

We do not object to the proposed alterations to the main residence.

We do object in the strongest terms to the application to create two new dwellings on this property.

The street is an area of well defined character that has been maintained since construction as traditional 'family' housing with front and rear gardens. There is a well defined vernacular for extending these properties that provides maximum accommodation without significant impact on the neighbouring houses whilst minimising the 'terracing' of the street scene.

Previous works to this property have not taken advantage of the scope discussed above and therefore there is ample possibility to increase the accommodation available in the main residence without the separate dwellings that are applied for.

We object to the new dwellings for the following reasons:

Setting of precedent for further inappropriate development in the area.

Inappropriate use of the outside amenity space provided and its impact on the enjoyment of such use by neighbours

Noise, disturbance and degraded privacy for neighbours.

Smells, refuse and vermin caused/emanating from two new kitchens and bathrooms. With substantial separation from highway and with no increased refuse collection volumes it is likely that refuse will build up on the property.

Fire safety; these proposed dwellings have no independent access for attendance of emergency services, the access route is restricted to 650mm – totally inadequate for emergency access, the plans show build to boundary so that any fires will have an immediate impact on neighbouring properties.

Parking; the number of vehicles regularly parked by existing residents and visitors already exceed the off road parking capacity (which is three usable spaces, not four as incorrectly stated in the architects application notes), it is readily foreseeable that these additional dwellings could create a further four vehicles plus visitors creating major parking issues, neighbour disputes and unsafe obstructions to the highway and footpath.

Flooding; the property already exhibits an extremely high proportion of built and paved area probably exceeding 70%, to allow these dwellings would effectively cover the majority of the remaining space giving negligible area for infiltration of rain/surface water. The ground conditions in the area give very poor performance for soakaways leading to saturation of the topsoil and large quantities of standing water after even minor rainfall.

The main residence was built with a surface water drain discharging to the Nast River. The invert level of this surface water drainage system together with it's location at the front of the properties would make it physically/technically impossible to connect the proposed new dwellings with a gravity operated system. The likely result is surcharged drains leading to flash flooding on site that will spill into neighbouring properties.

Future use; while the applicant proposes use of the new dwellings for elderly relatives this will certainly not remain the case, relatives pass on, properties are sold. It is therefore extremely likely that these dwellings will at some point become rental properties with the attendant exacerbation of all the previous objections.

The property will likely become an uncontrolled HMO with none of the appropriate health and safety precautions necessary for such properties, the location and environment being totally inappropriate.

There are a number of technical issues that will make erecting of these dwellings costly and therefore likely to fall short of required regulations:

The plans show no allowance for overhanging eaves etc.

The gas service to the property is of insufficient capacity and location to service these proposed dwellings.

The electrical service to the property is of insufficient capacity to serve the proposed dwellings and in light of the unavailability of gas supply to the proposed dwellings there will be a need to provide space heating, water heating and cooking from the electrical service. Failure to upgrade the service appropriately will result in catastrophic failure of the service cable with major disruption to the entire local area.

Possible provision of electrical heat via Air Source Heat Pumps (to reduce electrical load) will cause major noise nuisance.

There is no feasible way to dispose of rain/surface water without a pumping station (further electrical load).

The main route of access to the properties is via a passageway of width 650mm, this is not compliant with requirements for disabled access, it is insufficient for the transport of many furniture items, insufficient access for medical emergency equipment. All this in light of the declared occupation by elderly residents!

Existing Unlawful Development; there already exists a large outbuilding (>50sqm) at the immediate rear of the main residence. This building was granted a certificate of lawfulness (S6/2014/2413/LUP) based on submitted plans and conditions attached to the decision as a 'games room'; this building is unlawful as it is circa twice the size of the plans, built over a public sewer and is fitted and used as habitable accommodation in direct contravention of the planning conditions.

This building has been deliberately omitted from plans, descriptions and notes provided with this application and as such this reflects on the applicant's possible attitude to planning conditions imposed on this application.

We request that the planning office refuse this proposal and any similar schemes and enforce the existing planning consents in place.