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26th March 2026

Dear Sir

Re: Planning Application PL/2026/01362

We are immediate neighbours to the proposed extension at Cran Lea. Cran Lea's drainage also passes through our property to the main drains on Longsplatt. This needs to be noted in the planning approval to ensure that the old drainage is not compromised with increased capacity.

Cran Lea's sits around a metre above The Retreat due to the lay of the land and as such, an extension towards the common boundary is likely to affect light into the south side of our property. It is noted that the only windows facing us are rooflights or frosted.

Our main concern with proposed development is the protection of the common boundary hedging which we believe was installed by previous owners of The Retreat (built 1926) when selling off part of their land for Cran Lea to be built in the late 1940s (see also Ordnance Survey map overleaf). As such, we claim ownership of the hedging.

The applicant appears to be using the boundary within the planning application drawings to be a partial height wooden fencing installed on our side of the hedging in the late 1980s (or much later) in his planning application drawings and in discussion with us. This is incorrect.

The following aerial photograph of the two properties in the late 1980s shows the hedging with no wooden fencing installed. Dating of the photograph can be determined by the status of The Retreat prior further planning applications for The Retreat in 1980s and later.



The following 1939 Ordnance Survey Map shows The Retreat occupying both plots before its later splitting into two properties



Further, with regard to the boundary line between our two properties, we believe that the land registry documents show that the hedging as the boundary line – it is possible that the hedging lies in our property according to an overlap of the land registry document with a google map image (see overleaf).

Obviously there is some degree of error in overlapping these two images but it is clear that the boundary is the hedging not our partial wooden fencing on our side of the hedging.

As such, we wish that a provision in include in any planning approval to ensure that the hedging is protected during the building of the extension and subsequently. It is clear that the hedging needs some trimming before construction as it is uneven but this should not be excessive such that the hedging is degraded. A clause should also protect the height of the hedging as any reduction while result in overlooking from Cran Lea into bedrooms within The Retreat due to the increased elevation (greater than one metre).



The applicant was kind enough to show us where the extension would sit within the garden, which included dimensions to match the proposed footprint of the extension however we are concerned with the accuracy of the plans included with the application that would appear to show an incorrect boundary line (and not show the hedging).

The following image has overlapped the new roof outline onto the google image. This would appear to show that the new extension roofline would be much closer and possibly overlap with the existing hedging. We know that this is not the intention of the applicant but are concerned as there is little margin for error once building commences.

As none of the current lines of the garden are accurately aligned with the orientation of Cran Lea and the boundary hedging, it is difficult to assess the accuracy of the plans or the proposed footprint set out by the applicant for us to view. Obviously an independent site visit could better assess the accuracy of the plans.

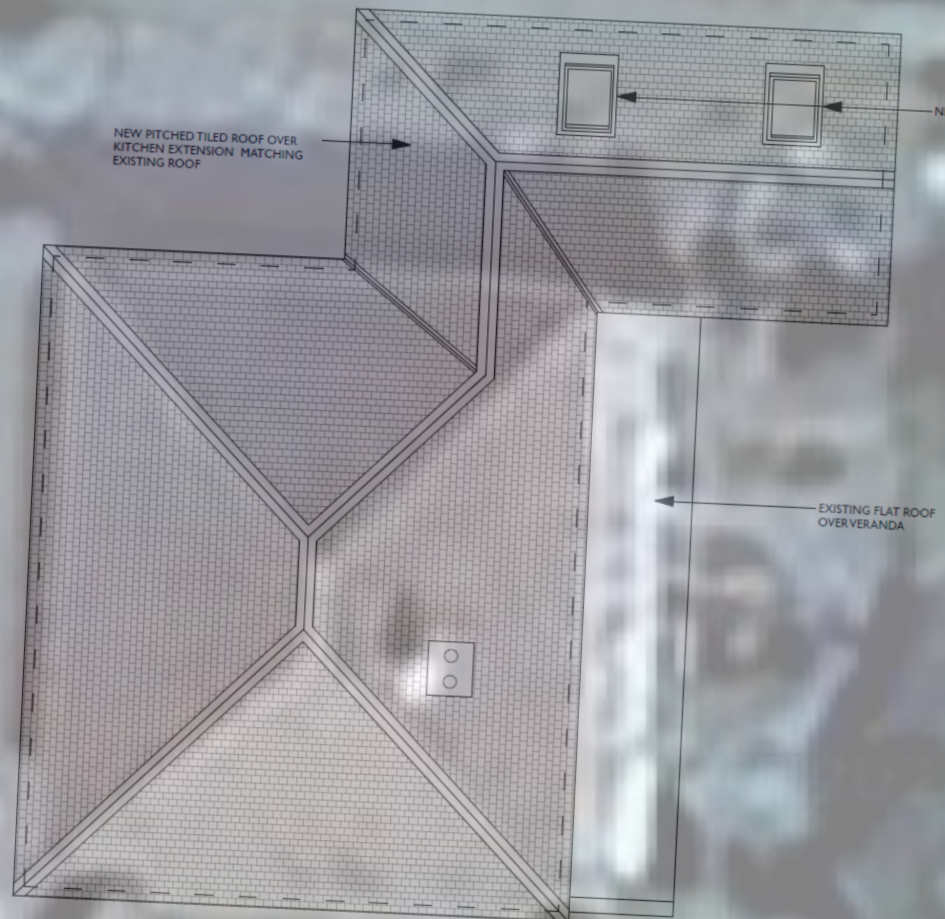
Our concern is the protection of our hedging and boundary as there would be loss of privacy if the hedging is significantly cut back or reduced in height or width due to the building sitting at least one metre above The Retreat.

Apart from the hedging, our only other concern is the protection of existing facilities (water, gas and drainage) as many of these run close to the surface. Our gas enters our property through our east boundary and then a track to the east of Cran Lea from the road to the south of Cran Lea. An use of mechanical vehicles during construction should ensure adequate protection. Our water supply should not be affected though care should be made when the foundations of the extension are built as water supply of Cran Lea may be under this area and so a loss of containment would affect many neighbours.

As noted above, all of the sewage drainage from Cran Lea passes through our property to common sewage in Longslatt and is constructed mainly of clay piping, an assessment should be made that the increased facilities are not likely to overload the current system.

Regards

Charles and Sonia Eldridge



POSED ROOF PLAN
1:100@A3