

From: [REDACTED]
To: [Planning](#)
Subject: 125 The Ridgeway Northaw Application S/2015/1741/FULL
Date: 10 December 2015 14:17:30

Dear Sir

I write with reference to your letter dated 30th November informing me that there have been amendments to the application.

As far as I can ascertain, the only amendment is to the site plan and it would appear that the proposed building is further back from the service road into the rear garden. There are two buildings in the rear garden now which were originally built as garage/outbuildings and these have evolved into two buildings which are both inhabited. This is clearly a situation which would not be permitted ab initio because it would be overdevelopment of the site and built far behind the building line of the other properties which line The Ridgeway.

This in itself could cause noise problems when nearby residents wanted to enjoy their gardens and light pollution from windows, security lighting and indeed from light wells may be intrusive.

The Planning Consultant cites No. 21 The Ridgeway as being a precedent for granting permission for a basement. I would disagree, No 21 is a much larger plot and house with the basement being used for leisure activities, not living accommodation. I regret that basements are becoming a fashionable way of circumventing the planning laws because of the disruption to neighbouring properties and potential damage.

I note the existing property together with permitted development rights is measured at 156 sq.m. but I would like to see the actual area written on the plan of the proposed building, ground floor and basement floor area.

From memory, I believe the main sewer runs behind all the houses in The Ridgeway in their rear gardens and I think this should be delineated on the plan so that everyone knows exactly where it is in relation to this proposed building, bearing in mind that a basement is being proposed.

If the Council were minded to approve this application, may I ask them to consider as a condition, demolition of the annexe at the rear of the garden, because if it is not done prior to the rebuilding, it will be impossible to remove the debris thereafter.

Yours faithfully

P. Knight

119 The Ridgeway Northaw EN6 4BG