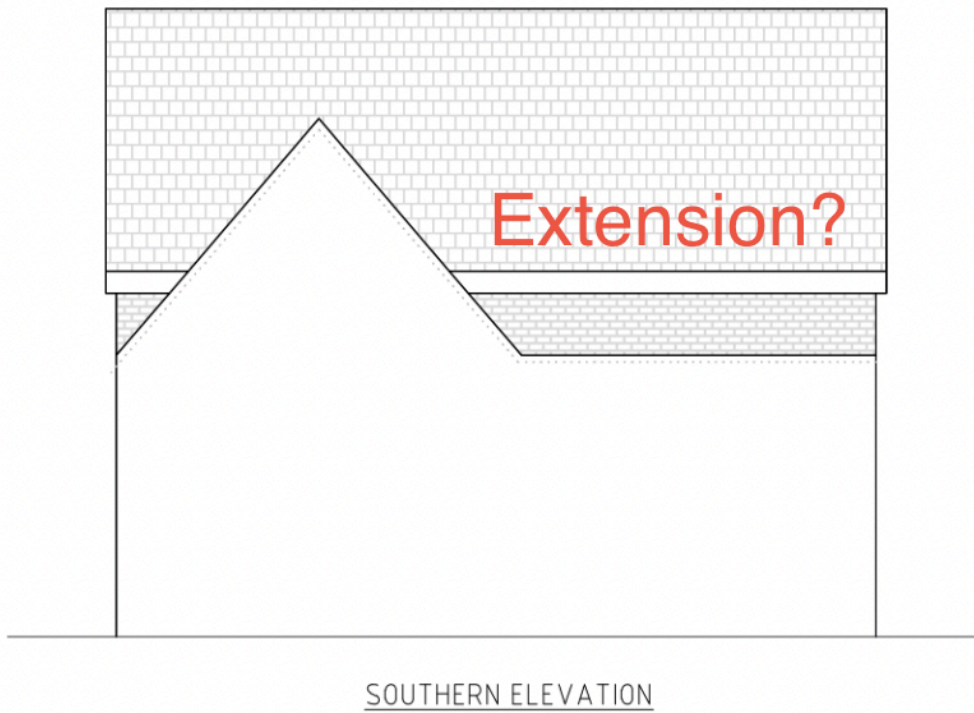
Eleanor Redmayne and Matthew Monk
The Grey Cottage

Appendices

Appendix 1



Appendix 2



Appendix 3



Appendix 4



Appendix 5

