

Dear Ms Ransome,

I am writing to you to express some concerns over the recent application [6/2023/0005/HOUSE](#)

While we have no fundamental objection to the envelope of the proposed plans as shown on the planning portal there are a number of matters that cause concern as to the veracity of the applicant and her agent.

The plans and elevations on the portal illustrating the existing building are extremely inaccurate and do not reflect the existing building in any way:

- There are no existing roof windows on the front roof elevation.
- There is no existing dormer on the rear roof elevation.
- The major ground and first floor rear extension together with its alterations to the roof structure (erected by a previous owner) have been completely omitted from the plans.
- A substantial (unlawful) outbuilding already existing immediately adjacent to and partially connected to the main house, has been omitted from the plans

A cursory examination would suggest the erroneous plans are incompetence on the part of the agent, who it appears, has submitted the proposal plans for both proposed and existing categories. If so, it draws into question the quality/accuracy of the entire application. The alternative explanation is a deliberate attempt to reduce the number of material changes under consideration in the application and so to influence your decision.

We note that this is not the first application to be submitted with such glaring errors! (see 6/2022/2029/FULL) We feel that it is not possible for you to make a fair and accurate decision until the correct information is submitted.

As previously outlined, 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 approved 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 previous applications.

Visual examination would suggest it does not meet building regulations and is overhanging the property boundary.

We have a major concern that this building will be permanently incorporated into the main residence during the proposed works as a stealth means of 'legitimising' the size and use.

We drew your attention to this existing unlawful development in our objection to a previous application (6/2022/2029/FULL) and understand that this building is now subject to an enforcement investigation, we would suggest that it is inappropriate to make a decision on this application until the enforcement investigation/action is completed.

Finally we note that the application seeks to double the number of bedrooms to six, if the continued unlawful use of the existing outbuilding continues then that will constitute eight bedrooms. We would suggest that this is overdevelopment of the property and supports the suspicion that the property may be being operated as an unlicensed HMO.

