



PLANNING APPLICATION 6/2023/0374/FULL – 11 TOLMERS GARDENS, CUFFLEY

Introduction

My name is [REDACTED] and I am the Chair of the above Association. I have only recently become aware of the above application and I have just spent quite a long time reading the documents already submitted. I have been involved in planning for several years and have no hesitation in stating up front that I have never seen such a complete set of objections from local residents as there are to this application. It is almost unbelievable that the developer could make so many untrue statements about their proposals. Having completed and sold most of the development at number 12 Tolmers Gardens it is not surprising that many of the residents there have the strongest possible objections to the proposals for number 11.

Untrue statements

I hardly know where to start. From my reading this afternoon I am convinced that many of the claims by the developer are untrue. The statements that certain parts of the adjoining sites (numbers 11 and 12) have always been communal simply does not agree with the legal position as stated by so many living now at number 12. They are incensed because they bought their properties on the basis of what they had seen and were told. Clearly they were not told that their quiet enjoyment of one of the eight flats would become one of twelve and that they would be sharing their gardens with next door. The additional waste and recycling bins and their positioning is also a cause of great concern to some of them. It appears that in the summer there have been obnoxious smells very close to the windows of some of the flats at number 12. Parking is yet another problem. The developers are proposing to reduce the number of spaces available for visitor parking and already there are not enough spaces to allow for more than one car for each flat. One owner at number 12 in particular has made many submissions on different points but the one that has made a big impression on me is that next door will be too close to his window, reducing the light and view so that he would not be able to work in his home office without using lighting. Other owners have complained about the proposal to increase the height of the roof at number 12 which would remove the view for which they paid when buying their flat.

Conclusion

For the above reasons we are strongly opposed to this application and ask you refuse it.

[REDACTED]

CHAIR