

Dear Ms Ransome,

We do not object to any conversion to the main building, garage and kitchen, as this is in keeping with a family home in the street and surrounding area.

We are writing to you to express some concerns over the recent application 6/2023/0005/
HOUSE

1-Proposed site plan doc code: P3

The plan is clearly showing the main house when extended and at the bottom of the garden outbuilding, named storage shed.

The site plans have omitted the existing outbuilding that is near the main house and we assume its built on the public sewage. Does this mean that the outbuilding near the main dwelling is going to be removed or directly connected with the main house? According to the older documents supplied under this address it states (quoted from the document *2014-2413.pdf*):

“The building assessed is that submitted and shown on the drawings referred to below. At the time of the site visit, 15th November, an outbuilding was under construction. The building being constructed is not that shown on the plans – having a moderate pitched roof and having the appearance of being longer in length than shown on the plans. Furthermore the openings, windows and door are in a different location. No assessment of the building being constructed has been undertaken to determine whether or not it is permitted as that is not subject to the certificate of lawfulness application.”

Following the *informative* on the same document *2014-2413.pdf*) it states the following:

“Please note the lawfulness of the building being constructed has not been assessed as part of this application. The drawings submitted with this certificate of lawfulness application differ to the building being constructed. Should the lawfulness of the building under construction be required, a certificate of lawfulness for an existing development will be required”.

Another concern for this outbuilding that we have is that the plans show one bigger than allowed, in that the building has two entrances and we assume shower bathrooms with a diving wall which does not resembles games room as stated on the document for the same space. This leads us to believe that the space might not be used as stated in the lawful documentation.

Please see picture attached.

Looking at the old submitted document regarding the same space named as “games room” under Class E permitted development no:6 it states:

“The proposed building is a Games room, incidental to the enjoyment of the dwelling house and is not separate accommodation.”

Ps: Enforcement team, as we understand, were involved as well regarding the outbuilding and we would like to hear from them as well regarding this outbuilding proposed plans.

Another issue that we have already raised before is our concern about document under name: Cardcorp SIS web map 9 -Public Map that shows the main house being directly connected with the outbuilding which will create the main dwelling to become an overdeveloped house with 8 bedrooms (5 on the first floor, dormer and two in the outbuilding) and that creates a suspicion of creating an HMO which we strongly oppose and would like to raise our concern as early as now. Having that kind of property in this lovely area will ruin the residential family orientated street that we all enjoy. The noise and house refuse will increase and if that becomes true it will create precedent for others to create the same in the future on this road.

2-The site location plan doc code: P3

Outbuilding is not present near the main house on this existing plans. But looking at the proposed plans it seems that the space is marked and also has shower /toilet as part of it. On this plan it only shows back of the garden outbuilding named “storage shed”.

3-Parking spaces:

The main house has 3 parking spaces to accommodate the same number of cars. The number of rooms suggests that the number of parking spaces are not adequate for the size of the property. Taken into account the number of rooms generated with the new plans the parking looks like something that will be cause of concern for the footprint of the vehicles on a daily basis.

**Please see attached photo